



Town Council Agenda - Final

Mayor Jason Gray
Mayor Pro Tem Laura Cavey
Councilmember Ryan Hollingshead
Councilmember Kevin Bracken
Councilmember Mark Davis
Councilmember Max Brooks
Councilmember Tim Dietz

Tuesday, July 1, 2025

6:00 PM

Town Hall Council Chambers
100 North Wilcox Street
Castle Rock, CO 80104
www.CRgov.com/CouncilMeeting

This meeting is open to the public. All times indicated on the agenda are approximate. Town Council Meetings are also streamed online in real time at www.CRgov.com/WatchCouncil, and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast). Public Comments may also be submitted in writing online at www.CRgov.com/CouncilComments by 1:00 p.m. July 1, 2025, to be included in the public record. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at www.CRgov.com/A11yRequest

5:00 pm COUNCIL DINNER & INFORMAL DISCUSSION

6:00 pm INVOCATION

6:05 pm CALL TO ORDER / ROLL CALL

- **PLEDGE OF ALLEGIANCE**

- **COUNCIL COMMENTS**

- 1. [APPT 2025-005](#) **Appointments: Design Review Board and Historic Preservation Board**

- **UNSCHEDULED PUBLIC APPEARANCES**

Reserved for members of the public to make a presentation to Council on items or issues that are not scheduled on the agenda. As a general practice, the Council will not discuss/debate these items, nor will Council make any decisions on items presented during this time, rather will refer the items to staff for follow up. Comments are limited to three (3) minutes per speaker. Time will be limited to 30 minutes. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.

- **TOWN MANAGER'S REPORT**

- 2. [ID 2025-078](#) **Update: Calendar Reminders**

- 3. [ID 2025-079](#) **Update: Quasi-Judicial Projects**

- 4. [ID 2025-080](#) **Development Services Project Updates**

- **TOWN ATTORNEY'S REPORT**

- **ACCEPTANCE OF AGENDA**

If there are no changes, additions or deletions to the agenda, a motion to accept the agenda as presented will be accepted.

- **CONSENT CALENDAR**

These items are generally routine in nature or have been previously reviewed by Town Council and will be voted on in a single motion without discussion. Any member of Town Council may remove an item from the Consent Calendar.

5. [ORD](#) [2025-024](#) **Ordinance Vacating Certain Right-of-Way Located Within Block 11, Craig and Gould's Addition to the Town of Castle Rock, in the NE 1/4 of Section 11, Township 8 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado (Second Reading - Approved on First Reading on June 17, 2025, by a vote 6-0) [Cantril School, 312 Cantril St.]**
6. [ORD](#) [2025-022](#) **Ordinance Amending Section 9.06.010 of the Castle Rock Municipal Code by Adding Adult Performances to the Charge of Public Indecency and Related Definitions (Second Reading - Approved on First Reading on June 17, 2025, by a vote 6-0)**
7. [RES](#) [2025-075](#) **Resolution Approving the Town of Castle Rock 2025 Community Development Block Grant Annual Action Plan**
8. [PROC](#) [2025-009](#) **Proclamation: Smart Irrigation Month - July 2025 (For Council Action - Presentation on July 15, 2025)**
9. [MIN 2025-013](#) **Minutes: June 17, 2025 Town Council Meeting**

- **QUASI JUDICIAL HEARINGS**

This is the due process hearing as required under Colorado law. Public comments will be taken on all items and will be limited to four (4) minutes per speaker.

10. [RES](#) [2025-076](#) **Resolution Approving a Site Development Plan for a Residential Development within the Alexander Way Planned Development (Soleana) [77.96 Acres, located north of Alexander Place and west of Collins Street]**

- **ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

Public comment will be taken on items and limited to four (4) minutes per speaker.

11. [ORD](#) [2025-025](#) **Ordinance Amending Section 17.42.070 of the Castle Rock Municipal Code Regarding Crown Design and Building Height within the Downtown Overlay District (First Reading)**

12. [ORD 2025-026](#) Ordinance Amending Title 17 of the Castle Rock Municipal Code Regarding the Continued Availability of the Interchange Overlay District (First Reading)
13. [ORD 2025-023](#) Ordinance Amending Various Provisions of Chapter 17.61 of the Castle Rock Municipal Code Regarding Accessory Dwelling Units (Second Reading - Approved on First Reading on June 17, 2025, by a vote 6-0)
14. [DIR 2025-023](#) Discussion/Direction: Sign Plazas
15. [RES 2025-077](#) Resolution Approving the Town of Castle Rock Transportation Master Plan
16. [RES 2025-078](#) Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Emergency and Approving a Construction Contract with Garney Companies Inc. for the Ray Waterman Regional Water Treatment Center and the Bell Mountain Ranch LAS Conversion Project [*Ray Waterman Regional Water Treatment Center and Bell Mountain Ranch Water Treatment Plant*]

- **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

The Council has reserved this time only if the original 30 minutes allocated for Unscheduled Public Appearances as an earlier part of this agenda has been fully exhausted and speakers who signed up to speak were unable to be heard during the original 30 minutes allocated this topic. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.

- **ADJOURN**



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 1. **File #:** APPT 2025-005

To: Honorable Mayor and Members of Town Council

Thru: David L. Corliss, Town Manager

From: Shannon Eklund, Executive Assistant

Appointments: Design Review Board and Historic Preservation Board

Executive Summary

Interviews with residents who applied to serve on Town Boards and Commissions were held during the Special Town Council Meeting on May 13, 2025, and recommended appointments were ratified on May 20. Representatives for the Design Review Board were recommended for appointment on June 17, and a clerical correction is needed for the Design Review Board's Historic Preservation Board Representative appointment of Dan Ahrens, effective June 17, 2025 (in place of Mike Borgelt).

And the Castle Rock Historical Society and Museum Board is unanimously recommending the reappointment of David Roh to serve as the non-voting liaison to the Historic Preservation Board, for a term ending May 31, 2027.

Proposed Motion

"I move to approve the appointments to the Town Boards and Commissions as outlined in the staff's memo."



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 2. **File #:** ID 2025-078

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Update: Calendar Reminders

Executive Summary

Attached is an outline of upcoming items of general interest.

TOWN COUNCIL MEETING

TOWN MANAGER'S REPORT

DAVID L. CORLISS, TOWN MANAGER
JULY 1, 2025



UPCOMING CALENDAR ITEMS

4
JUL **Independence Day Holiday – Town Offices Closed**
Including MAC, Recreation Center and Cantril School

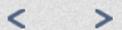
15
JUL **Town Council Meeting, 6 p.m. (dinner at 5 p.m.)**
Town Hall Council Chambers

21
JUL **Open House: 2026 Town Budget, 4-6 p.m.**
Cantril School, 312 Cantril St.

5
AUG **National Night Out – Law Enforcement Appreciation Event, 5-8 p.m.**
Philip S. Miller Park Pavilions, 1375 W. Plum Creek Parkway

9
AUG **Douglas County Youth Initiative 20 Years Celebration Event, 4-5:30 p.m.**
The Millhouse at Philip S. Miller Park, 1375 W. Plum Creek Parkway

19
AUG **Town Council Meeting, 6 p.m. (dinner at 5 p.m.)**
Town Hall Council Chambers



COMMUNITY ENGAGEMENT EVENTS

26
AUG **Open House: District 4 – Councilmember Davis, 4-6 p.m.**
Cantril School, 312 Cantril St.

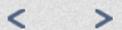
8
SEP **Open House: District 2 – Councilmember Cavey, 4-6 p.m.**
Fire Station 155, 3833 Crowfoot Valley Road

10
SEPT **Open House: District 6 – Councilmember Dietz, 4-6 p.m.**
The Oaks at Plum Creek, 321 Players Club Drive

23
SEP **Open House: Districts 1 and 3 – Councilmembers Hollingshead and Bracken, 4-6 p.m.**
The Grange, 3692 Meadows Blvd.

30
SEP **State of the Town Event – Mayor Gray, 4-6 p.m.**
Cantril School, 312 Cantril St.

2
OCT **Open House: District 5 – Councilmember Brooks, 4-6 p.m.**
Fire Station 153, 5463 W Sovereign St.



NEIGHBORHOOD MEETINGS

**7
JULY**

810 N Wilcox St Rezoning, 5 p.m., Virtual, 2nd Meeting

A proposed rezoning from a PD to the straight zone Business/Commercial B zoning district and to expand the existing 7-Eleven. The proposed project is located at the north east corner of N. Wilcox St. and Eighth St.

*Tentative



HIGHLIGHTS from CRgov.com/Events

4
JULY

First Fridays – Ryan Chrys & the Rough Cuts, 3 to 9 p.m.
Festival Park, 300 Second St.

4
JULY

July Fourth Fireworks, 9:30 to 9:45 p.m.
Where to watch: CRgov.com/Fireworks

8
JULY

Animals Around the Rock – Raptors Over the Rock, 6 to 7:30 p.m.
Amphitheater at Philip S. Miller Park, 1375 W. Plum Creek Parkway

12
JULY

Pedal the Moon, 6:30 to 10 p.m.
Two routes: CRgov.com/Pedal

17
JULY

Tunes for Trails/Perks for Parks: That Eighties Band, 6:30 to 9 p.m.
Amphitheater at Philip S. Miller Park, 1375 W. Plum Creek Parkway



HIGHLIGHTS from CRgov.com/Events

19
JULY

Summer Concert Series, Philadelphia Freedom: A Tribute to Elton John, special guest The Who Generation, 6 to 10 p.m.
Amphitheater at Philip S. Miller Park, 1375 W. Plum Creek Parkway

WEDS
JUNE-AUG

Jazz in the Park, every Wednesday in June, July and Aug., 6:30 to 8 p.m.
Festival Park, 300 Second St.

JUNE-
AUG

Free Outdoor Summer Fitness, take your workout outside
CRgov.com/SummerFitness

SUN
JUNE-OCT

Festival Park Farmers Market, Sundays through mid-October, 9 a.m. to 2 p.m.
Festival Park, 300 Second St.

MULTIPLE
DATES

Walking Tour of Downtown Castle Rock, June 28, July 19, Aug. 23, Sept. 27
10:30 to 11:30 a.m.
Courtyard on Perry, 333 Perry St.

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Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 3. **File #:** ID 2025-079

To: Honorable Mayor and Members of Town Council

Through: Tara Vargish, Director of Development Services

From: Kevin Wrede, Planning Manager

Update: Quasi-Judicial Projects

Executive Summary

The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Applications

Bella Mesa South Site Development Plan

Staff has received a new Quasi-judicial application from Fourth Investment USA, LLC on behalf of Cardel Homes for development of 93 single-family townhomes on approximately 9.3 acres located at the northwest corner of Mikelson Boulevard and Mitchell Street. The building height is 35 feet and 200 parking spaces are proposed. Internal pedestrian walkways provide links to public sidewalks on Mitchell Street and Mikelson Boulevard. The property is zoned under the Bella Mesa Planned Development and is within a use area that allows single-family attached and multi-family dwelling units to a maximum of 186 dwelling units and a maximum building height of 50 feet. Vehicle access to the townhomes will be from two entry points on Mitchell Street. The Site Development Plan will require public hearings before the Planning Commission and Town Council. The proposed development is located in Councilmember Brooks' district.

On-going Quasi-Judicial Applications (currently under review)

The full list of on-going quasi-judicial projects along with vicinity maps can be found on the attached Staff Memorandum.



Meeting Date: July 1, 2025

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager
Through: Tara Vargish, Director Development Services
From: Kevin Wrede, Planning Manager
Title: **Update: Quasi-Judicial Projects**

Executive Summary

The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Quasi-Judicial Applications:

Bella Mesa South Site Development Plan



Fourth Investment USA, LLC, property owner, has submitted a quasi-judicial Site Development Plan on behalf of Cardel Homes for development of 93 single-family townhomes on approximately 9.3 acres located at the northwest corner of Mikelson

Boulevard and Mitchell Street. The building height is 35 feet and 200 parking spaces are proposed. Internal pedestrian walkways provide links to public sidewalks on Mitchell Street and Mikelson Boulevard. The property is zoned under the Bella Mesa Planned Development and is within a use area that allows single-family attached and multi-family dwelling units to a maximum of 186 dwelling units and a maximum building height of 50 feet. Vehicle access to the townhomes will be from two entry points on Mitchell Street. The Site Development Plan will require public hearings before the Planning Commission and Town Council. The proposed development is located in Councilmember Brooks' district.

On-going Quasi-Judicial Applications (currently under review):

24 S. Cantril Street Site Development Plan (Residential Tri-Plex)



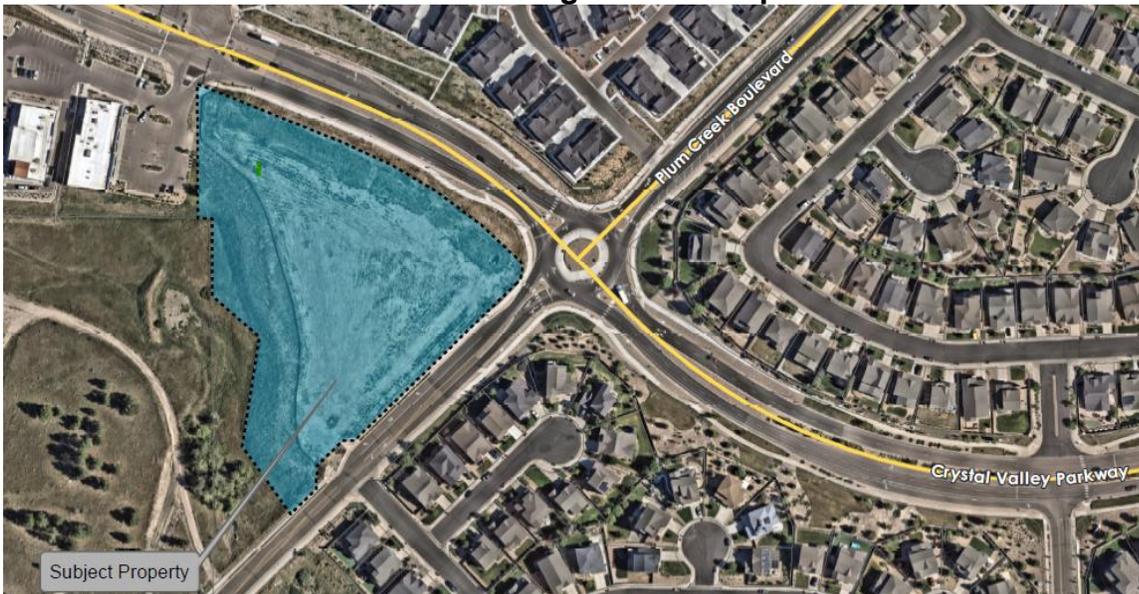
Zaga Design Group, on behalf of property owner Cottonwood Row, LLC, has submitted a Site Development Plan application and a Historic Preservation Design Review application for a three-story, 36-foot-tall triplex building at 24 South Cantril Street. Located within the Craig & Gould neighborhood, 24 South Cantril Street is a 0.288-acre property located at the end of South Cantril Street on the east side of the street. Each unit has a two-car garage accessed from the alleyway. The proposal will require hearings in front of the Historic Preservation Board, Planning Commission and Town Council. The property is located in Councilmember Davis' district.

810 Wilcox Street: 7-11 Rezoning



Staff has received a new quasi-judicial application from Ardeshier and Sylvia Delsouz to rezone 810 N Wilcox, an existing 7-11 convenience store and gas station. The applicant is proposing to rezone the property from a Planned Development (PD) to the straight zone Business/Commercial – B. The rezoning of the property would make the Downtown Overlay District (DOD) apply to the property. The property is located at the north east corner of Wilcox and Eighth Streets. Please see the attached vicinity map. The rezoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Councilmember Davis’ district.

Advent Health Medical Office Building Site Development Plan



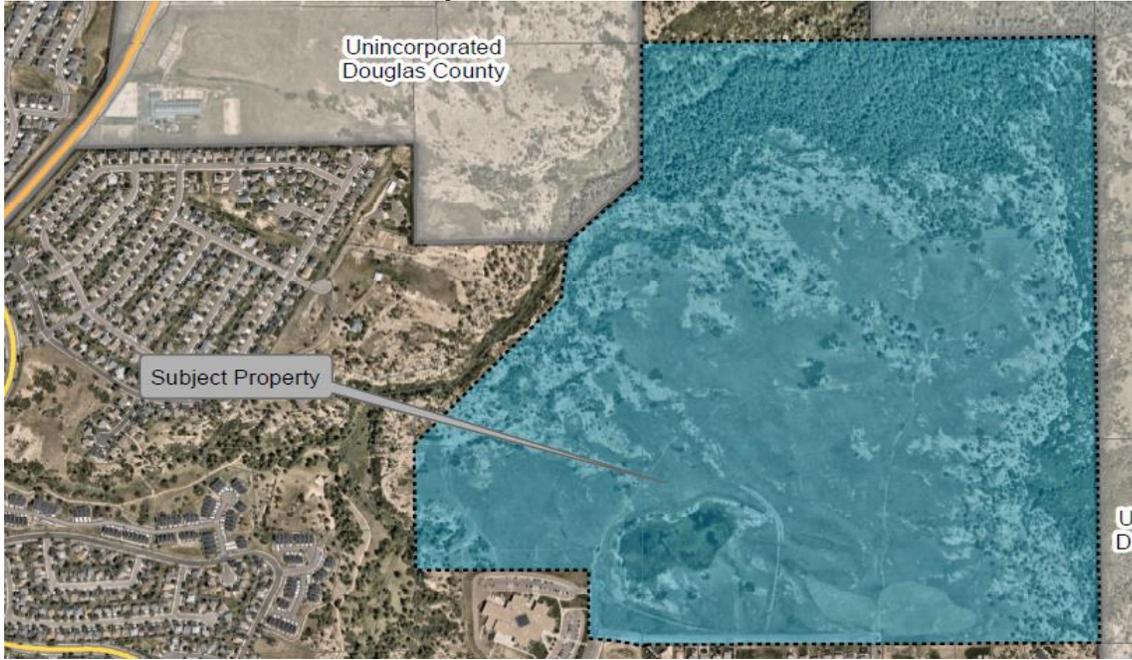
Boulder Associates has submitted a quasi-judicial application for a Site Development Plan for AdventHealth Medical Office Building. The applicant is proposing a new medical office building to include a freestanding emergency department on a 5.17-acre site. The proposed project is located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Councilmember Dietz's district.

Auburn Heights Apartments Planned Development Plan Zoning Major Amendment and Site Development Plan Major Amendment



The property owner has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge, and is generally located in the southwest quadrant of E. Wolfensberger Road and Auburn Drive, southwest of the Auburn Ridge Senior Apartments. Currently, the zoning permits 100 multi-family units for seniors. The zoning amendment seeks to permit 104 multi-family units for people of all ages. The proposed parking is a combination of attached garages, detached garages, and surface parking. Both the PDP Amendment and the SDP Amendment will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located within Councilmember Bracken's district.

Bella Mesa North Site Development Plan



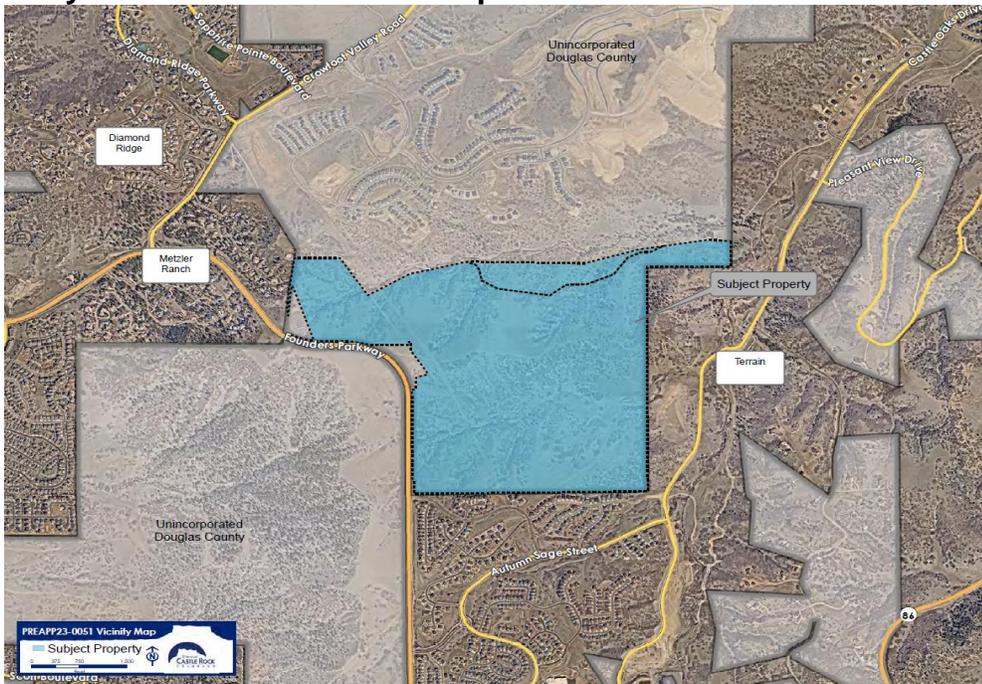
Cardel Homes has submitted a Site Development Plan application for Bella Mesa North. The applicant is proposing a residential neighborhood consisting of 525 single-family homes. The general location is northeast of the intersection of Mitchell Street and Mikelson Boulevard. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Councilmember Brooks' district.

Brickyard Mixed Use Site Development Plan



Confluence Companies has submitted a quasi-judicial Site Development Plan (SDP) application for the 18.8-acre Brickyard mixed-use development located at 401 Prairie Hawk Drive. The site plan proposed both vertical and horizontal mix of uses, to include 506 multifamily residential units. The units will be a for-lease product, primarily apartments/condo style, with 24 townhomes. Approximately 178,000 square feet of non-residential uses will include a destination hotel with pool, shops and bar, as well as, restaurants, retail, office, and conference venue space throughout the development. Parking will be provided through a combination of on-street and structured garages, and will comply with the Municipal Code requirements for joint use of parking spaces. Two points of access to the development will be provided from the east, via existing Prairie Hawk Drive, and one connection will be made on the west through Miller's Landing to Plum Creek Parkway. This property is located within Councilmember Bracken's district.

Canyons Far South Site Development Plan



PCS Group has submitted a Site Development Plan application for Canyons Far South. The applicant is proposing a residential and commercial development on 409-acre site that aligns with the recent annexation and zoning approval for 515 single family homes, 12.5 acres of commercial and over 217 acres of open space. The general location is southeast of the intersection of Crowfoot Valley Road and Founders Parkway. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Mayor Pro Tem Cavey's district.

Castleton Heights Multifamily Site Development Plan



TWG Development has submitted a quasi-judicial application for a Site Development Plan/ Use By Special Review for Castleton Heights Multi-Family. The applicant is proposing to construct a new four-story multifamily building with 80 units on a 3.11-acre site. The proposed project is located southwest of the intersection of W Castleton Road and Castleton Court. The Site Development Plan/Use By Special Review will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Councilmember Davis' district.

Chateau Valley Site Development Plan



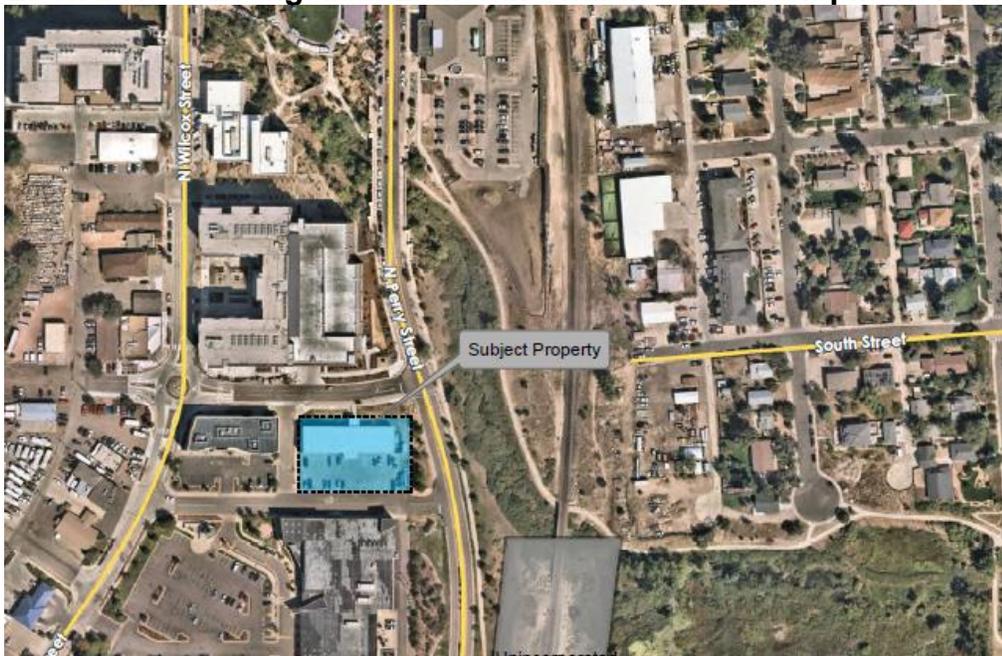
Highline Engineering & Surveying has submitted an application for the Chateau Valley Site Development Plan (SDP) proposing a 415-unit residential subdivision on 113 acres. The 415 units are composed of 257 single family detached homes and 63 paired homes (158 units).

Dawson Trails E2 Townhomes Site Development Plan



Norris Design has a new Quasi-judicial application for a Site Development Plan for Dawson Trails E2 Townhomes. The applicant is proposing to construct 104 townhomes within the Dawson Trails PD. The townhomes would vary between two and three stories in height. The general location is west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard. The site development plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Councilmember Dietz's district.

Eternal Rock Evangelical Lutheran Church Site Development Plan Amendment



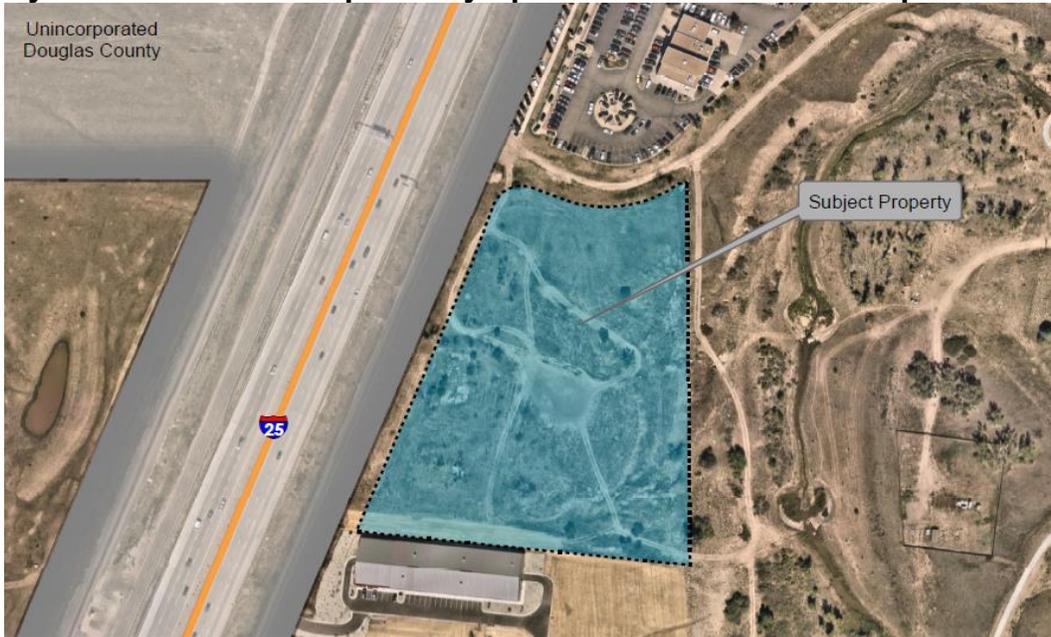
The property owner has submitted an application for a Site Development Plan known as Eternal Rock Evangelical Lutheran Church for approval of new landscaping, new signage, new storage facility, and to reconfigure the parking lot with the addition of a second entrance together with new curb/gutter/sidewalk along Phelps Street on the 0.63-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and final decision. The property is located in Councilmember Davis' district.

Front Street Triplexes Site Development Plan



Total Development Corporation, on behalf of Front & Center, LLC, has submitted an application for a Site Development Plan for approval of two triplex residential buildings on a 0.273-acre lot on Front Street between Fifth and Sixth Streets. Each unit will be two bedrooms and 2.5 bathrooms and a total of 14 parking spaces will be provided on the property. The applicant has also submitted an application for architectural review by the Historic Preservation Board as the property is within the Craig & Gould neighborhood. A public hearing will be held before the Historic Preservation Board for review and approval of the project's architecture. The property is located in Councilmember Davis' district.

Hyundai Car Dealership Use By Special Review Site Development Plan



Adragna Architecture and Development on behalf of Foundation Auto Group has submitted an application for a Use by Special Review Site Development Plan application for a new Hyundai Car Dealership. The proposal is for an approximately 33,000 square foot automotive dealership and service center on a 6.4-acre vacant lot. The property is located at the corner of S Wilcox St and Brookside Circle. The proposal is a Use by Special Review and requires public hearings before Planning Commission and Town Council. The property is located in Councilmember Dietz's district.

New Hope Church Rezoning



YOW Architects has submitted an application for a rezoning for New Hope Church. The applicant is proposing a new Planned Development Plan to allow for a medical office building on 1.5 acres in the northwest corner of the New Hope Church property. The proposed project is located south of the intersection of Prairie Hawk Drive and Meadows Boulevard. The rezoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Councilmember Bracken's district.

North Basin Village at Terrain (Phase 2) Site Development Plan



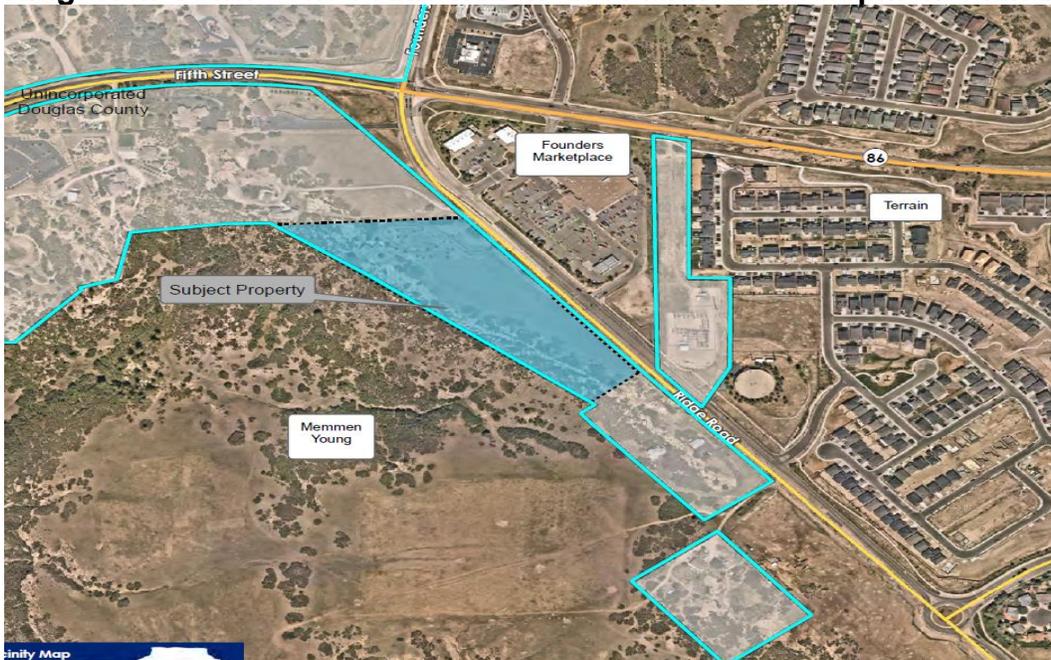
The property owner has submitted an application for a Site Development Plan (SDP) for 29 single family homes on approximately 42 acres within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 35.6 acres of open space dedication. The project is located along Castle Oaks Drive. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located within Mayor Pro Tem Cavey's district.

Pioneer Ranch Annexation and Planned Development Plan Zoning



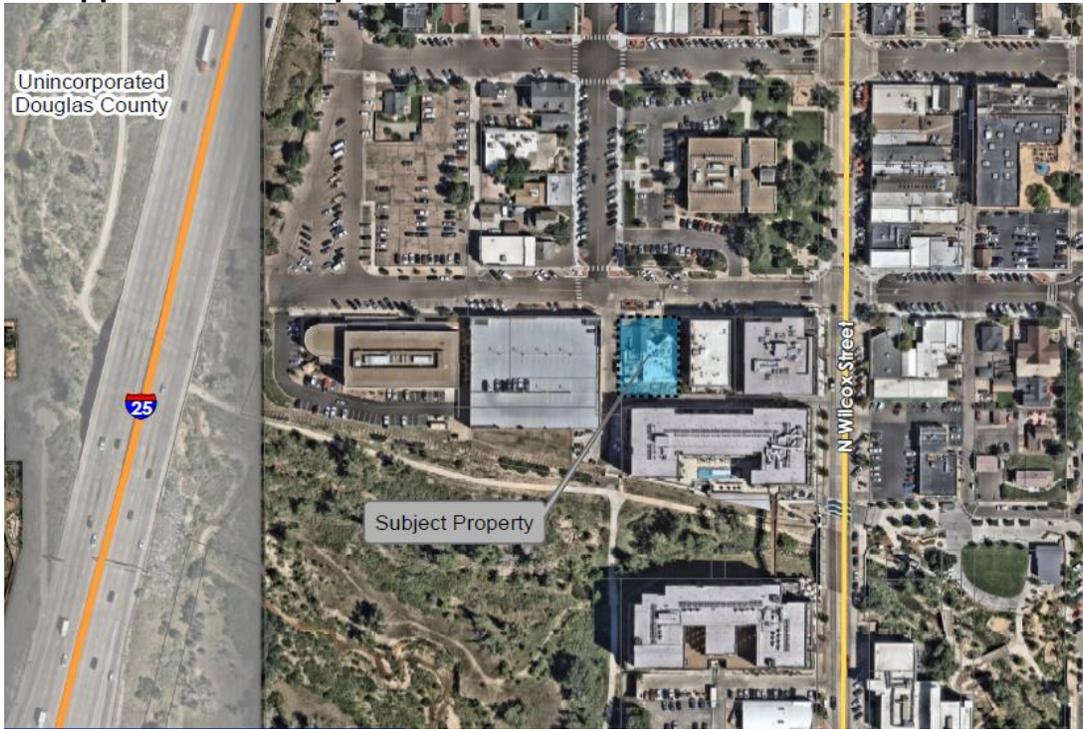
The property owner has submitted an annexation petition to annex a 388-acre site located west of Founders Parkway and east of Front Street into the Town of Castle Rock. The applicant is proposing the Pioneer Ranch Planned Development Plan zoning to allow 1,123 dwelling units (a mix of single-family and multi-family), 78 acres of open space, and 39 acres dedicated for public uses, such as schools and parks. The annexation and planned development plan require public hearings before Planning Commission for review and recommendation and Town Council for review and final decision. The property is adjacent to Councilmember Davis' and Mayor Pro Tem Cavey's districts.

Ridgeview Town Center Annexation and Planned Development Plan Zoning



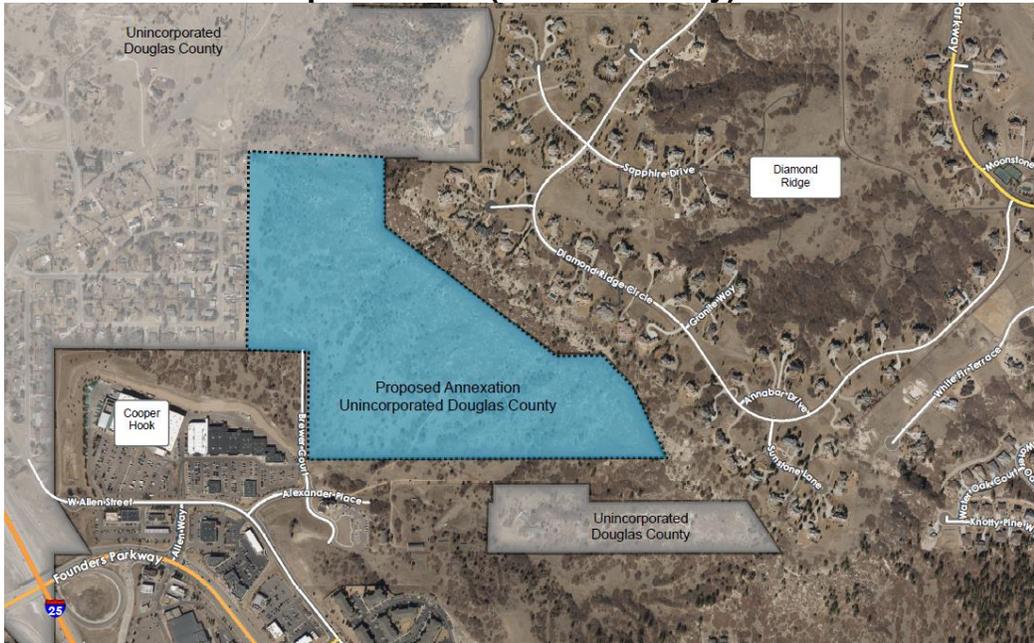
The property owner has submitted an application for annexation and zoning for a 10-acre parcel located at 895 N. Ridge Road, southwest of the intersection of State Highway 86 and N. Ridge Road. The owner proposes to zone the property to allow commercial uses, such as retail, office, restaurant, clinic and personal services. Uses by special review include day care, fast food with drive-thru, and doggy day care. Prohibited uses include fueling station, vehicle storage, and auto repair. Approximately 29% of the site is designated open space. The property is adjacent to Mayor Pro Tem Cavey's and Councilmember Brooks' districts.

Scileppi's Site Development Plan



DLH Architecture has submitted a Site Development Plan application for the second phase of the Scileppi's at the Old Stone Church expansion and remodel, located at 210 Third Street. The application is proposing to demolish the existing 1980s addition on the west site of the Old Stone Church and build a new addition within the same footprint. The Site Development Plan will require a public hearing before the Design Review Board for review and final decision. An initial neighborhood meeting was held on March 19. This project is located in Councilmember Davis' district.

Soleana Site Development Plan (Alexander Way)



The Henry Design Group Inc. on behalf of the property owners Tierra Investors, LLC and Alexander 455, LLC has submitted a Site Development Plan application for Soleana, which includes 55 custom home sites on half acre or larger lots, as well as 22 live/work homes and a pocket park in the Alexander Way PD. The property was recently annexed in to the Town and is approximately 77.96 acres located east of the Silver Heights neighborhood and west of the Diamond Ridge estates neighborhood. The proposal is a residential neighborhood and requires public hearings before Planning Commission and Town Council. The property is located adjacent to Councilmember Davis' and Mayor Pro Tem Cavey's districts.

Saint Francis of Assisi Annexation



St Francis Church has submitted a new Quasi-judicial application for an Annexation. The applicant is proposing an annexation of the two lots that the existing church is located on, along with the adjacent right-of-way. The general location is southeast of the intersection of N Valley Drive and Fifth Street. The Annexation will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located adjacent to Councilmember Davis' and Brooks' districts.

Territorial Road Annexation



ACM Dawson Trails VIII JV LLC and the Town of Castle Rock have submitted an application for the annexation and zoning of several parcels of land, totaling 2.9 acres, that are within, or adjacent to, the current Territorial Road right-of-way. Most of the parcels will be zoned for mixed use development within the Dawson Trails Planned Development and

will be assimilated into the adjacent planning area. Parcels remaining in future right-of-way will be zoned as public land. The property is adjacent to Councilmember Dietz's district.

Unity on Wolfensberger Site Development Plan



Wellspring Community and Matrix Design has submitted a Site Development Plan for Unity on Wolfensberger. The applicant is proposing to convert the existing 70-unit Quality Inn Hotel into a 24-unit “for sale” condominiums facility. This residential facility would become a neuro-inclusive housing option for adults with Intellectual and Development Disabilities. This project is located at 200 Wolfensberger Road. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Councilmember Davis' district.

Wellspring and Castle Oaks Covenant Church Annexation and Planned Development Plan Zoning



The property owner has submitted an application for annexation and zoning of a parcel of land for Wellspring Community Center. The annexation petition is to annex approximately 2.07 acres located at 498 E. Wolfensberger Road, for future Wellspring facilities. The Planned Development (PD) zoning application is proposing to allow for operation of the Wellspring Community Center Monday through Friday and the Castle Oaks Covenant Church on Sundays. The annexation and planned development zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This property is located adjacent to Councilmember Bracken's district.

YardHomes at Castle Rock Annexation and Planned Development Plan Zoning



Norris Design, on behalf of the property owner, Mike Morley, Castle Rock Ventures has submitted applications for annexation and zoning of a 32.29 acre parcel located at the northwest corner of Plum Creek Parkway and South Ridge Road. The Planned Development zoning application proposes 165 single family units, consisting of one-, two- and three-bedroom one-story homes. The units will have private yards, and the community will have a clubhouse, indoor fitness facility, community pool, a dog park and picnic area. Approximately 50% of the site is planned for active and passive recreational space and .5 acres will provide future community-oriented retail use. Annexation and zoning require public hearings before the Planning Commission for recommendation and then public hearings at Town Council for final action. The property is adjacent to Councilmember Brooks' district.

The Town's Development Activity map provides additional information on these quasi-judicial applications, as well as projects that are under administrative (non quasi-judicial) review. This map is available at: CRgov.com/developmentactivity.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 4. **File #:** ID 2025-080

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director of Development Services

Development Services Project Updates

The high-growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans. Information on community development activity and formal land use applications are located on the Town website under the Development Activity Map link.

Development activity continues to be strong, with continued interest for a variety of project types in Castle Rock. Permit activity remains steady, and homebuilders and commercial builders remain active.

Please see the attached Staff Memorandum for project details.



AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director of Development Services

Title: Town Manager Report – Development Project Updates

This report contains development updates and new submittals or requests submitted to staff since the last update to Town Council. The high-growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans and formal applications for development. More information on community development activity and formal land use applications are located on the Town website under the Development Activity Map link, which can be accessed at CRGov.com/DevelopmentActivityMap

New Quasi-Judicial Applications Requiring Public Hearings

Bella Mesa South Site Development Plan



Fourth Investment USA, LLC, property owner, has submitted a quasi-judicial Site Development Plan on behalf of Cardel Homes for development of 93 single-family attached dwelling units (Townhomes) on approximately 9.3 acres located at the northwest corner of Mikelson Boulevard and Mitchell Street. The building height is 35 feet and 200 parking spaces are proposed. Internal pedestrian walkways provide links

to public sidewalks on Mitchell Street and Mikelson Boulevard. The property is zoned under the Bella Mesa Planned Development and is within a use area that allows single-family attached and multi-family dwelling units to a maximum of 186 dwelling units and a maximum building height of 50 feet. Vehicle access to the townhomes will be from two entry points on Mitchell Street. The proposed development is located in Councilmember Brooks' district.

New Pre-Application Meeting Requests

Abby Dew for You Adult Daycare



A pre-application request was received seeking information on application and submittal requirements to lease an existing space at 651 Topeka Way, and use it for an adult day care facility. The proposed project is located northeast of the intersection of Topeka Way and Atchison Way, in Councilmember Bracken's district.

Advanced Property Maintenance



A pre-application request was received seeking information on application and submittal requirements to rezone an existing lot and construct a 2100sqft building for Advanced Property Maintenance. The lot would be rezoned for light industrial, and would include storage space for U-Haul vehicles in addition to the new building. The proposed project is located northwest of the intersection of Gilbert Street and Ash Avenue, in Councilmember Dietz's district.

Crystal Valley Ranch Filing 13 Block 5 Lots 16 & 17



A pre-application request was received seeking information on application and submittal requirements to combine two undeveloped residential lots into one buildable lot with one

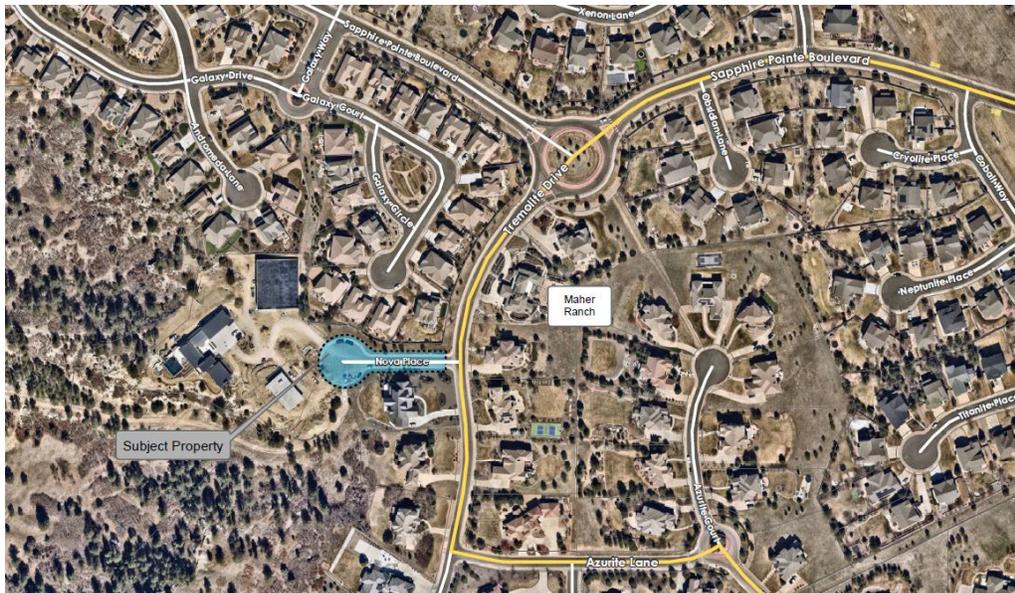
primary structure. The proposed project is located at the southwest end of Lions Paw Street in Councilmember Dietz's district.

CORE Citadel/Dawson Feeder Lines



A pre-application request was received seeking information on application and submittal requirements to install two new underground CORE feeder lines from the existing CORE Citadel Substation to the new residential/commercial Dawson Trails development. The proposed project is generally located on the west side of I-25 near the Dawson Trails development, in Councilmember Dietz's district.

Nova Place Privatization



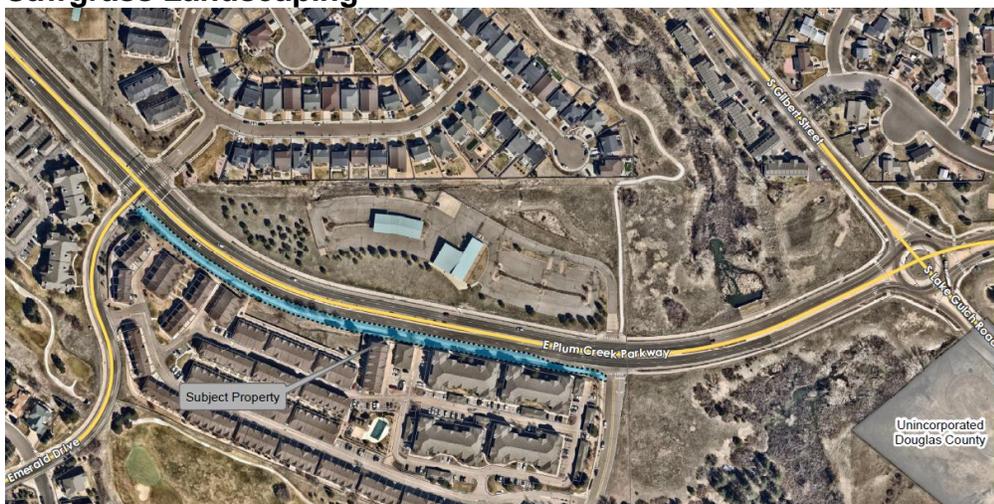
A pre-application request was received seeking information on application and submittal requirements to privatize the existing Nova Place cul-de-sac. The cul-de-sac currently provides access for one resident, and abuts land owned by the Sapphire Pointe Master Association. The proposed project is located west of the intersection of Nova Place and Tremolite Drive, in Mayor Pro Tem Cavey's district.

Rivian Charging Stations



A pre-application request was received seeking information on application and submittal requirements to install 10 electric vehicle charging stations at the Outlets at Castle Rock. The charging stations would be located at the north end of the property. The proposed project is located northeast of the intersection of Atrium Drive and Factory Shops Boulevard, in Councilmember Davis' district.

Sawgrass Landscaping



A pre-application request was received from the Sawgrass at Plum Creek Community Association seeking information on application and submittal requirements to replace

the existing landscaping off of Plum Creek Parkway, between Emerald Drive and Holmby Court. The association is looking for assistance/direction in bringing the existing landscaping up to the Town's code. The proposed project is generally located southeast of the intersection of Emerald Drive and Plum Creek Parkway, in Councilmember Dietz's district.

Ongoing Development Activity:

Commercial Development Activity

- **Promenade:**

- Brinkerhoff & Bar Hummingbird, site plan amendment under review and building construction for two restaurants with outdoor plaza, located between La Loma Restaurant and Starbucks, southwest of Castle Rock Parkway and Promenade Parkway.
- Lazy Dog Restaurant site and building construction for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway.

- **Meadows:**

- Kiddie Academy, site and building construction for a 10,000-square-foot child daycare building, located on the northwest corner of Carnaby Lane and Lombard Lane.
- Little Sunshine's Playhouse, site and building construction for 11,000 square-foot childcare center, located on the northeast corner of Limelight Avenue and Prairie Hawk Drive.
- Meadows Town Center Townhomes/Mixed-use, site and building construction for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
- New Hope Church Rezoning, new PDP to allow for a medical office building, located south of the intersection of Prairie Hawk Drive and Meadows Boulevard.
- Prairie Hawk Dental, site and building construction for a new 5,100-square-foot dental office building, located at the northeast corner of Prairie Hawk Drive and Limelight Avenue.
- StorHaus Garage Condos, site and building construction for 3 buildings and a clubhouse, consisting of 38 garage condo units, located on the northeast corner of Regent Street and Carnaby Lane.

- **Downtown:**

- 810 N Wilcox St Rezoning, proposing to rezone the property from a Planned Development (PD) to the straight zone Business/Commercial – B.
- Circle K, site plan amendment under review and construction documents approved for a new 3,700-square-foot convenience store to replace the existing building on the site, located at 310 S. Wilcox Street.
- City Hotel, historic preservation and site plan approved for 33 room hotel, located at 415 N. Perry Street.
- Eternal Rock Church, site plan review for new landscaping, signage, and

- storage, located at 2 Phelps Street.
 - Little School on Perry Street, site and building construction for a 1,300-square-foot addition to the landmarked Saunders House, for a daycare center located at 203 Perry Street.
 - Perry Street Social, site development plan amendment and construction document review to create a mini entertainment district, located at 404 N. Perry Street.
 - Scileppi's 2nd Phase, site development plan to demolish the 1980 addition and build a new addition, located at 210 Third Street.
 - The View, site and building construction for a 6-story building with mixed-uses including 218 residential units, located at Sixth Street and Jerry Street.
- **Dawson Trails Residential/Commercial:**
 - Costco, Dawson Trails, site plan approved for 161,000-square-foot retail warehouse with fueling station on 18.4 acres, located east of Dawson Trails Boulevard, north of the future Crystal Valley Interchange.
 - Dawson Trails E2 Townhomes, 104 townhomes west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard.
 - Dawson Trails Filing No. 1 Infrastructure and Right-of-Way, construction plan approved for the northern segment of Dawson Trails Boulevard.
 - Dawson Trails Filing No. 2 Infrastructure, plat and construction plan review for 97-acre area.
 - Dawson Trails Planning Area D, site plan review for 254 single-family residential lots, and 13 acres of open space.
 - Dawson Trails North, Phases 1-4 under construction for grading only for approximately 134 acres, located north of Territorial Road.
 - Dawson Trails Red Zone Tanks and Pump House, construction drawings under review for red zone water infrastructure in Dawson Trails.
 - Dawson Trails Residential Neighborhood, Planning area B-1, site plan approved and construction documents under review for 230 detached residential lots, a 1-acre neighborhood park, located in the north-central area of the Dawson Trails PD, adjacent to the Twin Oaks subdivision in Douglas County
 - Dawson Trails South, construction for grading only for approximately 338 acres, located south of Territorial Road.
 - Off-site Sanitary Sewer, Dawson Trails, construction document review for 17,000+ feet of sanitary sewer main from south of Territorial Road to Plum Creek Parkway.
 - Off-site Water Line, Dawson Trails, under construction for approximately 3,100 linear feet of water main, extending north and west from the fire station on Crystal Valley Parkway across railroad properties and I-25.
 - Territorial Road Annexation, totaling 2.9 acres of land, to remain ROW.
 - **Other Commercial Projects throughout Town:**
 - 282 Malibu commercial buildings, building and site construction for two 4,000-square-foot commercial buildings, uses are unknown at this time,

- located at 282 Malibu Street.
- AdventHealth Medical Office Building, proposing a new medical office building to include a freestanding emergency department, west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway.
- Calvary Chapel, site and building construction of new church building, located on the northwest corner of Fifth Street and Woodlands Boulevard.
- Castle Rock Auto Dealerships, site and building construction of 1st and 2nd phase for service center expansion, located at 1100 S. Wilcox Street.
- Castle Rock Automotive Repair Shop, site construction for new 26,000-square-foot auto body shop, located at 1184 and 1288 Brookside Circle.
- Discount Tire, site plan and construction documents approved for 530-square-foot storage addition, located at 102 E. Allen Street.
- Founders Marketplace, Dunkin Donuts, site plan approved for a new restaurant with drive-through, located at the northeast corner of Founders Parkway and Aloha Court.
- Garage Condos, site and building construction, located on Liggett Road.
- Hyundai auto dealership, site plan and plat review for use by special review for a new 33,000 sf building and sales lot, located at 550 S Interstate 25.
- Murphy Express, site plan approved for 2,800 sf convenience store and gas station, located at 186 Metzler Drive.
- Outlets at Castle Rock, site plan and construction documents approved, two new pad sites on the mall's west side on Factory Shops Boulevard.
- Outlets at Castle Rock, Site plan and construction documents approved for new bank with drive-thru, located north of the existing Starbucks/Qdoba.
- Ridgeview Town Center, PD Zoning review for a 10-acre parcel located at 895 Ridge Road.
- Saint Francis of Assisi Annexation, annexation of the two lots the existing church is located on, along with the adjacent ROW, southeast of the intersection of N Valley Drive and Fifth Street.
- Sanders Business Park, site construction for a 2.4-acre site, located south of The Plum Creek Community Church.
- The Brickyard Planned Development Plan, Zoning Regulations, site plan and construction document review for a mixed-use development with a maximum of 600 multi-family dwelling units, located on the south end of Prairie Hawk Drive.
- Unity on Wolfensberger Planned Development Plan, proposed zoning and parking changes, located at 200 Wolfensberger and 826 Park Street.
- Verizon small cell sites, construction documents for multiple locations in public right-of-way: 1) Factory Shops Boulevard and New Beale Street, 2) Promenade Parkway and Castle Rock Parkway (under construction), 3) Promenade Parkway (under construction), 4) Castlegate Drive West (under construction), 5) Castlegate Drive West and Castle Rock Parkway (approved plans), 6) Factory Shops Boulevard and Meadows Boulevard, 7) Mitchell Street near Mesa Middle School, 8) S. Valley Drive north of Plum Creek Parkway, 9) Low Meadow Boulevard and Night Song Way, 10) S. Gilbert Street between Gilbert and Sellers Drive at Birch Avenue, (under

- construction) 11) Foothills Drive and Soaring Eagle Lane, (under construction) 12) Foothills Drive and Morning View Drive.
- Wal-Mart fuel station, site plan review for new 1,600 sf fuel center, located in the southwest corner of the Wal-Mart parking lot.
- Wellspring and Castle Oaks Covenant Church, annexation petition is to annex approximately 2.07 acres, and proposed zoning for church and Wellspring facility uses, located at 498 East Wolfensberger Road, for future Wellspring and Castle Oaks Covenant Church facilities

Residential Development Activity:

- Auburn Heights Apartments, rezoning application to amend the zoning and the currently approved site development plan for Lot 2 of Auburn Ridge.
- Bella Mesa North, site development plan for 525 single-family homes, located north of Mesa Middle School off Mitchell Street.
- Canyons Far South, site development plan review for a residential development with 515 single family homes, located southeast of Crowfoot Valley Road and Founders Parkway.
- Castleton Heights Multifamily, new four-story multifamily building with 80 units, located southwest of the intersection of W Castleton Road and Castleton Court.
- Chateau Valley, site plan review for 415 residential units, located north of East Plum Creek Parkway and east of Gilbert Street
- Crystal Valley Ranch Mixed-Use site plan review for 24 townhomes and a mixed-use building, located at the southeast corner of Crystal Valley Parkway and W. Loop Road.
- Crystal Valley Ranch, site construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and W. Loop Road. Also, in the southern interior portion of Loop Road, south of Loop Road, and between W. Loop Road and the Lanterns property.
- Founders Village Pool, site plan review for new pool pavilion, located at 4501 Enderud Blvd.
- Front Street Triplexes, site plan review for two triplex buildings, located on Front Street between Fifth and Sixth Streets.
- Hillside, building construction, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
- Lanterns/Montaine, Subdivision construction for various phases for a total of 1,200 single-family residential lots, located off Montaine Circle.
- Liberty Village, site construction for amended lot layout due to floodplain for 42 single-family lots, located on the south side of Castle Oaks Drive and Pleasant View Drive.
- Meadows, site and home construction for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
- Pine Canyon PDP, Annexation and Zoning, proposing a maximum of 1,800 mixed residential units, to include single family and multifamily, as well as commercial uses to include a hotel/resort with up to 225 rooms, and other

business and industrial uses on the 535-acre site. The project area is generally located on both the east and west sides of I-25, west of Founders Parkway.

- The Oaks Filing 2A, site plan approved and construction document review for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- Ridge at Crystal Valley, site construction for 142 single-family home project, located southwest of Loop Road in Crystal Valley Ranch. SIA amendment submitted to address modification to phasing plan for lots to be Temporary Green Zone.
- Soleana, site plan review for 55 custom home sites and 22 live/work units on 77.96 acres, located east of the Silver Heights neighborhood and west of the Diamond Ridge Estates neighborhood.
- Terrain North Basin, Phase 1, building construction for approximately 96 single-family home project, located along Castle Oaks Drive.
- Terrain North Basin, Phase 2, site development plan, plat and construction document review for approximately 29 single-family home project, located along Castle Oaks Drive.
- Unity on Wolfensberger SDP, converting the existing 70-unit Quality Inn Hotel into a 50-unit “for sale” condominiums facility for adults with Intellectual and Development Disabilities at 200 Wolfensberger Road.
- YardHomes, Annexation and Zoning request for 165 single family units on 32.29 acres, located at Plum Creek Parkway and South Ridge Road.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 5. **File #:** ORD 2025-024

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Matt Gohl, Assistant Town Manager

Ordinance Vacating Certain Right-of-Way Located Within Block 11, Craig and Gould's Addition to the Town of Castle Rock, in the NE 1/4 of Section 11, Township 8 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado (Second Reading - Approved on First Reading on June 17, 2025, by a vote 6-0) [Cantril School, 312 Cantril St.]

Discussion



The Town of Castle Rock acquired the historic Cantril school building in May 2023. The property, located in the Craig and Gould neighborhood, is currently platted with 12 lots and a 20' alley right-of-way (ROW) going directly through the center of the property. The area highlighted in red in the adjacent image identifies this ROW which is located in the same space as a playground, the historic building and existing parking.

In an ongoing effort to improve the Cantril building and property, staff is requesting approval of an ordinance (**Attachment A**) to vacate this ROW. There are currently no transportation uses allowed or planned in this area. Vacating this ROW will clean up existing lot lines and better reflect the actual use of the property. After vacating this ROW, the area will be joined to the adjacent parcels to the east and west

Vacating this portion of ROW is one step in the clean-up process for the overall Cantril property. Staff plans to replat and rezone the entire site at some point in the future. Because this area does not currently serve as public right of way and there are no plans to make this area public right of way in the future, staff recommends approval of this ordinance.

Budget Impact

There is no budget impact related to approval of the proposed ROW vacation.

Recommendation

Based on the analysis and findings outlined in this report, staff recommends that the Town Council approve this ROW vacation.

Proposed Motion

“I move to approve the Ordinance as introduce by title.”

Attachments

Attachment A: Ordinance
Exhibit 1:

Vacation Exhibit

ORDINANCE NO. 2025-024

AN ORDINANCE VACATING CERTAIN RIGHT-OF-WAY LOCATED WITHIN BLOCK 11, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, IN THE NE ¼ OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

WHEREAS, on May 2, 2023, the Town of Castle Rock (the “Town”) purchased the Cantril School Building and surrounding property located at 312 Cantril Street (the “Cantril Parcel”) from the Douglas County School District RE-1; and

WHEREAS, the Town Council finds that it is necessary to vacate a twenty (20)-foot-wide platted alleyway traversing the center of the Cantril Parcel, all as more particularly described in the map attached as *Exhibit 1* and legal description attached as *Exhibit 2* (the “Vacated Property”), and

WHEREAS, the Vacated Property is not a component of any current or planned transportation network.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Vacation. The Vacated Property is hereby vacated pursuant to the authority granted by Section 43-2-303(1)(a), C.R.S., subject to all matters of record. The vacation shall take effect upon the recordation of this Ordinance in the Douglas County public records.

Section 2. Vesting of Ownership. Ownership of the Vacated Property shall vest solely in the Town in accordance with the provisions of Section 43-2-302, C.R.S.

Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 17th day of June, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 1st day of July, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services



**LEGAL DESCRIPTION
20 FOOT ALLEY TO BE VACATED**

A PARCEL OF LAND BEING THE 20 FOOT ALLEY LOCATED IN BLOCK 11, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK DESCRIBED IN BOOK C PAGE 22 LYING IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

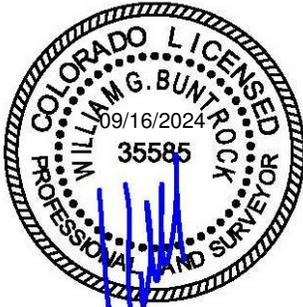
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID BLOCK 11, WHENCE A LINE TO THE NORTHEAST CORNER OF SAID BLOCK 11, BOTH BEING A FOUND 1.5" ALUMINUM CAP STAMPED CHAMBERS PLS 16099, SAID LINE BEARS N 85°25'29" E, A DISTANCE OF 299.96 FEET ALL PER COLORADO STATE PLANE COORDINATES CENTRAL (NAD 83), SAID LINE **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, N 85°25'29" E, A DISTANCE OF 139.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE 20 FOOT ALLEY OF SAID BLOCK 11, SAID CORNER BEING THE **POINT OF BEGINNING**:

THENCE ALONG SAID 20 FOOT ALLEY THE FOLLOWING FOUR (4) COURSES:

- 1) N 85°25'29" E, A DISTANCE OF 20.00 FEET;
- 2) S 04°37'36" E, A DISTANCE OF 300.22 FEET;
- 3) S 85°20'53" W, A DISTANCE OF 20.00 FEET;
- 4) N 04°37'36" W, A DISTANCE OF 300.25 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS 6,005 SQUARE FEET OR 0.14 ACRES MORE OR LESS.



WILLIAM G BUNTROCK, PLS
COLORADO LICENSED LAND SURVEYOR NO. 35585
TRUE NORTH SURVEYING & MAPPING, LLC
TN 24023 (ALLEY)

NOTICE - According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ALLEY TO BE VACATED

EXHIBIT A

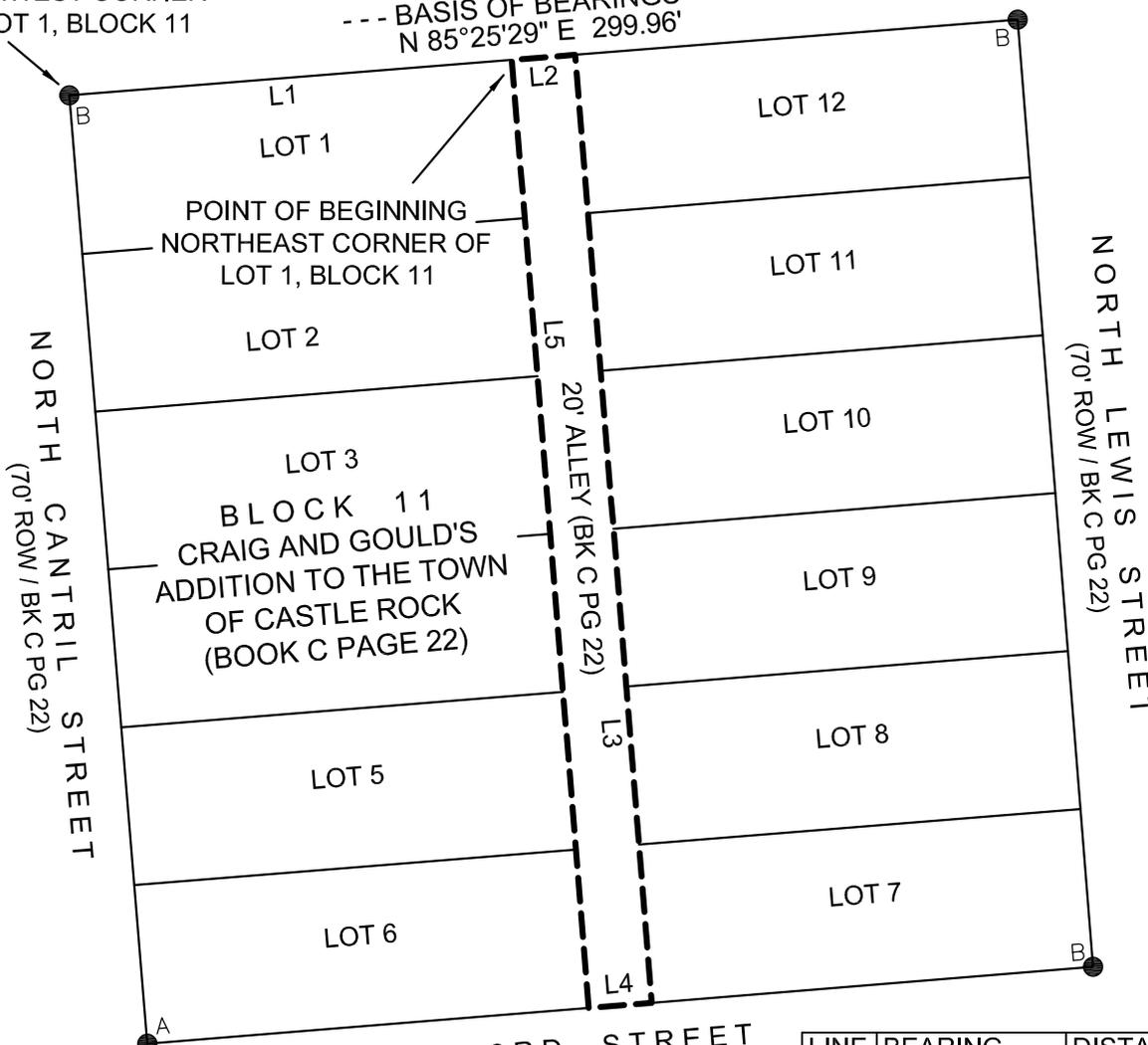
PAGE 2 OF 2

6,005 SQUARE FEET
OR 0.14 ACRES +/-

NE 1/4 SEC 11
T8S R67W 6TH P.M.
DOUGLAS COUNTY, CO

POINT OF COMMENCEMENT
NORTHWEST CORNER
OF LOT 1, BLOCK 11

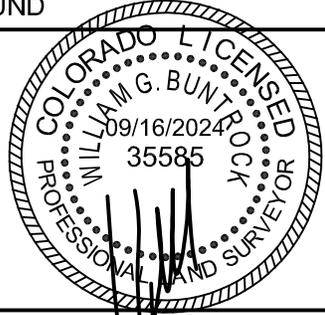
4TH STREET
(80' ROW / BK C PG 22)
--- BASIS OF BEARINGS ---
N 85°25'29" E 299.96'



- A INDICATES FOUND NO.5 REBAR FLUSH WITH GROUND
- B FOUND 1.5" ALUMINUM CAP STAMPED CHAMBERS PLS 16099 FLUSH WITH GROUND

LINE	BEARING	DISTANCE
L1	N 85°25'29" E	139.98'
L2	N 85°25'29" E	20.00'
L3	S 04°37'36" E	300.22'
L4	S 85°20'53" W	20.00'
L5	N 04°37'36" W	300.25'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



DATE	09/16/2024
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 24023
HORIZ. SCALE	1" = 60'

CANTRIL RIGHT-OF-WAY VACATION

TOWN COUNCIL
JUNE 17, 2025



CANTRIL UPDATES

Purchased May 2023

Building & Site Improvements:

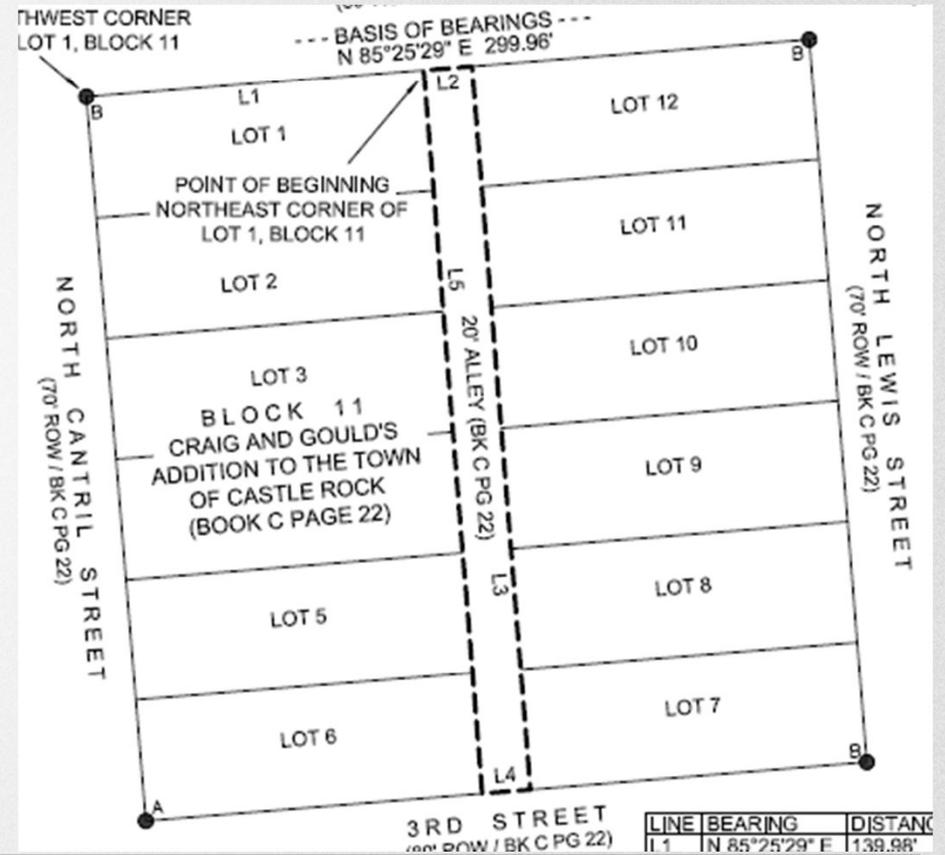
- Exterior fencing replacement (w/ electrical)
- Interior paint and floor refinishing
- ADA restrooms, ADA lift, kitchen renovation, check-in desk, structural improvements, window restoration
- 1950s/1960s addition refresh
- ADA restroom renovation in 1960s addition (in progress)
- Electrical service upgrade (in progress)

Programming:

- Dance, pottery, kids' camps, language courses, events and more
- Partnership with Tri Art Project
- 1,624 program registrations in 2025
- Castle Rock Historical Society & Museum displays (desks, maps, etc.)



CANTRIL RIGHT-OF-WAY VACATION



PROPOSED MOTION

“I move to approve the Ordinance as introduced by Title, on first reading.”

ALTERNATIVE MOTIONS

“I move to move to approve the Ordinance as introduced by Title, with the following conditions:_____”

“I move to continue this item to the meeting on _____, 2025.”

< >

QUESTIONS?





Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 6. File #: ORD 2025-022

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Michael J. Hyman, Town Attorney

Ordinance Amending Section 9.06.010 of the Castle Rock Municipal Code by Adding Adult Performances to the Charge of Public Indecency and Related Definitions (Second Reading - Approved on First Reading on June 17, 2025, by a vote 6-0)

Executive Summary

The proposed changes to the provisions of Section 9.06.010 of the Castle Rock Municipal Code to add adult performances to the charge of public indecency arise out of concerns brought to the attention of our office by District 6 Councilmember Tim Dietz.

History of Past Town Council, Boards & Commissions, or Other Discussions

The Town Council first adopted a code prohibiting public indecency, indecent exposure, and public nudity in 2023. See Town Ordinance No. 2023-024. The provisions of that code have remained unchanged since that time.

Discussion

Earlier this year, Councilmember Dietz contacted the Town Attorney’s Office, raising a concern that the Castle Rock Municipal Code did not explicitly prohibit performances of live adult entertainment in public places. Although the Town has adopted an ordinance that regulates sexually oriented businesses (see Castle Rock Municipal Code Chapter 17.56), that ordinance is designed to prevent the deleterious location and concentration of sexually oriented businesses within the Town and, as such, does not address individual behavior outside the confines of a licensed establishment.

The proposed ordinance is intended to plug that apparent gap in our Code. Accordingly, a person who performs live adult entertainment in a public place or a location where the conduct may reasonably be expected to be viewed by members of the public commits an act of public indecency if the performance is done with the intent to sexually arouse the viewer and involves:

- The exposure of the public region, the buttocks, the breast of any person, or male or

Item #: 6. File #: ORD 2025-022

- female genitalia, whether real or prosthetic; or
- The performance of sexual activities, whether real or simulated.

An exception to the prohibition is provided if the performance takes place within a permitted sexually oriented business. At the present time, the Town does not have any permitted sexually oriented businesses within its boundaries.

As is the case with any of the existing provisions of Chapter 9.06, those persons who violate the proposed ordinance may be prosecuted in the Castle Rock Municipal Court. Those persons who are found guilty by the Court may be punished by a fine of not more than \$1,000.00 or by imprisonment to exceed one year, or by both such fine and imprisonment. See Castle Rock Municipal Code Section 1.08.010. Further, the Town Attorney's Office has opined that the amendment to Section 9.06.010 is legally defensible and should withstand constitutional scrutiny if challenged.

Budget Impact

None.

Staff Recommendation

The Town Attorney's Office recommends approval of the proposed ordinance

Proposed Motion

"I move to approve the ordinance as introduced by title."

Alternative Motions

I move to approve the ordinance as introduced by title, with the following conditions:

_____.

I move to continue the ordinance to the Town Council meeting on _____.

Attachments

Attachment A - Ordinance Amending Section 9.06.010 of the Castle Rock Municipal Code

Attachment B - Presentation

ORDINANCE NO. 2025-022

AN ORDINANCE AMENDING SECTION 9.06.010 OF THE CASTLE ROCK MUNICIPAL CODE BY ADDING ADULT PERFORMANCES TO THE CHARGE OF PUBLIC INDECENCY AND RELATED DEFINITIONS

WHEREAS, the Town desires to add adult performances to Section 9.06.010 of the Castle Rock Municipal Code (the “Code”), concerning public indecency; and,

WHEREAS, the Town Council finds and determines that it is in the best interests of the residents to amend Section 9.06.010 of the Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Amendment. Section 9.06.010 of the Castle Rock Municipal Code is amended to read as follows:

9.06.010 Public indecency.

- A. It is unlawful for any person to commit public indecency. A person who performs any of the following in a public place or where the conduct may reasonably be expected to be viewed by members of the public commits public indecency:
1. An act of sexual intercourse; or
 2. A lewd exposure of an intimate part of the body, not including the genitals, done with intent to arouse or to satisfy the sexual desire of any person; or
 3. A lewd fondling or caress of the body of another person; or
 4. A knowing exposure of the person's genitals to the view of a person under circumstances in which such conduct is likely to cause affront or alarm to the other person; OR
 5. A PERFORMANCE OF LIVE ADULT ENTERTAINMENT, OTHER THAN AT A PERMITTED “SEXUALLY ORIENTED BUSINESS,” AS THAT TERM IS DEFINED IN SECTION 17.56.020, WITH THE INTENT TO SEXUALLY AROUSE THE VIEWER OF THE PERFORMANCE AND WHICH INVOLVES:
 - a. THE EXPOSURE OF THE PUBIC REGION, THE BUTTOCKS, THE BREAST OF ANY PERSON, OR MALE OR FEMALE GENITALIA, REGARDLESS OF WHETHER THE EXPOSURE IS OF A REAL OR PROSTHETIC BODY PART OR AREA; OR
 - b. THE PERFORMANCE OF SEXUAL ACTIVITIES, WHETHER REAL OR SIMULATED.

B. For purposes of this section:

1. “Intimate part” means the external genitalia or the perineum or the anus or the buttocks or the pubes or the breast of any person.
2. “SEXUAL ACTIVITIES” INCLUDES:
 - a. THE FONDLING OR OTHER INTENTIONAL TOUCHING OF HUMAN GENITALS, PUBIC REGION, BUTTOCKS, OR ANUS, INCLUDING THROUGH CLOTHING;
 - b. SEX ACTS, WHETHER REAL OR SIMULATED, INCLUDING INTERCOURSE, ORAL COPULATION, SODOMY OR MASTURBATION, INCLUDING THROUGH CLOTHING; OR
 - c. THE DEPICTION, WHETHER REAL OR SIMULATED, OF HUMAN GENITALS IN A STATE OF SEXUAL STIMULATION.

Section 2. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction as invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 3. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 17th day of June, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND READING this 1st day of July, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against as required by Section 2.02.100 of the Castle Rock Municipal Code.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

David L. Corliss, Town Manager

ORDINANCE AMENDING SECTION 9.06.010 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING ADULT PERFORMANCES

JUNE 17, 2025



>

BACKGROUND

- The proposed amendment arises out of concerns brought to our attention by District 6 Councilmember Tim Dietz
- The Town Council adopted Chapter 9.06 of the Castle Rock Municipal Code prohibiting public indecency, indecent exposure, and public nudity in 2023.
- The existing Code does not explicitly prohibit performance of live adult entertainment in public places.

REASON FOR THE AMENDMENT

- Chapter 17.56 of the Castle Rock Municipal Code regulates the operation of sexually oriented businesses within the Town.
- The ordinance is designed to prevent the concentration of sexually oriented businesses by limiting the areas in which they may operate and their hours of operation, prohibiting sales of alcoholic beverages, and establishing a minimum age for entry.
- Chapter 17.56, however, does not address individual behavior outside the confines of a licensed establishment.

WHAT DOES THE ORDINANCE PROHIBIT?

- The purpose of the proposed ordinance is to plug that gap in our Code.
- A person who performs live adult entertainment –
 - In a public place; or
 - A location where the conduct may reasonably be expected to be viewed by the public,
- Commits public indecency if –
 - The performance is done with the intent to sexually arouse the viewer and:
 - Involves the exposure of the pubic region, the buttocks, the breast of any person, or male or female genitalia, whether real or prosthetic; or
 - The performance of sexual activities, whether real or simulated.

WHAT ARE THE CONSEQUENCES?

- Those persons who violate the proposed ordinance may be prosecuted in the Castle Rock Municipal Court.
- If found guilty by the Court, the offender may be punished by:
 - A fine of not more than \$1,000.00;
 - Imprisonment not to exceed one year; or
 - Both such fine and imprisonment.



“I MOVE TO APPROVE ORDINANCE NO. 2025-022 AS INTRODUCED BY TITLE ON FIRST READING.”

“I MOVE TO APPROVE ORDINANCE NO. 2025-022 AS INTRODUCED BY TITLE, WITH THE FOLLOWING CONDITIONS:
_____.”

“I MOVE TO CONTINUE ORDINANCE NO. 2025-022 TO THE TOWN COUNCIL MEETING ON _____.”



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 7. **File #:** RES 2025-075

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director, Development Services
TJ Kucewesky, Assistant Director, Development Services

Resolution Approving the Town of Castle Rock 2025 Community Development Block Grant Annual Action Plan

Executive Summary

In September 2020, Town Council accepted entitlement status into the federal Community Development Block Grant (CDBG) program beginning in fiscal year 2021. On July 20, 2021, Town Council approved the Castle Rock 2021-2025 Consolidated Plan.

The Town’s CDBG distribution for program year 2025 will be \$277,742 and will be available starting on or about October 1, 2025. Staff is seeking Town Council approval of a resolution (**Attachment A**) approving Castle Rock’s 2025 CDBG Annual Action Plan (AAP). The AAP provides information as to how the Town will utilize its 2025 CDBG funding, including ongoing support of senior programs, providing support services to low/moderate income special needs populations, ADA improvements and administrative cost recovery as outlined in the 2021-2025 Consolidated Plan. The draft 2025 AAP is included in **Attachment B** for reference.

Should Town Council approve this resolution, staff will submit the 2025 Annual Action Plan to HUD by the August 16, 2025 deadline and begin the 2025 program year implementation. The 2025 program year will begin on October 1 and projects will be determined after that time.

Discussion

The Town of Castle Rock accepted entitlement status into the CDBG program in September 2020. The Town’s grant allocation has been increasing slightly over time. The majority of grant funds must be utilized to support defined national objectives while up to 20 percent of this funding can be used to support costs associated with administering the CDBG program.

Grant amount by program year

Program Year	CDBG Allocation
10/1/2021 - 9/30/2022	\$230,932
10/1/2022 - 9/30/2023	\$244,728
10/1/2023 - 9/30/2024	\$255,712
10/1/2024 - 9/30/2025	\$264,043
10/1/2025 - 9/30/2026	\$277,742

Overview/Background

In general, CDBG funds must be used for activities that meet one of the following criteria:

- Benefit low and moderate income persons
- Prevent or eliminate slums or blight
- Address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available

Examples of eligible activities that qualify for CDBG funding include:

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public services, within certain limits
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

Castle Rock Strategic Priorities

CDBG funding priorities were determined through analysis of available data, input from the public and area stakeholders. Significant public outreach occurred during development of the 2021-2025 Consolidated Plan (ConPlan). Numerous needs were identified during this previous planning process including affordable housing, special needs services, public facility needs, mental health support, domestic violence resources and more. The Town's CDBG allocation, while not insignificant, is not sufficient to meet all of the needs outlined in the data gathering and public input process. In June 2021, Town Council approved strategic priorities centered on seniors, low/moderate income special needs population and ADA improvements for Castle Rock's CDBG funding. Additionally, Town Council supported utilizing CDBG funding, up to 20 percent, to support the costs associated with administering the CDBG program.

CDBG Program Highlights

CDBG funding is being used to support activities that are discussed in more detail below.

The hot meal delivery initiative through the Castle Rock Senior Activity Center continues to be supported with CDBG funds. During the past 12 months (June 2024 - May 2025), 1,802 meals have been delivered to qualified individuals. The Senior Activity Center is actively working to expand the program. Funding for this program totaled \$23,487.51 from June 2024 through May 2025.

Town staff is collaborating to use CDBG funds to upgrade ADA accessible pool lifts for Butterfield Crossing Pool, Burgess Pool and the pool at the Miller Activity Complex (MAC) (estimate \$38,129).

With the Town's recent purchase of historic Cantril School, staff was planning to use CDBG funding to make the exterior of Cantril School ADA accessible. This work would include sidewalks, parking spaces, ramps, handrails, etc. This project is currently on hold pending completion of a Master Plan for the site. It should be noted that Cantril School is located in the census block group with the highest percentage of low to moderate income individuals in Castle Rock.

Lastly, the administrative cost allocation for managing the CDBG grant continues to come in under budget. This funding supports a part-time Grant Manager, technical support and consulting services as needed.

2025 Annual Action Plan

Public Comment Period

The draft 2025 AAP (**Attachment B**) was made available for public comment from May 28 - June 26. No comments have been received as of the writing of this memo. Any comments received throughout the public comment period will be incorporated into the AAP prior to HUD submission. The draft 2025 AAP was available for review at www.CRgov.com/cdbg <<http://www.CRgov.com/cdbg>>, in the Town Hall lobby and at the Philip and Jerry Miller Library. Additionally, printed copies of these documents were available upon request.

In addition to the formal 30-day public comment period, staff held a CDBG Public Hearing on May 27, 2025. Attendees included four staff members. There was one resident who attended the meeting.

Recommendation

Staff recommends continuing to utilize CDBG funding to support senior services, providing support services to low/moderate income special needs populations, ADA improvements and to offset program administration costs as presented in the draft 2025 AAP. Public services and administration allocations are limited to 15 and 20 percent, respectively. Recommended funding allocations for the draft 2025 AAP are shown below for reference.

Project Name and Proposed Activity	Funding
CDBG: Public Services (15%) • Supportive services for seniors, LMI special needs populations	\$41,660

Item #: 7. File #: RES 2025-075

CDBG: Public Facilities & Infrastructure (65%) • Public facilities, infrastructure	\$180,535
CDBG: Administration (20%) • Community Development Department Admin	\$55,547
Total:	\$277,742

Next Steps

Should Town Council approve this resolution, staff will ensure that the 2025 AAP is submitted to HUD by the August 16, 2025 deadline. Following HUD acceptance of the plan, staff will proceed with selection of projects and implementation of the AAP.

Participation in CDBG and other HUD programs requires that the Town certify that it takes appropriate measures to Affirmatively Further Fair Housing (AFFH) in Castle Rock. Although the AFFH definition was changed in 2020, a 2023 rule change reverts to definitions from the 2015 rule. AFFH is currently defined as taking *“meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”* While the 2020 rule allowed a wider interpretation of AFFH, the reversion to the 2015 rule required a more proactive approach to AFFH for entities who accept HUD funding. *In January 2025, HUD’s proposed 2023 rule change was fully withdrawn.*

Budget Impact

The Town’s CDBG allocation for the next year is \$277,742. Approved grant expenditures are reimbursed through the CDBG program. Therefore, there is no net financial impact to the Town. Reimbursable costs include program administration and approved project expenses.

Staff Recommendation

Staff recommends approval of Castle Rock’s CDBG 2025 Annual Action Plan.

Proposed Motion

“I move to approve the resolution as introduced by title”

Attachments

Attachment A: Resolution

Attachment B: Castle Rock CDBG 2025 Annual Action Plan

Attachment C: CDBG 2025 AAP Staff Presentation

Item #: 7. File #: RES 2025-075



Meeting Date: July 1, 2025

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director, Development Services
TJ Kucewesky, Assistant Director, Development Services

Title: Resolution Approving the Town of Castle Rock's CDBG 2025 Annual Action Plan

Executive Summary

In September 2020, Town Council accepted entitlement status into the federal Community Development Block Grant (CDBG) program beginning in fiscal year 2021. On July 20, 2021, Town Council approved the Castle Rock 2021-2025 Consolidated Plan.

The Town's CDBG distribution for program year 2025 will be \$277,742 and will be available starting on or about October 1, 2025. Staff is seeking Town Council approval of a resolution (**Attachment A**) approving Castle Rock's 2025 CDBG Annual Action Plan (AAP). The AAP provides information as to how the Town will utilize its 2025 CDBG funding, including ongoing support of senior programs, providing support services to low/moderate income special needs populations, ADA improvements and administrative cost recovery as outlined in the 2021-2025 Consolidated Plan. The draft 2025 AAP is included in **Attachment B** for reference.

Should Town Council approve this resolution, staff will submit the 2025 Annual Action Plan to HUD by the August 16, 2025 deadline and begin the 2025 program year implementation. The 2025 program year will begin on October 1 and projects will be determined after that time.

Discussion

The Town of Castle Rock accepted entitlement status into the CDBG program in September 2020. The Town's grant allocation has been increasing slightly over time. The majority of grant funds must be utilized to support defined national objectives while up to 20 percent of this funding can be used to support costs associated with administering the CDBG program.

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Examples of eligible activities that qualify for CDBG funding include:

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- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
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- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

Castle Rock Strategic Priorities

CDBG funding priorities were determined through analysis of available data, input from the public and area stakeholders. Significant public outreach occurred during development of the 2021-2025 Consolidated Plan (ConPlan). Numerous needs were identified during this previous planning process including affordable housing, special needs services, public facility needs, mental health support, domestic violence resources and more. The Town’s CDBG allocation, while not insignificant, is not sufficient to meet all of the needs outlined in the data gathering and public input process. In June 2021, Town Council approved strategic priorities centered on seniors, low/moderate income special needs population and ADA improvements for Castle Rock’s CDBG funding. Additionally, Town Council supported utilizing CDBG funding, up to 20 percent, to support the costs associated with administering the CDBG program.

CDBG Program Highlights

CDBG funding is being used to support activities that are discussed in more detail below.

The hot meal delivery initiative through the Castle Rock Senior Activity Center continues to be supported with CDBG funds. During the past 12 months (June 2024 – May 2025), 1,802 meals have been delivered to qualified individuals. The Senior Activity Center is actively working to expand the program. Funding for this program totaled \$23,487.51 from June 2024 through May 2025.

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With the Town's recent purchase of historic Cantril School, staff was planning to use CDBG funding to make the exterior of Cantril School ADA accessible. This work would include sidewalks, parking spaces, ramps, handrails, etc. This project is currently on hold pending completion of a Master Plan for the site. It should be noted that Cantril School is located in the census block group with the highest percentage of low to moderate income individuals in Castle Rock.

Lastly, the administrative cost allocation for managing the CDBG grant continues to come in under budget. This funding supports a part-time Grant Manager, technical support and consulting services as needed.

2025 Annual Action Plan

Public Comment Period

The draft 2025 AAP (**Attachment B**) was made available for public comment from May 28 – June 26. No comments have been received as of the writing of this memo. Any comments received throughout the public comment period will be incorporated into the AAP prior to HUD submission. The draft 2025 AAP was available for review at www.CRgov.com/cdbg, in the Town Hall lobby and at the Philip and Jerry Miller Library. Additionally, printed copies of these documents were available upon request.

In addition to the formal 30-day public comment period, staff held a CDBG Public Hearing on May 27, 2025. Attendees included four staff members. There was one resident who attended the meeting.

Recommendation

Staff recommends continuing to utilize CDBG funding to support senior services, providing support services to low/moderate income special needs populations, ADA improvements and to offset program administration costs as presented in the draft 2025 AAP. Public services and administration allocations are limited to 15 and 20 percent, respectively. Recommended funding allocations for the draft 2025 AAP are shown below for reference.

Project Name and Proposed Activity	Funding
CDBG: Public Services (15%) <ul style="list-style-type: none"> • Supportive services for seniors, LMI special needs populations 	\$41,660
CDBG: Public Facilities & Infrastructure (65%) <ul style="list-style-type: none"> • Public facilities, infrastructure 	\$180,535
CDBG: Administration (20%) <ul style="list-style-type: none"> • Community Development Department Admin 	\$55,547
Total:	\$277,742

Next Steps

Should Town Council approve this resolution, staff will ensure that the 2025 AAP is submitted to HUD by the August 16, 2025 deadline. Following HUD acceptance of the plan, staff will proceed with selection of projects and implementation of the AAP.

Participation in CDBG and other HUD programs requires that the Town certify that it takes appropriate measures to Affirmatively Further Fair Housing (AFFH) in Castle Rock. Although the AFFH definition was changed in 2020, a 2023 rule change reverts to definitions from the 2015 rule. AFFH is currently defined as taking *“meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”* While the 2020 rule allowed a wider interpretation of AFFH, the reversion to the 2015 rule required a more proactive approach to AFFH for entities who accept HUD funding. *In January 2025, HUD’s proposed 2023 rule change was fully withdrawn.*

Budget Impact

The Town’s CDBG allocation for the next year is \$277,742. Approved grant expenditures are reimbursed through the CDBG program. Therefore, there is no net financial impact to the Town. Reimbursable costs include program administration and approved project expenses.

Recommendation

Staff recommends approval of Castle Rock’s CDBG 2025 Annual Action Plan.

Proposed Motion

“I move to approve the resolution as introduced by title”

Attachments

Attachment A: Resolution

Attachment B: Castle Rock CDBG 2025 Annual Action Plan

RESOLUTION NO. 2025-075

**A RESOLUTION APPROVING THE TOWN OF CASTLE ROCK 2025
COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN**

WHEREAS, in September 2020, the Town Council accepted entitlement status into the federal Community Development Block Grant (“CDBG”) program, beginning in fiscal year 2021; and

WHEREAS, the Town of Castle Rock’s (the “Town”) funding allocation for fiscal year 2025 is \$277,742.00; and

WHEREAS, The Town’s program year will begin on October 1, 2025, which means that the Town must submit its Town of Castle Rock 2025 Community Development Block Grant Annual Action Plan (“2025 Annual Action Plan”) to the U.S. Department of Housing and Urban Development (“HUD”) by no later than August 16, 2025; and

WHEREAS, the Town has conducted public outreach, including a public hearing and allowing time for public comment, to identify needs which may be addressed through the CDBG program; and

WHEREAS, based upon the results of such outreach, the Town recommends the following CDBG funding priorities: (i) improvements to the accessibility of public facilities and infrastructure as required by the Americans with Disabilities Act; (ii) supportive public services for seniors, low to moderate income households, and individuals with special needs; and (iii) administration of the CDBG program; and

WHEREAS, the Town staff recommends approval of the 2025 Annual Action Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Adoption. The Town Council hereby approves the 2025 Annual Action Plan in substantially the same form as presented at tonight’s meeting, with such technical changes, additions, modifications, deletions or amendments as the Town Manager may approve upon consultation with the Town Attorney. Town Council authorizes Town staff to submit the same to HUD for acceptance by the August 16, 2025 deadline.

PASSED, APPROVED AND ADOPTED this 1st day of July, 2025, by the Town Council of the Town of Castle Rock, Colorado, on the first and final reading, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Michael J. Hyman, Town Attorney

Approved as to content:

Tara Vargish, Director of Development Services



2025 Annual Action Plan

DRAFT

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104

Annual Action Plan
2025

1

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Town of Castle Rock strives to provide a suitable living environment, especially for low- to moderate-income (LMI) households and special needs communities. In 2021, the Town became a U.S. Department of Housing and Urban Development (HUD) entitlement community, enabling it to be eligible for federal Community Development Block Grant (CDBG) funds allocated through HUD's Community Planning Development program. The Town's CDBG program manages CDBG grant funds and ensures compliance with the regulations and guidelines set by the Department of Housing and Urban Development (HUD). These funds will support the Town in achieving its community development goals as outlined by HUD. These goals include, but are not limited to, providing affordable housing, improving public infrastructure and facilities, and offering public services for low- to moderate-income households and the special needs community.

The PY 2025 Annual Action Plan describes the eligible activities that will work towards accomplishing the goals established in the strategic plan. By addressing the identified priority needs, the Town will improve the quality of life of residents in Castle Rock.

2. Summarize the objectives and outcomes identified in the Plan

The Annual Action Plan outlines the eligible activities aimed at achieving the goals set forth in the strategic plan. CDBG funds will be used to administer the grant, support public services for senior citizens, low- to moderate-income (LMI) individuals, and other special needs populations, as well as to enhance ADA accessibility in public spaces. By addressing these identified priority needs, the Town will improve the quality of life for residents of Castle Rock. The following priorities and associated goals have been identified in this plan:

Priority Need 1: Improvements to Public Facilities & Infrastructure

1A Improve Access to Public Facilities (ADA): Improve access to public facilities that will benefit LMI persons and households. Activities include improved access to community centers, neighborhood facilities, and park facilities. These activities will primarily benefit populations that are presumed to be low/moderate income and/or areas where there is a majority low/moderate income population.

- Objective: Creating Suitable Living Environments
- Outcome: Availability/Accessibility
- Goal Outcome Indicator: 2,985 Persons Assisted

1B Improve Capacity of Public Infrastructure LMI: Improve and expand the capacity of public infrastructure through activities such as the expansion of streets, sidewalk improvements, and ADA improvements. These activities will primarily benefit populations that are presumed to be low/moderate income and/or areas where there is a majority low/moderate income population.

- Objective: Creating Suitable Living Environments
- Outcome: Availability/Accessibility
- Goal Outcome Indicator: 2,985 Persons Assisted

Priority Need 2: Supportive Services for LMI and Special Needs

2A Provide Supportive Services for Seniors: Provide supportive services for the elderly population in Castle Rock. This may include elderly health and wellness programs and meal services.

- Objective: Creating Suitable Living Environments
- Outcome: Availability/Accessibility
- Goal Outcome Indicator: 50 Persons with public services

2B Provide Supportive Services LMI & Special Needs: Provide supportive services for LMI and special needs populations in Castle Rock. Vital services for LMI persons may include health, employment, and education services. The special needs groups include the elderly, persons with a disability, homeless, and victims of domestic violence.

- Objective: Creating Suitable Living Environments
- Outcome: Availability/Accessibility
- Goal Outcome Indicator: 50 persons with supportive services

3. Evaluation of past performance

The Town of Castle Rock is recognized as an entitlement community by HUD and received federal CDBG funds for the first time in Program Year 2021. With this funding, the Town has made significant strides in addressing the needs of the elderly population and individuals with disabilities through ADA improvements. Although the Town has successfully provided services to benefit seniors in Castle Rock, there is a necessity for increased funding and the leveraging of new resources to expand these services, both from the Town and local community organizations. Ongoing needs in the community, such as public services and improvements to public infrastructure and facilities, have been identified in this plan, the Town's 5-Year Strategic Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER assesses progress toward the five-year goals and the annual objectives of the CDBG program. The most recent PY 2023 CAPER reports the following highlights by priority:

Public Facilities and Infrastructure Improvements: In PY 2023, the Town completed the Recreation Center Pool Lifts activity (#18), which had a benefit to 3,325 low/mod persons. This activity involved the

replacement of three pool lifts that had exhausted their life span. The pool lifts also made the public facility ADA compliant. The Town contracted a developer to start the Cantril School Improvements Design and Administrative activity (#19), which will help make the facility ADA compliant. As of September 2024, the contractor has completed about 30% of work in this project and the Town anticipates this activity to be completed in 2025.

Supportive Services: The Town funded the Castle Rock Senior Activity Center’s Home Delivery of Hot Meals program (#15) to assist 178 LMI elderly persons throughout PY 2023. The program targeted the most socially isolated and those with the most economic need as all beneficiaries were LMI. The Town is on track to meet or exceed its five-year goal for providing assistance to elderly persons.

4. Summary of Citizen Participation Process and consultation process

The Town of Castle Rock encourages participation by all citizens, with particular emphasis on LMI households and those with special needs to participate in the PY 2025 AAP process. The Town follows its HUD-approved Citizen Participation Plan and has developed a formal process for gathering input from citizens and community stakeholders. The following efforts were made during the development of the PY 2025 AAP.

PUBLIC HEARING: The Town will hold a public hearing to review and discuss the draft 2025 AAP. The public hearing will be held on **May 27, 2025 at 4:30 PM** at Town Hall, 100 N Wilcox Street, Castle Rock, CO 80104 in Council Chambers. This meeting is open to the public and all persons are welcome.

PUBLIC COMMENT PERIOD: Citizens can review and make comments on the draft 2025 AAP. The draft will be available for a public comment review period of (30) thirty days, running from **May 28, 2025 to June 26, 2025**. The proposed 2025 AAP will be available for review and download on the Town webpage: <https://crgov.com/CDBG>. Hard copies of the draft 2025 AAP will also be available for review at Town Hall, located at 100 N. Wilcox St, Castle Rock, CO 80104 and at the Philip and Jerry Miller Library, located at 100 S. Wilcox St, Castle Rock, CO 80104. Public comments are encouraged and may be sent in writing to the Town of Castle Rock CDBG Program, 100 N. Wilcox St., Castle Rock, CO 80104 or via e-mail to BBland@crgov.com.

Details of the citizen process are located in the AP-12 Participation section of this plan.

5. Summary of public comments

Public Hearing (May 27, 2025): A summary of comments will be included after the public hearing.

Public Comment Period (May 28, 2025 to June 26, 2025): A summary of comments will be included after the public comment period.

All comments will be accepted. There will be no individuals, organizations or agency types not intentionally consulted.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments will be accepted. There will be no individuals, organizations or agency types not intentionally consulted.

7. Summary

PY 2025 marks the fifth and final year of the 2021-2025 Consolidated Plan. During this year, the Town will continue to fund high-priority projects that align with the goals and objectives outlined in the Consolidated Plan. The priority needs identified for the Town were established through a comprehensive outreach effort that included community needs assessment meetings, an online community survey, a stakeholder survey for nonprofit organizations, consultations with nonprofit partners and regional service providers, and a review of the needs assessment and housing market analysis included in this plan. These priority needs were further confirmed through community input and public hearings held during the development of the PY 2025 AAP.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TOWN OF CASTLE ROCK	CDBG Program

Table 1 – Responsible Agencies

Narrative

The Town of Castle Rock was designated a new entitlement community by HUD in 2021 and receives federal Community Development Block (CDBG) funds allocated through HUD’s Community Planning Development program. These funds are intended to primarily serve low- to moderate-income households and special-needs communities. The Town’s CDBG program administers CDBG grant funds and ensures compliance with HUD regulations and guidelines.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The PY 2025 AAP identifies in this section the organizations consulted in the development of the Plan. The organizations listed in the table below represent key stakeholder organizations which consist of nonprofits, government departments and agencies, and planning organizations in Castle Rock.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Town of Castle Rock is building on the initial ConPlan with the PY 2025 AAP, targeting specific agencies that could benefit from the Town’s limited funding award. This included a shared list of community stakeholders specific to Castle Rock, including local nonprofits, other Town and government departments, and other agencies. This approach ensures that participation efforts are not duplicated and that the community’s needs are accurately documented.

The Town works with the Douglas County Housing Partnership (DCHP) to explore options for supporting affordable housing in Castle Rock through programs such as homebuyer education classes, down payment assistance, and foreclosure mitigation. The Town plans to continue to look for ways to collaborate with the DCHP.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Metro Denver Homeless Initiative (MDHI) is the Continuum of Care for the seven-county Denver metro area, which includes Douglas County. MDHI is responsible for coordinating with all seven counties and the various local homeless service providers. The Town of Castle Rock benefits from the coordinated efforts of the Continuum of Care through referral of resources, connections to homeless prevention initiatives in the region, and access to resources not found locally in the Town. Douglas County also has the Douglas County Homeless Initiative (DCHI) Executive Committee, where municipal and county leaders, as well as community leaders, provide strategic guidance on DCHI direction.

In Douglas County, the County Community of Care Coordinator coordinates with MDHI to collect data on the unhoused populations through two events: the Point-in-Time (PIT) Count, and the Community of Care Network’s “Strive to Thrive” event. At Strive to Thrive, the county partners with local food pantries to provide food and increase awareness of community resources. This event typically takes place twice each year, in January and July.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Town of Castle Rock is not a recipient of HUD's Emergency Solutions Grant (ESG). MDHI coordinates the distribution of ESG funds, along with other HUD funding sources, to provide supportive services and permanent-supportive housing to prevent homelessness. HMIS is the system used for administering the ESG program. While the Town of Castle Rock does not use the HMIS system, the Town benefits from MDHI's HMIS administration across the region.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	TOWN OF CASTLE ROCK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Supportive Services for Seniors
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Castle Rock is the lead responsible agency of the PY 2025 AAP.
2	Agency/Group/Organization	Town of Castle Rock Parks & Recreation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Improve Access to Public Facilities and improve capacity of public infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Parks and Recreation department worked with the Town on public facilities, infrastructure projects, and therapeutic rec services.
3	Agency/Group/Organization	Castle Rock Senior Activity Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Supportive Services for Seniors
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted on the needs of the senior citizen community.
4	Agency/Group/Organization	Castle Rock Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Supportive Services for Seniors

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town's PD works with seniors in the community and they were consulted to determine needs and potential opportunities for CDBG funding. Ongoing discussions will occur to identify additional opportunities.
5	Agency/Group/Organization	Castle Rock Fire and Rescue
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development, Emergency Preparedness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town recognizes the importance of disaster preparedness, whether by man-made or natural disasters, and has developed the Town of Castle Rock Emergency Operations Plan to prepare for these hazards. As designated in the Emergency Operations Plan, the Castle Rock Fire and Rescue Department is the lead emergency management agency for the Town, with the fire chief serving as the Town emergency manager. An emergency preparedness guide is provided on the department website at: https://www.crgov.com/1690/Emergency-Preparedness
6	Agency/Group/Organization	Douglas County Libraries
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Quality of Life Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Douglas County Libraries, Philip and Jerry Miller branch in Castle Rock provides the community with free high-speed internet access. Town staff consulted the Philip and Jerry Miller Library website to confirm that DCPL provides free internet access and access to technology for residents.

7	Agency/Group/Organization	Douglas County Homeless Initiative
	Agency/Group/Organization Type	Services-homeless Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Douglas County Homeless Initiative (DCHI) is the lead agency in the local area providing coordination and services on homeless needs, and reports directly to MDHI, the greater CoC in the region. DCHI provides services such as signage, education, assistance with homelessness and the Homeless Engagement, Assistance and Resource Team (HEART).
8	Agency/Group/Organization	DOUGLAS COUNTY HOUSING PARTNERSHIP
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town continues to be engaged with DCHP and continues to look for ways to collaborate with this group.
9	Agency/Group/Organization	Castle Rock Public Works Department
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town departments work closely to discuss the needs of citizens in Castle Rock. Among some needs identified through the Public Works department is the need to address downtown ADA non-compliance; and a downtown ADA transition plan.
10	Agency/Group/Organization	Castle Rock Town Manager's Office
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town Managers Office works closely with the CDBG program and is provided regular updates of the program. The office also has a multi-year plan for newly acquired property and plans opportunities for ADA accessibility.

Identify any Agency Types not consulted and provide rationale for not consulting

All comments were welcome. There were no agency types intentionally not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative	MDHI is the local Continuum of Care (CoC) in the region. MDHI and Town of Castle Rock share the goal to end homelessness in the region; the CoC helped to inform the homeless initiatives in the plan.
Emergency Operations Plan	Town of Castle Rock	The Town of Castle Rock Emergency Operations Plan provides the Town residents with information on how to prepare for disasters, whether man-made or natural, and describes the agencies responsible in times of emergencies.

Table 3 – Other local / regional / federal planning efforts

Narrative

The Town of Castle Rock collaborates with local public, private, and nonprofit agencies as the CDBG program continues to grow and adapt to meet the community's needs. These collaborating organizations

include various nonprofits and social service agencies. The CDBG program currently partners closely with Town departments to design initiatives that address the needs identified in Castle Rock.

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process for the Town of Castle Rock follows the requirements set forth by HUD in 24 CFR 91.105, as well as the Town’s Citizen Participation Plan. This plan aims to engage all Town residents, with a specific focus on low- and moderate-income individuals and members of the special needs community, including the elderly and those with disabilities. Additionally, the plan incorporates input from other department staff, the Parks and Recreation Department, and various local stakeholders to assess community development needs and establish funding priorities.

Citizen participation efforts for the development of the PY 2025 AAP included a 30-day public comment period to allow members of the public to review and comment on the draft plan and a public hearing to review and discuss the plan. Copies of the draft plan were made available online, in the lobby of Town Hall, and at the Philip and Jerry Miller Library. All comments from the public were welcome.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	The Town will hold a public hearing to review and discuss the draft 2025 AAP. The public hearing will be held on May 27, 2025 at 4:30 PM at Town Hall, 100 N Wilcox Street, Castle Rock, CO 80104 in Council Chambers. This meeting is open to the public and all persons are welcome.	A summary of comments will be included after the public hearing.	All comments are welcome.	https://crgov.com/cdbg

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Public Comment Period	Non-targeted/broad community	<p>The proposed 2025 AAP will be available for a public comment review period of (30) thirty days, running from May 28, 2025 to June 26, 2025. The proposed 2025 AAP will be available for review and download on the Town webpage: https://crgov.com/CDBG. Hard copies of the draft 2025 AAP will also be available for review at Town Hall, located at 100 N. Wilcox St, Castle Rock, CO 80104 and at the Philip and Jerry Miller Library, located at 100 S. Wilcox St, Castle Rock, CO 80104. Public comments are encouraged and may be sent in writing to the Town of Castle Rock CDBG Program, 100 N. Wilcox St., Castle Rock, CO 80104 or via e-mail to BBland@crgov.com.</p>	A summary of comments will be included after the public comment period.	All comments are welcome.	https://crgov.com/cdbg

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Town of Castle Rock will receive CDBG funds from HUD to help address the goals outlined in the Consolidated Plan. In PY 2025, the Town anticipates receiving \$277,742 in CDBG funds for its community development projects. PY 2025 is the fifth and final planning year of the 2021-2025 Consolidated Plan, and the next year starts a new five-year planning cycle.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$277,742.00	0.00	0.00	\$277,742.00	\$277,742.00	PY 2025 is the fifth and final planning year of the 2021-2025 Consolidated Plan, and the next year starts a new five-year planning cycle. There are no more funds expected in this ConPlan period.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town of Castle Rock plans to utilize its federal Community Development Block Grant (CDBG) funds to attract additional resources. These funds will support in-kind resources and program activities for seniors at the Castle Rock Senior Activity Center. It's important to note that HUD CDBG program funds do not require a dollar-for-dollar match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town has a priority to improve public facilities and infrastructure in LMI areas of Castle Rock. The public improvements identified are sidewalks, streets, trails, Town Parks, and Town-owned facilities. This priority was identified through the citizen participation process and community and stakeholder surveys during the development of the plan. The Town will target Town-owned parks, streets, trails, and sidewalks in low/mod block group tracts in Castle Rock. According to HUD's CDBG Low Mod Income Summary Data (LMISD), the Low/Mod Block Group Tracts are 0140121, 0141232, 0144033, 0145031, 0145041, 0145042, 0145052, and 0145053.

For more information on how these tracts are determined, see the SP-10 of the ConPlan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Access to Public Facilities (ADA)	2021	2025	Non-Housing Community Development		Improvements to Public Facilities & Infrastructure	CDBG: \$104,153.50	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 2985 Persons Assisted
2	1B Improve Capacity of Public Infrastructure LMI	2021	2025	Non-Housing Community Development		Improvements to Public Facilities and Infrastructure	\$104,153.50	Public Facility of Infrastructure other than Low/Mod Income Housing Benefit: 2985 Persons Assisted
3	2A Provide Supportive Services for Seniors	2021	2025	Non-Homeless Special Needs		Supportive Services for LMI and Special Needs	CDBG: \$34,717.50	Public service activities other than Low/Mod Income Housing Benefit: 50 Persons Assisted
4	2B Provide Supportive Services LMI & Special Needs	2021	2025	Non-Homeless Special Needs		Supportive Services for LMI and Special Needs	\$34,717.50	Public Service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A Improve Access to Public Facilities (ADA)
	Goal Description	The Town will work to provide improved access to public facilities, in particular for ADA improvements to neighborhood facilities (03E), parks and recreation facilities (03F), and ADA improvements to parking facilities (03G). These may include activities such as wheelchair access, ramps and signs.
2	Goal Name	1B Improve Capacity of Public Infrastructure LMI
	Goal Description	The Town will work to provide support for public infrastructure improvements such as street improvements (03K), sidewalks (03L), and ADA and other infrastructure improvements (03Z). Public improvements are intended to have LMI area wide benefits.
3	Goal Name	2A Provide Supportive Services for Seniors
	Goal Description	The Town will work to provide for supportive services that improve the quality of life for the elderly living in Castle Rock. Supportive service activities for seniors include activities such as independent living services, meals, health, and self-sufficiency assistance (05A).
4	Goal Name	2B Provide Supportive Services LMI & Special Needs
	Goal Description	The Town will work to provide vital support services that improve the quality of life for low-and moderate income (LMI) households and special needs groups in Castle Rock. Public Services that are intended to help assist LMI and special need residents include activities such as services for persons with a disability (05B), emergency assistance (05Q), health services (05M) and support of local food banks (05W).

Projects

AP-35 Projects – 91.220(d)

Introduction

The proposed projects for the PY 2025 AAP are outlined in the table below. These projects will focus on addressing the Town's two highest priority needs: improvements to public facilities and infrastructure, as well as supportive services for low- and moderate-income (LMI) individuals and those with special needs. Please note that the administration of the CDBG program is limited to 20% of the CDBG 2025 funding allocation. Additionally, public services are subject to a grant cap of 15%. Further details about the proposed projects can be found in section AP-38.

Projects

#	Project Name
1	Program Administration (2025)
2	Public Services (2025)
3	Public Facilities & Infrastructure (2025)

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects address the two highest priority needs in the Town which are Improvements to Public Facilities & Infrastructure and Supportive Services for LMI and Special Needs. While they are both high priorities, there is a grant allocation cap for public services at 15%. The remaining funds (beyond the public service and planning and administration caps) will go towards public facilities and infrastructure improvements. At this time, limited funds are an obstacle to addressing the underserved needs in the community.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration (2025)
	Target Area	
	Goals Supported	1A Improve Access to Public Facilities (ADA) 1B Improve Capacity of Public Infrastructure LMI 2A Provide Supportive Services for Seniors 2B Provide Supportive Services LMI & Special Needs
	Needs Addressed	Improvements to Public Facilities & Infrastructure Supportive Services for LMI and Special Needs
	Funding	CDBG: \$55,547.00
	Description	Administration and planning of the Town CDBG program in PY 2025 Admin costs are not to exceed 20% of the total annual allocation.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Town-wide
	Planned Activities	Program administration of the CDBG program (21A)
2	Project Name	Public Services (2025)
	Target Area	
	Goals Supported	2A Provide Supportive Services for Seniors 2B Provide Supportive Services LMI & Special Needs
	Needs Addressed	Supportive Services for LMI and Special Needs
	Funding	CDBG: \$41,660
	Description	The Town will provide CDBG funds for public service to LMI and special needs groups such as the elderly. Supportive services include senior service activities such as health services, transportation, meal delivery, and recreation programs. Funding for public services is capped at 15% of the grant allocation.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
	Location Description	Town-wide, eligible.
	Planned Activities	Planned activities for public services will include senior services, health and self-sufficiency assistance (05A) and support of local Food Banks (05W).
3	Project Name	Public Facilities & Infrastructure (2025)
	Target Area	
	Goals Supported	1A Improve Access to Public Facilities (ADA) 1B Improve Capacity of Public Infrastructure LMI
	Needs Addressed	Improvements to Public Facilities & Infrastructure
	Funding	CDBG: \$180,535
	Description	The Town will provide CDBG funds for public facilities and infrastructure improvements to LMI areas in Castle Rock.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,970 Persons Assisted (This will be based on the block group tract where the activity is located)
	Location Description	Town-wide, low/mod eligible.
	Planned Activities	Planned activities for public facilities and infrastructure improvements will include ADA improvements to neighborhood facilities (03E), parks and recreation facilities (03F) and sidewalk improvements (03L).

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Town of Castle Rock does not allocate funding solely based on geographic criteria. To qualify for assistance, individuals or households must receive direct support from activities and services offered through the CDBG program. For eligible activities related to public facilities and infrastructure improvements, the Town will focus on low- to moderate-income census block group areas that are in need. Below, you can find the identified areas in need as well as the criteria the Town will use to determine these areas.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Town of Castle Rock does not allocate funding solely based on geographic requirements. When the planned activities are intended to directly serve individuals or households, those individuals or households must meet income and residency qualifications to receive assistance from the program. In these instances, Town staff and/or one of its partner agencies shall complete an in-take and eligibility status review of the applicant individual or household before the project/activity is initiated.

Additionally, the Town may identify infrastructure and public facility improvement activities. In this case, the planned activities will serve a specific community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations. HUD determines Low/Mod block group tracts as those with a 51% LMI population. However, the Town of Castle Rock is an exception grantee with the LMI block group threshold lowered to 32.73%. In 2021, eight block groups qualify as Low/Mod in Castle Rock and are as follows:

0140121, 0141232, 0144033, 0145031, 0145041, 0145042, 0145052, and 0145053

HUD CDBG Low/Mod Income Summary Data (LMISD), which have defined the eligible Low/Mod block group tracts within the jurisdiction can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Discussion

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10 percent or more of that group’s Town-wide percentage. Data was taken from the 2019-2023 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1.0 percent of the Town’s population were analyzed.

Asian, non-Hispanic: Approximately 2.1% of the population identifies as Asian. A census tract is considered a concentration if 12.1% of the population is part of this racial group. There are no census tracts with a concentration.

Hispanic: Hispanic persons make up 11.3% of the Town's population, and a census tract is considered a concentration if 21.3% of the population is part of this racial group. There are no census tracts with a concentration.

Low-Income Households Concentration

A “low-income concentration” is any census tract where the Median Household Income (MHI) for the tract is 80% or less than the MHI for the Town. According to the 2019-2023 ACS 5-Year Estimates, the MHI in Castle Rock is \$143,031. A tract is considered to have a low-income concentration if the MHI is \$114,425 or less. There are four tracts with a concentration of low-income households: 08035014407, 08035014503, 08035014504, and 08035014505.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Town will not directly fund affordable housing projects with CDBG funding. As funds are limited, the Town will target funds toward the priorities of public services, public facilities, and infrastructure improvements in the 5-Year Consolidated Planning period. The Town anticipates that improvements to public infrastructure, such as streets and sidewalks, will help to draw housing investments to low- and moderate-income areas.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

AP-60 Public Housing – 91.220(h)

Introduction

The Town of Castle Rock falls within the service area of the Douglas County Housing Partnership (DCHP), a multi-jurisdictional housing authority formed as a cooperative effort among businesses and local and county governments to address the lack of affordable housing for area workers.

DCHP owns various public housing properties, including the Oakwood Senior Apartments, a 109-unit community for seniors located in Castle Rock. This complex was developed under the Rural Development 515 Program. In 2005, the Rural Development loan was prepaid, putting the complex at risk of being converted into market-rate condominiums. To prevent this, DCHP intervened and purchased the complex, thereby preserving affordable rents.

Additionally, DCHP owns and operates the Reyn Rock Senior Apartments, which offers 33 units for very low-income seniors in downtown Castle Rock. Stonecreek Park Condominiums, featuring 15 affordable units, the Reserve at Castle Highlands, with 200 units, and Auburn Ridge for seniors 55 and older also address the affordable housing needs of low- to moderate-income families.

Actions planned during the next year to address the needs to public housing

In early 2023, Castle Rock Town Council granted a \$500,000 fee waiver for the Meadowmark project. Meadowmark is a 200-flat restricted-rent housing project for people aged 55 and over who meet low-income guidelines. This fee waiver allowed the developers to take advantage of low-income residential real estate tax credits from the Colorado Housing Finance Authority and a substantial grant from the Colorado Division of Housing.

The Town of Castle Rock has been working collaboratively with Douglas County, the Douglas County Housing Partnership, and Wellspring Community to develop a housing solution for adults with intellectual and developmental disabilities (I/DD). Unity on Park consists of 42 units in an affordable multi-family residential facility designed to provide both supported and independent living for adults with I/DD. The Town approved a full fee waiver for this project which is now actively leasing apartments. Additionally, the Town is supporting the development of Unity on Wolfensberger. This facility will be a 24-unit complex with a majority of the units dedicated to adult individuals with I/DD. In May 2025, Town Council approved a full fee waiver for this project as well.

Town of Castle Rock staff will continue to collaborate with Douglas County Housing Partnership staff on potential opportunities to provide affordable housing for low- to moderate-income individuals.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

DCHP holds monthly homebuyer classes, and signup is free on its website. DCHP also offers its resident households the opportunity to purchase their first home in Douglas County through the Down Payment

Assistance Program. This program increases a buyer's purchase power by allowing these households to borrow at a low-interest rate, ultimately bridging the gap between lower wages and higher-cost housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A. DCHP is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Town of Castle Rock is located within the Metro Denver Homeless Initiative (MDHI) Continuum of Care area and benefits from the CoC's area initiatives. The Town and MDHI share the goal of ending homelessness in the region, and the Town supports the CoC's homeless initiatives. The CoC covers the seven-county Denver metro area, which includes Douglas County. In addition, Douglas County has the Douglas County Homeless Initiative (DCHI) Executive Committee, where municipal and county leaders, along with community leaders, provide strategic direction for DCHI initiatives.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Metro Denver Homeless Initiative Continuum of Care (CoC) is responsible for coordinating efforts across all seven counties and various local providers to meet the needs of the homeless population in the area. Their activities include offering supportive services, emergency shelter, transitional housing, and permanent supportive housing to help prevent homelessness. The Homeless Management Information System (HMIS) is used to manage the services and funding associated with the CoC. While the Town of Castle Rock does not have these resources available locally, it can refer individuals to services within the larger CoC area.

Additionally, Douglas County's Homeless Engagement, Assistance, and Resource Team (HEART) are co-responder teams that pair Navigators with local law enforcement to respond to community calls regarding homelessness. The HEART teams provide support and resources to homeless individuals as needs arise. These co-responder teams strengthen the system of support for those experiencing homelessness.

The Town will work to engage with the Metro Denver Homeless Initiative to refer individuals to necessary services. The Town currently has several service providers that reach out to the homeless, including Catholic Charities, Help and Hope Center, Parker Task Force, and SECOR Cares.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Town refers to the MDHI for the emergency housing and transitional housing needs of homeless people in Castle Rock. Unfortunately, identifying homeless people within the Town is difficult. For a picture of the homeless population, the 2025 PIT Count for the entire county was 63 homeless persons (down from 80 in 2024).

Persons experiencing homelessness in Douglas County can apply for hotel vouchers with the following

agencies: Catholic Charities, Help and Hope Center, Parker Task Force, and SECOR Cares.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Currently, the Town does not specifically address facilitating the transition of homeless persons to permanent and independent living, shortening periods of homelessness, ensuring access to affordable units for the homeless, and preventing returns to homelessness. With limited CDBG funds, the Town's efforts are focused on prevention through its public service and public facility activities as identified in the AP-35.

The Town refers its homeless needs to the Metropolitan Denver Homeless Initiative (MDHI), the Continuum of Care (CoC) in the broader region. MDHI offers a wide array of services and programs that address the diverse needs of individuals experiencing homelessness. During Program Year (PY) 2022, Douglas County received a \$1 million grant from the federal government for the Generational Opportunities to Achieve Long-term Success (GOALS) facility located in Arapahoe County. This funding was used to rehabilitate and construct an existing unused building on the GOALS Campus for Douglas County residents. The GOALS facility can accommodate 3 to 8 families, depending on family size. It provides essential services, including food and shelter, substance abuse treatment, mental health counseling, and job placement for families facing homelessness. Furthermore, Douglas County has partnered with the City of Aurora to leverage funding from the American Rescue Plan Act (ARPA) to provide resources and shelter for the county's homeless population through Aurora's Regional Navigation Campus.

The Town has access to the Douglas County Cares program, which is comprised of county and local partner agencies, which work in partnership for the benefit of homeless and vulnerable residents. This program provides case management and various supportive services to enhance clients' chances of achieving and maintaining self-sufficiency. Participants have access to a range of assistance, services, and tools designed to help them overcome obstacles and attain stability, capacity, capability, and opportunity.

Within Castle Rock, the Town will continue to use CDBG funds to work directly to benefit LMI individuals and households in the community. The Town will address homelessness by providing services that directly or indirectly work to prevent poverty or conditions that may lead to homelessness. To align with the goals outlined in the Consolidated Plan, these services are targeted at the elderly population of the Town.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster

care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Town does not specifically target extremely low- and low-income households to avoid becoming homeless again, including those that are being discharged from public institutions and systems of care or receiving other assistance. The Town's efforts are focused on prevention through its public service activities as identified in the AP-35. However, Douglas County employs a Reintegration Deputy, who assists those being released from county jail. One contributing factor to becoming homeless after being released from jail is the lack of transportation. Released inmates are without transportation to reach the next destination of their choice. The Reintegration Deputy addresses these complex transportation needs as part of their duties, in addition to providing ongoing support after release.

Within Castle Rock, the Town will use CDBG funds to work directly to benefit LMI individuals and households in the community and address homelessness by providing services that directly or indirectly work to prevent or mitigate poverty and conditions that may lead to homelessness. These services are targeted at the elderly population.

Other Special Needs Activities:

Elderly & Persons with a Disability: As mentioned above, the Town is focused on improving the quality of life of its elderly and disabled residents. Other supportive activities for the elderly include the efforts outlined in the AP-35, which include planned supportive services such as senior service activities, elderly health services, transportation, and recreation programs. In the fourth-year Annual Action Plan, the Town targets an estimated 100 LMI, elderly, and special needs persons through these public service activities.

The Town makes an effort to provide equal access to the elderly and persons with disabilities at all Town-operated community facilities. This includes the Castle Rock Recreation Center, which provides health and wellness activities for all, including the elderly and persons with a disability. There is also a senior fitness program. The center provides a discount for seniors ages 62 years and older.

The Castle Rock Senior Activity Center organizes a wide variety of special events. These may be on-site or off-site and designed for various purposes, including fundraising, giving back to the community, socializing, or learning something new. Transportation services are also available at the center.

Continued below in the Discussion.

Discussion

On June 9, 2023, the Town of Castle Rock hosted a grand re-opening of Butterfield Crossing Park. Substantial work was done to create a fully inclusive Possibilities Playground, allowing people of all ages and ability levels to play, be challenged, and have fun together. Achieving the vision for this park

was possible through partnerships among Meadows Metropolitan District No. 1, the Castle Rock Parks and Trails Foundation, and the Town of Castle Rock. Nearly \$1.1 million was raised from the community to fund adaptive and inclusive play equipment, bringing the Possibilities Playground to life.

The Possibilities Playground is located next to Butterfield Crossing Pool, an ADA-accessible recreational facility with a lift for individuals with disabilities and a zero-depth-entry wading pool.

Complementing these amenities at Butterfield Crossing Park is the CDBG-funded project (PY 2021) to construct an all-abilities restroom. This Public Facility and Infrastructure project was completed in 2022 and provides residents of all abilities with the functionality they need to enjoy an extended stay at Butterfield Crossing Park.

Persons living with HIV/AIDS and their families: At this time, there are very few service providers for this special need group in Castle Rock; however, persons can be referred to the Colorado Department of Public Health & Environment’s HIV Care Core and Support Services program. The program provides expansive services with multiple care and support options, both non-medical and medical (by referral). There is intensive case management and emergency assistance provided. More information on the program can be found at this website: <https://cdphe.colorado.gov/hiv-care-core-and-support-services>.

Public Housing Residents: The Town is served by the Douglas County Housing Partnership (DCHP), which is a multi-jurisdictional housing authority that was formed as a cooperative effort among businesses and local and county governments to address the lack of affordable housing for people who work in the area. Existing public housing owned by DCHP includes the Oakwood Senior Apartments which is a 109-unit senior community located in Castle Rock; Meadowmark which is a 200-unit affordable development for seniors; Unity on Park, which provides an additional 42 units for adults with intellectual and developmental disabilities (I/DD). DCHP also owns and operates 33 affordable units for seniors at Reyn Rock, 15 units at Stonecreek Park Condominiums, 200 units for LMI families at the Reserve at Castle Highlands and Auburn Ridge for seniors 55 and older. DCHP also offers other kinds of affordable housing and Housing Choice Vouchers (HCV) to eligible individuals and families. For more information, see: <https://douglascountyhousingpartnership.org>.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Town of Castle Rock developed the 2030 Comprehensive Master Plan that was intended to provide direction for the short-term and long-term growth and development of the Town. At the time of the 2030 Comprehensive Master Plan publishing, findings include an estimated population of 90,000 by 2030 and an ultimate Town build-out of approximately 130,000 to 150,000 residents. Upon further study, the Town now estimates up to 120,000 to 140,000 total residents. Castle Rock plans for responsible development that accommodates the needs of LMI households. The public policies deriving from the Town’s vision do not inherently exacerbate the challenges to affordable housing and seek to mitigate those barriers. One example is Section 3.16.050 of the Town’s Municipal Code which specifically addresses “Attainable housing fee reduction.” The Town waived \$661,365 for the Unity on Park project and \$500,000 for Meadowmark in 2023. And in May 2025, the Town Council approved to waive \$538,640 in fees for the Unity on Wolfensberger project. The most critical barriers to the production and preservation of affordable housing include the following: Current market conditions and limited resources.

Current Market Conditions: Castle Rock population is on a long-term trend of growth, creating a rise in demand for housing. However, its real estate market has not kept pace with the growth rate, so the amount of affordable housing stock has not increased with the same intensity. Further, the increase in new construction costs, housing prices, and higher rent contracts compared to limited growth in household income has proven to be a major challenge for affordable housing in the Town. While overall development has slowed over the past year, the Town continues to support a wide range of development types, this includes paired-homes, ADUs, as well as the projects noted above.

Limited Funding to Address Affordable Housing Needs: There is a need for available, accessible, and quality affordable housing in Castle Rock. Limited financial resources to address affordable housing will impact future access and availability. The Town will continue to effectively manage the available resources to maximize its effort to promote affordable housing. The Master Plan identified “Responsible Growth” as a key housing and residential investment-related finding in Castle Rock, as quoted below:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Responsible Growth (RG): Responsible growth focuses on meeting the needs of existing and future residents while enhancing the Town’s own character, maintaining a distinct identity, and ensuring we remain a vibrant freestanding community within the region. Below is a selected list of principles for responsible growth that will help mitigate barriers to affordable housing and promote affordable housing

development. Detailed implementation strategies are provided in the 2030 Master Plan.

RG Principles:

- Cohesive neighborhoods, with a mix of land uses, offer a variety of lifestyle options for Castle Rock residents. They meet the short- and long-term needs of the community while creating a place where people can live, work, and play.
- Orderly, cost-effective, equitable, and fiscally responsible growth.
- Infill development is sensitive to the scale and character of the surrounding neighborhoods.
- Continue to secure a renewable water supply to serve the long-term needs of the community.

Annual Action Plan: The Town will not directly fund affordable housing projects with CDBG funding. As funds are limited, the Town will target funds toward the priorities of public services, public facilities, and infrastructure improvements in the 5-Year Consolidated Planning period. The Town anticipates that improvements to public infrastructure, such as streets and sidewalks, will help to draw housing investments to low- and moderate-income areas.

AP-85 Other Actions – 91.220(k)

Introduction:

This section details the various actions the Town will take to enhance the quality of life for residents of Castle Rock and to address the unmet needs in the community. The CDBG funds will allow the Town to focus on priority areas, including improvements to public facilities and infrastructure in low- and moderate-income (LMI) areas, as well as providing vital supportive services for LMI individuals and special needs groups, such as the elderly. Additionally, this section outlines other resources available to the Town to support vulnerable residents and tackle underserved needs within the community.

Actions planned to address obstacles to meeting underserved needs

The activities outlined in this plan are designed to meet the underserved needs of low- to moderate-income (LMI) individuals and those with special needs. The Town will continue to utilize Community Development Block Grant (CDBG) funds to support elderly households and provide services aimed at preventing poverty and homelessness. These CDBG-funded programs will build upon previously successful initiatives, with the objective of addressing existing service gaps.

Additionally, the Town will focus on enhancing access to public facilities, such as parks and open space, by implementing ADA improvements in LMI areas. Public infrastructure upgrades will also benefit LMI communities through the expansion and enhancement of streets and sidewalks to meet ADA standards. The investment of CDBG funds in these areas aims not only to address the underserved needs within the community but also to encourage further private and public investments in these regions.

Unfortunately, funds to assist LMI and special needs groups limit the Town's ability to address the obstacles to meeting underserved needs. Further, CDBG funding has a 15% grant cap on public services. As identified in the AP-35, the Town estimated it will provide services for 100 LMI and special needs persons in the 2025 Annual Action Plan program year. Planned public services activities will include senior services, health, and self-sufficiency assistance. Additional funds would help the Town expand opportunities for funding additional projects to meet underserved needs in Castle Rock.

Actions planned to foster and maintain affordable housing

As funds are limited, the Town will not directly fund affordable housing projects with CDBG funding. Instead, the Town will target funds toward the priorities of public services, public facilities, and infrastructure improvements in the 5-Year Consolidated Planning period. The Town, however, anticipates that improvements to public infrastructure, such as streets and sidewalks, will help to draw housing investments to Low-Income/Moderate-Income areas.

Actions planned to reduce lead-based paint hazards

Castle Rock has a low percentage of housing units that have the potential for lead-based paint. Most of

the Town's housing stock was built after 1978, when lead-based paint was banned nationwide for consumer use. There are, however, still almost 2,000 housing units that were built before 1980 (Source: 2019-2023 ACS). Residents of these homes could risk exposure to lead-based paint during a home repair project. The Town does not provide lead-based paint services but refers cases to the Douglas County Health Department if children are exposed.

As instructed by the Douglas County Health Department website, when a child has a confirmed blood lead level greater than or equal to 5µg/dL, the Department will conduct an investigation, which could include a home visit. These services are free of charge, and households with this need can contact the department at (303) 660-7400 for more information.

Actions planned to reduce the number of poverty-level families

The activities outlined in this plan aim to directly reduce the number of families living at or below the poverty level in Castle Rock. While the CDBG funds are limited and the Town cannot address every poverty-related issue, it will allocate these funds to areas where they can have the most significant impact. The funds will be directed toward supportive services for low- and moderate-income (LMI) individuals and special needs groups, including the elderly and disabled. These supportive services may encompass various activities such as independent living services, health support, and self-sufficiency assistance. The primary goal is to help elderly and disabled individuals remain in their homes and maintain a good quality of life.

Actions planned to develop institutional structure

The Town will continually work to develop its institutional structure by collaborating closely with other Town departments, programs and partners, such as the Parks and Recreation Department, Public Works Department, and Castle Rock Senior Center.

Ongoing communication and planning with these Town departments and programs will help strengthen the institutional structure of the CDBG program. Currently, the Town's institutional delivery structure includes these agencies and organizations that deliver services to residents in Castle Rock:

Public Services (LMI & Non-Homeless Special Needs): Castle Rock Senior Center, Castle Rock Parks and Recreation Department, Castle Rock Water, Metro Denver Homeless Initiative, Douglas County and Douglas County Health Department

Public Facilities & Infrastructure Improvements: Town of Castle Rock Public Works Department and Town of Castle Rock Parks and Recreation.

Actions planned to enhance coordination between public and private housing and social service agencies

The Town has created a process that involves various public and private housing and social service agencies in coordinating the CDBG program. During the development of the Consolidated Plan, the Town

collaborated with Douglas County to conduct a stakeholder survey. This survey allowed organizations to contribute to defining the funding priorities within the program. The feedback from the survey helped identify the priority needs outlined in the 5-Year Strategic Plan. The Town will continue to engage with these stakeholder organizations throughout the planning period. Additionally, several public meetings have been held to provide information about the CDBG program and its eligible activities and uses of funds. These meetings will continue in future years to help strengthen the capacity of Town stakeholders.

The Town will continually work to enhance coordination between public and private agencies by working closely with other Town departments and programs, such as the Parks and Recreation Department, Public Works Department, Castle Rock Senior Center, and senior resources programs. Ongoing communication and planning with these departments and programs will help strengthen the institutional structure and coordination of the CDBG program.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section describes the program-specific requirements for the CDBG program. In PY 2025, the Town anticipates receiving \$264,043 in CDBG funds for its community development projects. No program income is expected to be generated.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Annual Action Plan 38
2025

Community Development Block Grant (CDBG)

2025 Annual Action Plan

JULY 1, 2025



CDBG Overview

- CDBG is authorized under Title I of the Housing and Community Development Act of 1974, as amended
- It is an entitlement program that grants funding based on a formula basis that takes into account
 - Population
 - Poverty
 - Incidence of overcrowded housing; and
 - Age of housing stock

CDBG Overview

- Primary objective is the development of viable urban communities
- Viable communities are achieved by providing the following, principally for persons of low and moderate income:
 - Decent housing
 - Suitable living environment
 - Expanded economic opportunities

CDBG Overview

National Objectives

CDBG funds must be used to meet one of three national objectives:

1

Benefit low and moderate income persons

2

Prevent or eliminate slums or blight

3

Address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available

CDBG Overview

Examples of Eligible Projects

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public services, within certain limits
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

CDBG Overview

Process

Consolidated Plan

- CDBG is administered through the Consolidated Plan (ConPlan)
- Managed through HUD's Integrated Disbursement and Information System (IDIS) Online
- Helps grantees determine activities and organizations to fund in the coming years
- Describes community needs, resources, priorities, and proposed activities to be undertaken under certain HUD program for the following five years

Annual Action Plan

- The Annual Action Plan (AAP) is submitted to HUD every year during the five-year ConPlan cycle.
- Describes the specific planned uses for HUD programs, and other program requirements

2021 – 2025 Consolidated Plan

Strategic Priorities

- Castle Rock accepted entitlement status in 2020
- Consolidated Plan (ConPlan) development in 2020-2021 including significant public input
- 2021 – 2025 ConPlan approved in July 2021

Approved Strategic Priorities (2021 – 2025):

Priority Need	Aligned Goals
Improvements to Public Facilities & Infrastructure	1A Improve Access to Public Facilities (ADA) 1B Improve Capacity of Public Infrastructure LMI
Supportive Services for LMI & Special Needs	2A Provide Supportive Services for Seniors 2B Provide Supportive Services LMI & Special Needs

Castle Rock CDBG Grant Allocations

Program Year	CDBG Allocation
10/1/2021 – 9/30/2022	\$230,932
10/1/2022 – 9/30/2023	\$244,728
10/1/2023 – 9/30/2024	\$255,712
10/1/2024 – 9/30/2025	\$264,043
10/1/2025 – 9/30/2026	\$277,742

2025 Public Outreach

- CDBG Public Hearing May 27, 2025
 - Attendees: four staff members; one public attendee
- 30 - Day Public Comment Period
 - May 28 – June 26, 2025
 - Physical copy of draft AAP available at Town Hall, Philip and Jerry Miller Library, CRgov.com/cdbg and printed copies available upon request
 - No comments received to date
- July 1, 2025
 - Town Council consideration of resolution approving the 2025 AAP

2025 Annual Action Plan

Proposed

Priority Need	Aligned Goals
Improvements to Public Facilities & Infrastructure	1A Improve Access to Public Facilities (ADA) 1B Improve Capacity of Public Infrastructure LMI
Supportive Services for LMI & Special Needs	2A Provide Supportive Services for Seniors 2B Provide Supportive Services LMI & Special Needs

Project Name and Proposed Activity	Funding
Public Facilities & Infrastructure (65%)	\$180,535
Public Services (15%) -Supportive Services for LMI & special needs	\$41,660
CDBG Administration (20%)	\$55,547
Total	\$277,742

Next Steps

- If approved, the 2025 AAP will be submitted to HUD by the August 16, 2025 deadline for program year starting October 1, 2025
- Draft AAP will be updated with comments/input from tonight and in response to any HUD comments received
- Consolidated Annual Performance and Evaluation Report (CAPER) public hearing in December
 - Previous program year reporting on accomplishments and progress towards ConPlan goals

Possible Motions

Recommended Motion

"I move to approve the resolution as introduced by title."

Alternate Motions

"I move to approve the resolution as introduced by title, on the following conditions:
(list conditions)"

"I move to continue this item to the meeting on (date) to allow time for: ____"



Questions?



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/15/2025

Item #: 1. **File #:** PROC 2025-009

To: Honorable Mayor and Members of Town Council

From: Mark Marlowe, P.E., Director of Castle Rock Water
Nichol Bussey, Business Solutions Manager
Sandra Sandman, Customer Outreach Program Manager

Proclamation: Smart Irrigation Month - July 2025 (For Presentation - Approved on July 1, 2025, by a vote 6-0)

Executive Summary

The purpose of this item is to recommend the month of July be declared Smart Irrigation Month by Town Council.

Smart Irrigation Month is an Irrigation Association initiative to increase awareness of the value of water use and a growing demand for water-saving products, practices and services. The initiative, first launched in 2005, draws attention to the importance of using water efficiently.

July is traditionally the month of peak demand from watering lawns, gardens and landscapes in Colorado, and across the nation. Simple practices and innovative technologies in irrigation can help save water, minimize or defer investments in infrastructure to store and carry water, and protect our community's water supply for generations to come. By selecting and planting carefully, watering wisely and maintaining and upgrading irrigation systems, consumers can save water and see better landscaping results.

Attachments

Attachment A: Proclamation



PROCLAMATION



SMART IRRIGATION MONTH



WHEREAS, water is a precious natural resource and essential to a vibrant community; and

WHEREAS, it is imperative residents become educated and understand the importance of conserving water, using water-efficient products, and maintaining practices at work and home to wisely use water in all daily activities; and

WHEREAS, Castle Rock residents have reduced their water consumption by more than 20% since 2006; and

WHEREAS, as a statewide leader in water conservation, Castle Rock has committed to another 18% in reduced water consumption by 2055; and

WHEREAS, Castle Rock Water continues its work to minimize peak water use and reduce demands on infrastructure by encouraging customers to convert their yards to ColoradoScape, using drought tolerant and native plants, utilizing more efficient drip irrigation; and taking advantage of a \$3.25 per square foot rebate for removal of high-water-use turf.

WHEREAS, appropriate irrigation technology, combined with best practices, can significantly improve water-use efficiency and reduce runoff while achieving well-maintained green spaces that are important to community health and well-being; and

WHEREAS, Castle Rock Water continues to offer Water Wiser conservation and landscaping classes and support programs, and to maintain an entire website (CRconserve.com) devoted to conservation to promote smart watering during peak irrigation months; and

WHEREAS, July is a peak month for the use of water for irrigation, and conservation and water efficiency benefit all residents, the environment and the local economy.

NOW, THEREFORE, the Town Council of the Town of Castle Rock does hereby proclaim July 2025 Smart Irrigation Month

PASSED, APPROVED AND ADOPTED this 1st day of July 2025, by the Town Council of the Town of Castle Rock, Colorado.

ATTEST

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason E. Gray, Mayor





Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 9. **File #:** MIN 2025-013

To: Honorable Mayor and Members of Town Council

From: Lisa Anderson, Town Clerk

Minutes: June 17, 2025 Town Council Meeting

Executive Summary

Attached are minutes from the June 17, 2025 Town Council meeting for your review and approval.



Town Council Meeting Minutes - Draft

Mayor Jason Gray
Mayor Pro Tem Laura Cavey
Councilmember Ryan Hollingshead
Councilmember Kevin Bracken
Councilmember Mark Davis
Councilmember Max Brooks
Councilmember Tim Dietz

Tuesday, June 17, 2025

6:00 PM

Town Hall Council Chambers
100 North Wilcox Street
Castle Rock, CO 80104
www.CRgov.com/CouncilMeeting

This meeting is open to the public. All times indicated on the agenda are approximate. Town Council Meetings are also streamed online in real time at www.CRgov.com/WatchCouncil, and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast). Public Comments may also be submitted in writing online at www.CRgov.com/CouncilComments by 1:00 p.m. June 17, 2025, to be included in the public record. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at www.CRgov.com/A11yRequest

COUNCIL DINNER & INFORMAL DISCUSSION

INVOCATION

Mayor Gray provided the invocation.

CALL TO ORDER / ROLL CALL

Present: 6 - Mayor Gray, Mayor Pro Tem Cavey, Councilmember Hollingshead, Councilmember Davis, Councilmember Brooks, Councilmember Dietz

Not Present: 1 - Councilmember Bracken

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray reflected on the events going on in Town.

Councilmember Davis commented on complaints he has received regarding the height of buildings downtown.

Moved by Councilmember Davis, Seconded by Councilmember Dietz to Direct Staff to bring back a discussion on height requirements for the Downtown Overlay District and to review where the Downtown Core is.

Council passed Unanimously.

Moved by Councilmember Brooks, Seconded by Councilmember Dietz to Direct Staff to bring back information on a potential pilot program for kiosks for homebuilders.

Council passed Unanimously.

Councilmember Brooks reminded residents of Ducky Derby this weekend.

Councilmember Dietz witnessed the protest last weekend and feels any signs

encouraging violence are not okay.

Mayor Pro Tem Cavey requests an update on the IO zoning. Corliss stated staff is working on it and has plans for bringing it to the July 15 Council meeting.

[APPT
2025-004](#)

**Appointments: Public Art Commission, Design Review Board and
Downtown Development Authority Board**

**Moved by Councilmember Hollingshead, seconded by Councilmember Davis, to
Approve Appointment APPT 2025-004 as presented. The motion passed by a vote of:**

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Mike Polhemus, Pastor at Church of the Rock spoke regarding the lawsuit with the Town. He stated an agreement has been reached to continue to operate temporary on-site housing.

Andrew from Church of the Rock read a joint statement that the Town and the Rock have reached an agreement.

Anya Zavadil commented that there are text conversations with audience members and other Councilmembers during Council meetings and feels a policy should be made.

TOWN MANAGER'S REPORT

[ID 2025-071](#)

Update: Calendar Reminders

David Corliss, Town Manager, provided an update.

[ID 2025-072](#)

Update: Monthly Department Reports

[ID 2025-073](#)

Update: Legislative Update

Kristin Read, Assistant Town Manager, provided a recap of the legislative session.

[ID 2025-074](#)

**Presentation of the 2024 Annual Comprehensive Financial Report
(ACFR) and 2024 Popular Annual Financial Report (PAFR)**

Trish Muller, Director of Finance, presented the item.

[ID 2025-075](#)

Presentation: Chief Jack Cauley Special Events Presentation

Jack Cauley, Police Chief, spoke on security at special events.

Councilmember Dietz thanked Sgt Torrens for his work tearing down barriers and noted the Police keep the Town safe.

Councilmember Davis sees Police presence everywhere.

Mayor Pro Tem Cavey commented on the Car Show and appreciates all that Police does.

Councilmember Hollingshead complimented Police for interacting with people.

[ID 2025-076](#) **Update: Quasi-Judicial Projects**

[ID 2025-077](#) **Development Services Project Updates**

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve the Agenda as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

CONSENT CALENDAR

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Approve the Consent Calendar as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

[ORD 2025-021](#) **Ordinance Concerning the Financing of the Acquisition and Construction of a Recreation Center with Associated Amenities and Supporting Public Improvements, and in Connection Therewith Authorizing the Execution and Delivery by the Town of a Site Lease Agreement, a Lease Purchase Agreement, and Other Documents Related Thereto; and Providing Other Matters Related Thereto (Second Reading - Approved on First Reading on June 3, 2025 by a vote 7-0)**

[RES 2025-072](#) **Resolution Approving the Second Amended and Restated Development Agreement for Cornerstone Presbyterian Church [located at 2607 5th St.]**

[MIN 2025-012](#) **Minutes: June 3, 2025 Town Council Meeting**

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[DIR 2025-022](#) **Discussion/Direction of Applications for the 2025 2nd Quarter Council Community Grant Program, Nine Applications**

Trish Muller, Finance Director, presented an overview of the applicants.

Mayor Pro Tem Cavey inquired about a couple of the applications and wanted to ensure the people served are within Castle Rock.

Councilmember Dietz inquired if we should hold to the budget.

Councilmember Brooks suggested \$750 for 7 of them as an option.

Councilmember Hollingshead asked the representatives from the Castle View Gridiron Club to speak about how they use their funds.

Councilmember Brooks motion to award \$750 to Heavy Athletics, lady Trailblazer, CastleView Gridiron Club

Representatives from all organizations except Green Thumb spoke.

Mayor Pro Tem Cavey inquired if we should continue to go over our budget. She asked if we should increase the amount or take it on a case by case basis. Corliss stated that some municipalities have had to make cut backs, but we have been fiscally responsible and we can look at what other communities do. Maybe have more targeted funding or ask for full year awards at one time. Town revenues are performing in excess of budget. Cavey feels we will get more and more requests and we should have the discussion at budget time and make a decision for what is in front of us.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Dietz, to Approve \$562.50 to each applicant with the exception of Green Thumb. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

[ORD 2025-022](#) **Ordinance Amending Section 9.06.010 of the Castle Rock Municipal Code by Adding Adult Performances to the Charge of Public Indecency and Related Definitions (First Reading)**

Mike Hyman, Town Attorney, presented the item.

Citizens that addressed Council:

Anya Zavadil wants to ensure this wording is not recycling of the wording from two years ago. She commented that the addition seems logical but is concerned about the intent and who decides what the intent is. She feels this can be used to target the LGBTQ community and that is why it is being brought up. She feels the purpose is to ban drag queens and target a specific group of people.

Councilmember Brooks thanked Legal and that this addresses areas not addressed two years ago.

Councilmember Dietz feels this will address issues without creating future litigation or problems.

Councilmember Hollingshead stated it doesn't prohibit a drag queen it just addressed a certain type of performance.

Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Ordinance ORD 2025-022 as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

[ORD 2025-023](#) **Ordinance Amending Various Provisions of Chapter 17.61 of the Castle Rock Municipal Code Regarding Accessory Dwelling Units (First Reading)**

Tara Vargish, Director of Development Services, presented the item.

Councilmember Dietz confirmed there are 31,000 residential units in Town.

Mayor Pro Tem Cavey confirmed that ADUs within the home (i.e. basement or garage) cannot exceed 50% of house. The ADU must be at least 750 sf. The detached ADUs or an addition onto the house cannot exceed 800 sf of building footprint.

No public comment.

Councilmember Brooks and Mayor Gray supports this amendment

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Ordinance ORD 2025-023 as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

[ORD 2025-024](#) **Ordinance Vacating Certain Right-of-Way Located Within Block 11, Craig and Gould's Addition to the Town of Castle Rock, in the NE 1/4 of Section 11, Township 8 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado (First Reading) [Cantril School, 312 Cantril St.]**

Matt Gohl, Assistant Town Manager, presented the item.

No public comment.

Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Cavey, to Approve Ordinance ORD 2025-024 as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

[RES 2025-073](#) **Resolution Approving a Services Agreement with Dewberry Engineers, Inc. for the Plum Creek Diversion Upgrades Project [Located along plum Creek west of Sedalia, CO]**

Mark Marlowe, Director of Castle Rock Water, presented the item.

Councilmember Dietz confirmed an Infiltration Gallery are pipes underneath the sand of the creek that have slots that allow just the water in.

Councilmember Davis inquired about the design that filters out debris.

No public comment.

Moved by Councilmember Davis, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2025-073 as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

[RES 2025-074](#) **Resolution Approving a Services Agreement with W. W. Wheeler & Associates, Inc. for the Platte Valley Water Partnership Water Court Case**

Mark Marlowe, Director of Castle Rock Water, presented the item.

Mayor Pro Tem Cavey confirmed we will not be damaging agriculture. Marlowe stated it will benefit the agriculture in that area. Cavey inquired who the opposers are. Marlowe sometimes they oppose to monitor the case and that the water law is properly interpreted and applied, so the are not necessarily trying to stop it.

Citizens that addressed Council:

David Hammelman member of the Water Commission, stated major decisions were made years ago that led to the independence the Town has.

Mayor Gray spoke in favor and stated it is a big project that will impact Castle Rock and farmers in a positive way.

Councilmember Dietz appreciated the clarification on opposers

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Approve Resolution RES 2025-074 as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

RECESS TO EXECUTIVE SESSION

Mayor Pro Tem Cavey inquired if we should continue the evaluations without Councilmember Bracken.

Mayor Gray feels they should proceed.

[EXEC 2025-003](#)

Executive Session: Town Manager and Town Attorney Annual Performance Evaluations (Continued from June 3, 2025 Town Council Meeting)

Moved by Mayor Gray, seconded by Mayor Pro Tem Cavey, to Approve Recess to Executive Session EXEC 2025-003 as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

COUNCIL COMMENTS

[EXEC 2025-004](#)

Executive Session Report: June 17, 2025 - Town Manager and Town Attorney Annual Performance Evaluations

Mayor Gray read the report from the Executive Session.

No objection to the record.

Moved by Mayor Gray, Seconded by Mayor Pro Tem Cavey to award the Town Attorney a salary of \$250,000 effective July 3, 2025.

Council approved unanimously.

Moved by Mayor Gray, Seconded by Mayor Pro Tem Cavey to award the Town Manager a salary of \$277,000 effective June 1, 2025.

Council approved unanimously.

ADJOURN

Submitted by Lisa Anderson, Town Clerk

**Moved by Mayor Pro Tem Cavey, seconded by Councilmember Davis, to Adjourn.
The motion passed by a vote of:**

Yes: 6 - Cavey, Hollingshead, Davis, Brooks, Dietz, Gray



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 10. **File #:** RES 2025-076

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
BrieAnna Simon, Senior Planner, Development Services Department

Resolution Approving a Site Development Plan for a Residential Development within the Alexander Way Planned Development (Soleana) [77.96 Acres, located north of Alexander Place and west of Collins Street]

Executive Summary

Alexander Investors, LLC is seeking approval of a residential Site Development Plan (SDP) called Soleana (Attachment B). The development site is 77.96 acres. It is located north of Alexander Place and west of Collins Street (Figure 1 and Attachment A).

The SDP proposes 55 single-family detached residential units and 22 live/work units for a total of 77 residential units. A total of 34.53 acres of public and private open space is proposed. The site plan also includes offsite improvements on a portion of a 7.147 acre property located at 379 Alexander Place and known as Lot 4, Cooper-Hook/Main Place Filing No. 1 and will accommodate regional stormwater detention facilities. Trail improvements will also be provided on the southern property line of Soleana on a 1.154 acre property owned by the Town of Castle Rock.

The proposed SDP meets the applicable development standards of the Alexander Way - Planned Development Plan and Zoning Regulations. No outstanding staff or external comments remain. Staff is recommending approval of the Site Development Plan, as proposed.

Planning Commission Recommendation

The Planning Commission voted 5 to 0 to recommend approval to Town Council of the Soleana Site Development Plan at a public hearing held on June 12, 2025.

Budget Impact

Development of the property will generate review, development impact and use tax fees typical for a residential development.

Item #: 10. **File #:** RES 2025-076

Recommendation

Planning Commission voted - 5 to 0 to recommend to Town Council approval of the Site Development Plan, as proposed.

Proposed Motion

Option 1: Approval

"I move to approve the Resolution, as introduced by title."

Option 2: Approval with Conditions

"I move to approve the Resolution, with the following conditions:" [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], at [time]."

Attachments

- Attachment A: Vicinity Map
- Attachment B: Site Development Plan
- Attachment C: Planned Development Plan and Zoning Regulations
- Attachment D: Traffic Conformance Letter
- Attachment E: Public Comment



Meeting Date: July 1, 2025

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
BrieAnna Simon, Senior Planner, Development Services Department

Title: Soleana Site Development Plan
[77.96 Acres, located north of Alexander Place and west of Collins Street]

Executive Summary

Alexander Investors, LLC is seeking approval of a residential Site Development Plan (SDP) called Soleana (Attachment B). The development site is 77.96 acres. It is located north of Alexander Place and west of Collins Street (Figure 1 and Attachment A).

The SDP proposes 55 single-family detached residential units and 22 live/work units for a total of 77 residential units. A total of 34.53 acres of public and private open space is proposed. The site plan also includes offsite improvements on a portion of a 7.147 acre property located at 379 Alexander Place and known as Lot 4, Cooper-Hook/Main Place Filing No. 1 and will accommodate regional stormwater detention facilities. Trail improvements will also be provided on the southern property line of Soleana on a 1.154 acre property owned by the Town of Castle Rock.

The proposed SDP meets the applicable development standards of the Alexander Way – Planned Development Plan and Zoning Regulations. No outstanding staff or external comments remain. Staff is recommending approval of the Site Development Plan, as proposed.



Figure 1: Vicinity Map

Planning Commission Recommendation

The Planning Commission voted 5 to 0 to recommend approval to Town Council of the Soleana Site Development Plan at a public hearing held on June 12, 2025.

Background

Surrounding Zoning and Uses

The property is bordered by the Town on the south and east, by unincorporated Douglas County to the north and by both the Town and unincorporated Douglas County to the west. To the north, the property is bordered by two properties in unincorporated Douglas County, one of which is zoned A1 – Agricultural One and the other Rural Residential. On the west, the property is bordered by the Silver Heights single family residential subdivision in unincorporated Douglas County at the northern section of the property and a property within the Town on the southern portion of the property, known as the Cooper Hook PD. The Cooper Hook PD, a Planned Development allows for a variety of commercial uses and open space. To the south, the property is bordered by Town property and the Cooper Hook PD once again. To the east, the property is bordered by Town property known as Diamond Ridge Estates PD. The Diamond Ridge Estates PD is Planned Development that allows for single family residential.

Existing Conditions

A Land Suitability Analysis (LSAR) was provided as part of the application submission which assessed the site's existing topography, vegetation, geology, wildlife habitat, soils, and wildfire mitigation and rock outcroppings. The LSAR concluded that the site is suitable for development as proposed.

The site generally slopes west-northwest with a steep incline leading up to a ridge that runs along the site's eastern boundary. There are several gully features that run perpendicular to the eastern ridge in the center of the site.

Vegetation on the property includes stands of native Gambel Oak along the eastern portion of the property. There are scattered evergreen trees located among the Gambel Oak. The western portion of the property is covered with grass and trees.

A variety of wildlife can be found on the property, most notably small to mid-sized mammals, song birds, and raptors. Big game species such as elk, deer, bear, and mountain line have also been present on the property at times.

Zoning Regulations

The property is zoned as the Alexander Way – Planned Development Plan and Zoning Regulations. On November 21, 2023, Town Council approved an annexation of 73.76 acres, along with a zoning which included a 4.2 acre parcel already within the Town that was incorporated into the Planned Development. The Planned Development consists of three use areas; single family detached residential, live work, and dedicated open space. The proposed zoning would allow a total of 77 single-family detached and attached dwelling units, at a gross density of 0.987 du/ac.

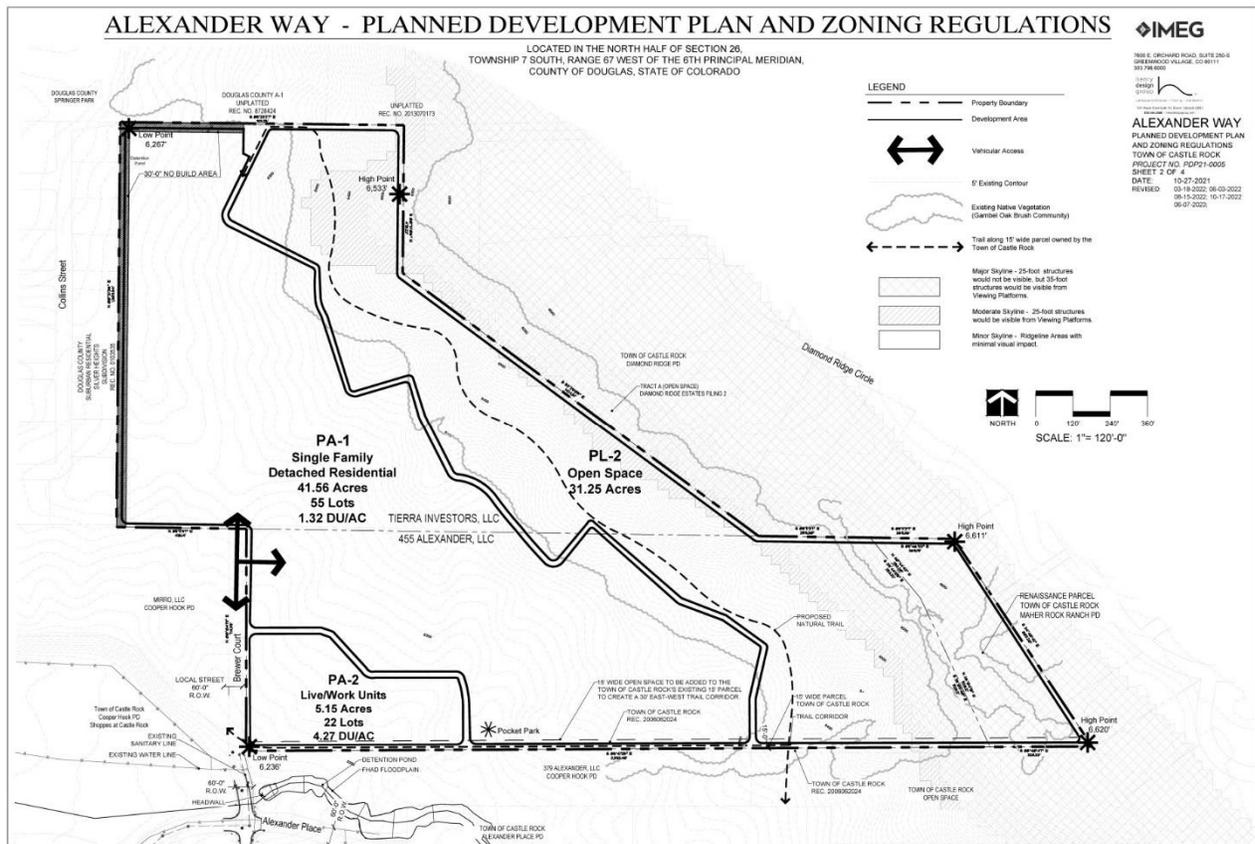


Figure 2: Alexander Way – Planned Development Plan and Zoning Regulations

Discussion

Site Design

The proposed Site Development Plan (SDP) includes a total of 77 residential units, consisting of 55 single-family detached homes and 22 live/work units. The plan also incorporates approximately 34.53 acres of combined public and private open space throughout the development.

Primary access to the site is provided via one driveway connection from Brewer Ct. A future access connection will be provided from Luminara Court into the future development known as Lot 4, Cooper-Hook/Main Place Filing No. 1.

The development is organized into two distinct residential planning areas. The first planning area is designated for 55 single-family detached homes (shown in orange below) generally on lots of a half acre or larger while the remaining area is planned for 22 live/work homes (shown in yellow below) on smaller lots. The live work use area allows a mixture of attached single family dwelling units and detached dwelling units. The intent of the live work use area is to provide complementary work uses that are conducted entirely within the dwelling units. The uses can only be conducted by the residents of the dwelling units and there can be no more than five non-resident employees.

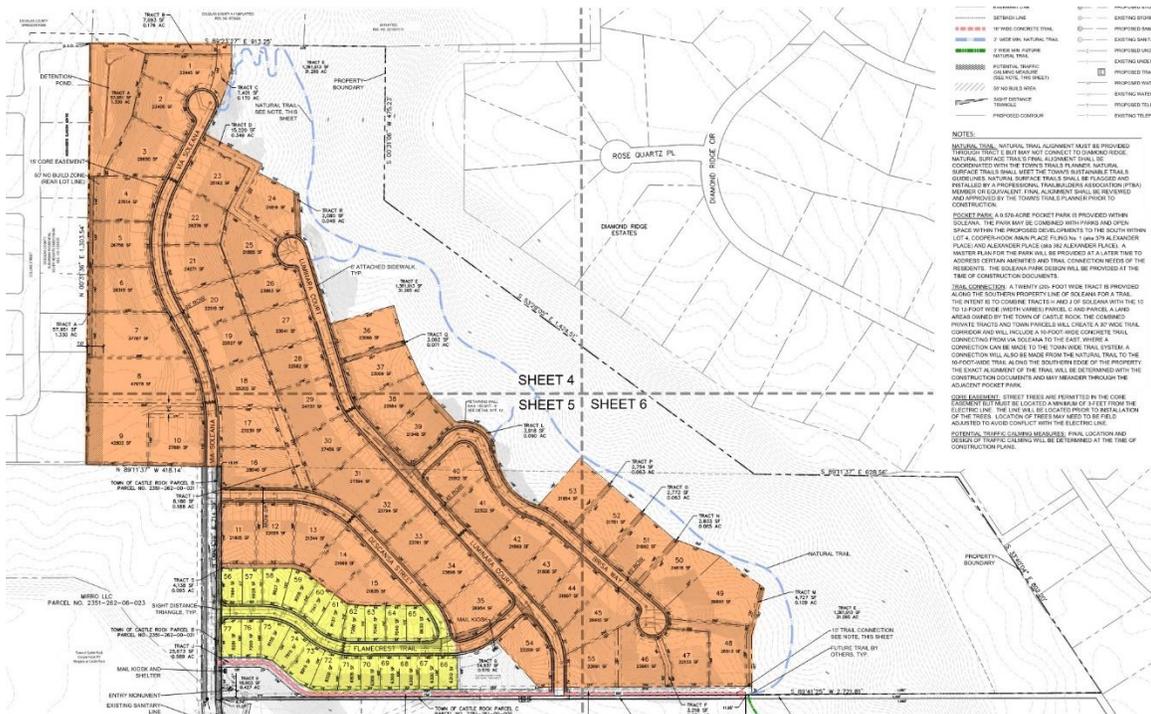


Figure 3: Residential Use Areas (Orange - Single Family Detached, Yellow – Live/Work Homes)

A significant portion of the proposed open space is located along the eastern edge of the site, adjacent to the protected ridgeline area. Additional open space tracts for landscaping and stormwater management are distributed throughout the development. A future pocket park is

proposed along the southern border to be developed in conjunction with the future development known as Lot 4, Cooper-Hook/Main Place Filing No. 1.

Development Standards

The proposed Site Development Plan has been designed in accordance with the development standards outlined in the Alexander Way – Planned Development Plan and applicable Zoning Regulations. The plan includes a total of 77 residential units, which meets the maximum number of units permitted under the PD. Additionally, the project proposes approximately 34.53 acres of open space, exceeding the minimum requirement of 31.25 acres. All proposed setbacks and building heights are consistent with the standards established in the zoning and planned development framework.

The proposed landscaping meets the requirements of the Town’s landscape and irrigation regulations. The front and back yard landscape and irrigation must be designed by the homebuilder as part of the construction process and must be installed by the builder. No irrigated turf is permitted in the front yards. The front yard landscape shall utilize a ColoradoScape design and must achieve a minimum of 75% plant coverage at maturity (3 years). Irrigated turf in the back yard is allowed to a maximum of 500 square feet, regardless of the lot size.

Skyline / Ridgeline Protections

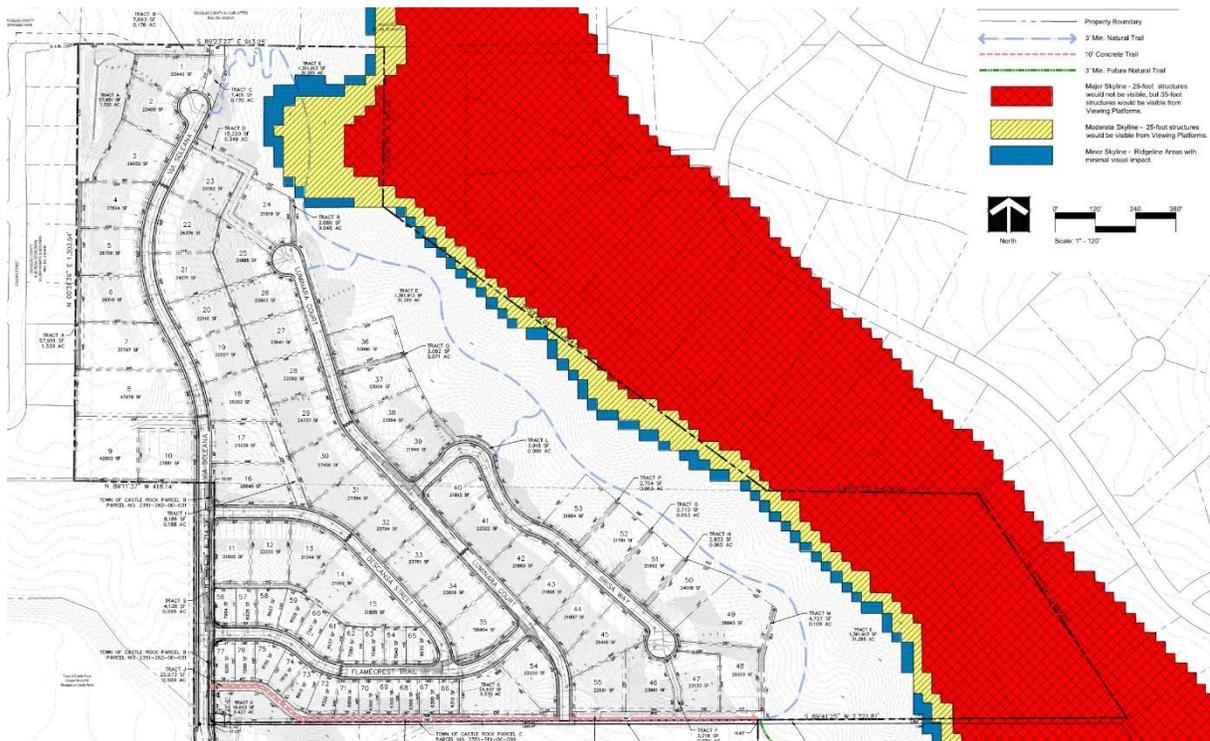


Figure 4: Skyline-Ridgeline Map

In 1999, the Town adopted Chapter 17.48 Skyline/Ridgeline Protection Regulations of the Castle Rock Municipal Code. The regulations place restrictions on the siting of structures in visually

significant areas and provide mitigation of the visual impact of such development. The Soleana SDP is impacted by these regulations as depicted in Figure 4. Two types of visually significant areas were delineated; skylines and ridgelines. They were further broken into levels of impact. The proposed development does not have any homes proposed in these areas, and has instead located the major, moderate and minor skyline area within the proposed dedicated open space area.

Interface Regulations

The Alexander Way – Planned Development Plan and Zoning Regulations intentionally mixes single family detached and paired homes, therefore the Dissimilar Residential Interface Regulations do not apply within or between planning areas in the Alexander Way – Planned Development Plan and Zoning Regulations. Planning Area 2 does allow for paired homes and is adjacent to the remaining portion of the Alexander Way – Planned Development Plan which allows for single family residential. However, this does not exclude any Dissimilar Residential Interface Regulations to future adjacent development to the south. The property is not subject to the Residential/Non-Residential Interface as the property is not adjacent to any commercially zoned properties.

Open Space and Public Land Dedication

Parks staff has reviewed the SDP and finds that it is in compliance with the zoning. The development is dedicating to the Town Tract E, which is 31.265 Acres, for dedicated open space. Within this tract a natural surface trail will be built by the developer which will connect to future developments to the south of this project. The developer will also be installing a 10' wide concrete trail along the southern boundary which will connect to the natural surface trail. Upon completion of these improvements, the HOA or Metro District will maintain these Town owned parcels and improvements. Additionally, a slope easement will be established at the time of Plat for grading that is proposed on the Town property for the maintenance of those graded slopes by the HOA or Metro District. Streetscape landscaping and other developer installed landscaping that is installed on Town property or within ROW will also be maintained by the HOA or Metro District. Public Land Dedication (PLD) is also required with this development and will be met through cash-in-lieu at the time of Plat.



Figure 5: Proposed Open Space (Dark Green - Town Owned, Light Green – Pocket Park)

Traffic Impact Analysis and Mitigation

Public Works transportation staff reviewed the traffic conformance letter from SM ROCHA, LLC based on the November 2022 updated traffic impact study (TIS) that was prepared for the Alexander Way (Soleana) Residential development.

The Alexander Way (Soleana) Residential TIS modeled development of residential land uses consisting of single family detached homes and single family attached homes, consistent with the proposed Site Development Plan.

- Soleana is expected to contribute less than 1% of the total traffic at the intersection of Founders with I-25 in 2041.
- Soleana is expected to contribute 7% of the total traffic at the intersection of Alexander Place and Allen Street in 2041.
- Development traffic is not expected to change AM peak levels of service.

The proposed development is in compliance with the Alexander Way (Soleana) Residential TIS dated November 2022, and all recommendations presented in that study remain valid.

Water Resources

Municipal water service will be provided to the Soleana development by Castle Rock Water.

Utilities and Drainage

Castle Rock Water staff has reviewed and approved the SDP, the Utility Report and the Drainage Report. The developer is obligated to design and construct the necessary water, wastewater, storm sewer and drainage facilities necessary to serve this development.

Fire

The Town's applicable fire requirements set forth in the Town of Castle Rock Municipal Code apply to the development of this neighborhood. Fire staff has reviewed and approved the Site Development Plan, satisfied with the accessibility to the streets and homes. All homes will be sprinklered in the development, unless the developer establishes a secondary fire/emergency access point to the north. If the developer chooses to establish the secondary fire/emergency access point, then future homes in this area do not need to be sprinklered.

Water Conservation and Landscaping

Staff has reviewed and approved the landscape plan detailed in the Site Development Plan. The implementation of ColoradoScape methods is required for Soleana. Specially, no irrigated turf is permitted in the front yards of single-family lots, and is limited to 500 square feet in the rear yards. Plant selection meets the Town Landscape regulations for low-water use species.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on Brewer Court right-of-way and the western property boundary. Additionally, written notices were sent to property owners within 1,500 feet, and Homeowner Associations (HOA) within ½ mile of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

The first two neighborhood meetings were noticed at 500 feet per the Town's noticing requirements at that time. The final neighborhood meeting, Planning Commission and Town Council hearings have all been noticed at the increased 1,500 ft noticing distance as described above.

Neighborhood Meetings

The applicant has conducted a total of three neighborhood meetings for the Site Development Plan.

The first neighborhood meeting was held on April 12, 2023 in a hybrid format with the in-person portion held at the Castle Rock library. Approximately 5 people attended the meeting. Questions regarding potential landscaping along the eastern boundary of the property were asked and discussed. General concerns on overall growth in the Town were raised.

The second neighborhood meeting was held on April 30, 2024 in a hybrid format with the in-person portion held at the Castle Rock library. Approximately 5 people attended the meeting.

Concerns and questions that were raised by attendees included information on the existing power lines and a visual buffer between the existing Silver Heights neighborhood and the proposed homes.

The third neighborhood meeting was held on June 10, 2025 in a hybrid format at the Cantrell School. Approximately 14 people attended the meeting. Concerns and questions that were raised by attendees included information on the secondary fire access to the north, off site traffic impacts, detention pond locations, and project timing.

External Referrals

External referrals were sent to local service providers, Douglas County agencies, and jurisdictional partners, such as the Colorado Geological Survey. There are no outstanding external referral comments.

Analysis

This staff analysis takes into account the representations made in the Site Development Plan land use application, technical reports and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements.

1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

Analysis: The proposed SDP meets this criterion. It conforms to the Town's Vision and Comprehensive Master Plan in terms of developing housing stock, preserving open space and conserving natural resources. The SDP also complies with Alexander Way – Planned Development Plan and Zoning Regulations, as detailed in the body of this report. Lastly, through the review of the proposal, staff has confirmed that the SDP meets the standards of

the Town's Municipal Code and related technical criteria for development. No intergovernmental agreements or zoning overlays apply to this development.

B. Site Layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP generally meets this criterion. As discussed earlier, the Interface Regulations do not apply to this SDP. Internal streets are designed to provide safe and efficient pedestrian and vehicle circulation, and emergency vehicle access. The required two spaces per dwelling unit is accounted for. Evergreen and deciduous tree planting throughout the development will line sidewalks and provide additional natural screening. Irrigated turf is restricted in compliance with the Town's Landscape and Irrigation requirements.

C. Circulation and Connectivity.

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets this criterion. Public Works and Fire staff have reviewed and approved the SDP and supporting documents for compliance with technical criteria and Fire regulations. Roadways, public sidewalks and internal concrete trails will provide for safe and convenient connectivity within and outside of the neighborhood.

D. Services Phasing and Off-site Impact.

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater and drainage facilities to serve the development. Sufficient water resources to serve this level of development will be dedicated prior to the approval and recording of the plat associated with this site plan. Trail systems and connection with future development surrounding Soleana is included in the SDP.

E. Open Space, Public Lands and Recreation Amenities.

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

Analysis: The proposed SDP meets this criterion. The proposed trails system, open space acreage, and preservation of significant natural features, specifically the prominent ridgeline on the east of the property has been detailed in the body of this report.

Budget Impact

Development of the property will generate review, development impact and use tax fees typical for a residential development.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed Site Development Plan for Soleana:

- Conforms to and advances the objectives of the Town Vision and the Comprehensive Master Plan.
- Meets the requirement of the Castle Rock Municipal Code, Chapter 17.38 – Site Development Plan.
- Meets the requirements of the Alexander Way – Planned Development Plan and Zoning Regulations.

Recommendation

Planning Commission voted – 5 to 0 to recommend to Town Council approval of the Site Development Plan, as proposed.

Proposed Motion

Option 1: Approval

“I move to approve the Resolution, as introduced by title.”

Option 2: Approval with Conditions

“I move to approve the Resolution, with the following conditions:” [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Town Council meeting on [date], at [time].”

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan

Attachment C: Planned Development Plan and Zoning Regulations

Attachment D: Traffic Conformance Letter

Attachment E: Public Comment

RESOLUTION NO. 2025-076

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
RESIDENTIAL DEVELOPMENT WITHIN THE ALEXANDER WAY
PLANNED DEVELOPMENT
(Soleana)**

WHEREAS, Alexander Investors, LLC, has requested approval of the Soleana Site Development Plan (the “Site Development Plan”), which plan consists of 55 single-family detached dwelling units, 22 live/work units, and 34.53 acres of public and private open space within the Alexander Way Planned Development, as well as an offsite stormwater detention facility on the adjacent property directly to the south (Lot 4, Cooper-Hook/Main Place Filing No. 1) (the “Project”); and

WHEREAS, the Project is located on approximately 86.26 acres of property located north of Alexander Place and west of Collins Street; and

WHEREAS, the proposed Site Development Plan meets the applicable development standards of the Alexander Way Planned Development Plan and Zoning Regulations; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code (“CRMC”), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on June 12, 2025, a public hearing was held before the Planning Commission, which voted unanimously to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight’s meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

- (i) The goals and objectives of the Town of Castle Rock’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The development standards set forth in the Alexander Way Planned Development Plan and Zoning Regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040; and
- (iv) The Town of Castle Rock Technical Criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Site Development Plan for the Project is hereby approved in the form presented at tonight's meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 1st day of July, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE AN ENVIRONMENTALLY SENSITIVE RESIDENTIAL NEIGHBORHOOD OF 55 SINGLE-FAMILY LOTS AND 22 LIVE/WORK PAIRED HOMES INCLUDING 40% OPEN SPACE, NATURAL TRAILS, ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS. THE DEVELOPMENT WILL OCCUR IN PLANNING AREAS 1 AND 2 OF THE ALEXANDER WAY PRELIMINARY PD PLAN.

BENCHMARK

DOUGLAS COUNTY SURVEY CONTROL POINT #2020020 ELEVATION: 6,252.07 ON NAVD 88 DATUM

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING SAID NORTH LINE TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25" WC LS 13155".

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ALEXANDER WAY DEVELOPMENT AGREEMENT, RECORDED ON THE 4th DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024054268. 77 SFEs WILL BE DEDUCTED FOR RESIDENTIAL USE AND 1.67 SFEs WILL BE DEDUCTED FOR IRRIGATION.

LEGAL DESCRIPTIONS

SOLEANA PARCEL:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25" WC LS 13155"; THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES: 1) SOUTH 00°31'06"WEST, 475.23 FEET; 2) SOUTH 53°29'05"EAST, 1424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935" AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, ALSO BEING THE SOUTH LINE OF SAID TRACT A, AND THE SOUTH LINE OF TRACT F OF DIAMOND RIDGE ESTATES FILING ONE, ACCORDING TO THE RECORDED PLAT THEREOF, SOUTH 89°11'37"EAST, 628.56 FEET TO SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID DIAMOND RIDGE ESTATES FILING ONE, SOUTH 33°40'04"EAST, 802.20 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2021068531; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077, SOUTH 89°41'25"WEST, 2721.81 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19"EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION; THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37"WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, NORTH 00°31'36"EAST, 1303.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 77.96 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, MICHAEL C. CREGGER, PROFESSIONAL LAND SURVEYOR, COLORADO REGISTRATION NO. 22564 FOR AND ON BEHALF OF IMEG CONSULTANTS CORP ON APRIL 4, 2024.

COOPER-HOOK / MAIN PLACE SUBDIVISION

LOT 4, COOPER-HOOK / MAIN PLACE FILING NO. 1.

(PROJECT ORIENTATION IS BASED ON THE NORTH LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR S 89 DEGREES, 23', 26" EAST.

PARCEL A:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", COOPER-HOOK/MAIN PLACE FILING NO. 1, SAID CORNER LYING NORTH 79 DEGREES 23 MINUTES 28 SECONDS EAST 3383.7 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26; THENCE NORTH 00 DEGREES 01 MINUTES 59 SECONDS EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT "A", DISTANCE OF 11.95 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST A DISTANCE OF 1100.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 1, DIAMOND RIDGE ESTATES FILING NO. 1; THENCE SOUTH 33 DEGREES 21 MINUTES 04 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 365.78 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS WEST A DISTANCE OF 30.52 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 32 DEGREES 51 MINUTES 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 345.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG THE NORTH OF SAID TRACT "A", A DISTANCE OF 1083.17 FEET TO THE POINT OF BEGINNING.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEARS NORTH 00 DEGREES 23 MINUTES 25 SECONDS EAST AS REFERENCED ON THE RECORDED PLAT OF COOPER-HOOK/MAIN PLACE FILING NO. 1 AND AS BOUNDED ON THE NORTH BY A FOUND 2" ALUMINUM CAP LS 27011 AND ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP LS 14166.

PARCEL B:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BREWER COURT AS DEDICATED BY THE PLAT OF COOPER-HOOK/MAIN PLACE FILING NO.1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 4, SAID COOPER-HOOK/MAIN PLACE FILING NO. 1; THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.27 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.41 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 44 SECONDS EAST A DISTANCE OF 15.15 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 07 SECONDS WEST A DISTANCE OF 721.15 FEET TO THE POINT OF BEGINNING. THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26 TOWNSHIP 7, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEARS NORTH 00 DEGREES 23 MINUTES 25 SECONDS EAST AS REFERENCED ON THE RECORDED PLAT OF COOPER-HOOK/MAIN PLACE FILING NO. 1 AND AS BOUNDED ON THE NORTH BY A FOUND 2" ALUMINUM CAP LS 27011 AND ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP LS 14166.

PARCEL C:

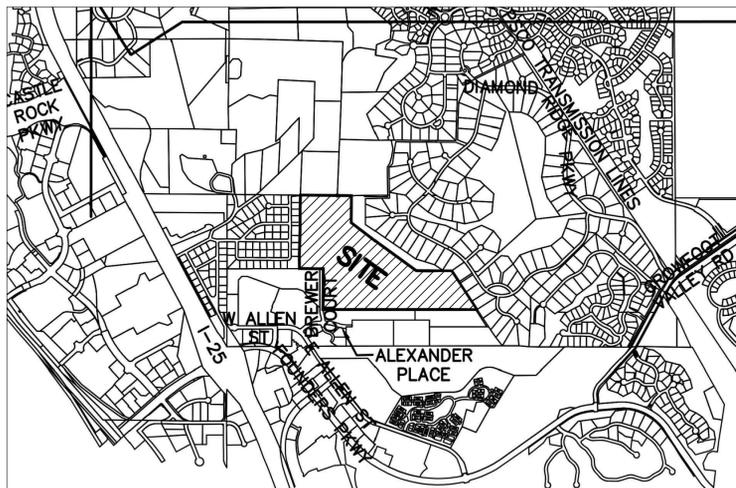
THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, COOPER-HOOK/MAIN PLACE FILING NO. 1, SAID CORNER LYING NORTH 89 DEGREES 48 MINUTES 01 SECONDS EAST, 1816. 25 FEET DISTANCE FROM THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26; THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4, A DISTANCE OF 6.74 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST A DISTANCE OF 1621.42 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 59 SECONDS WEST A DISTANCE OF 11.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 1621.47 FEET TO THE POINT OF BEGINNING.

THE BEARING USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEARS NORTH 00 DEGREES 23 MINUTES 25 SECONDS EAST AS REFERENCED ON THE RECORDED PLAT OF COOPER-HOOK/MAIN PLACE FILING NO. 1 AND AS BOUNDED ON THE NORTH BY A FOUND 2" ALUMINUM CAP LS 27011 AND ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP LS 14166.

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2,000'



PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON ____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, RICK A. ROME, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

DATE _____ RICK A. ROME
COLORADO PROFESSIONAL ENGINEER
COLORADO REGISTRATION NO. 35103
FOR AND BEHALF OF IMEG CONSULTANTS CORP

SURVEYORS CERTIFICATE

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THE LEGAL DESCRIPTION SHOWN HEREON.

DATE _____ MICHAEL C. CREGGER
COLORADO PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND BEHALF OF IMEG CONSULTANTS CORP

TITLE CERTIFICATION

I, _____ AN AUTHORIZED REPRESENTATIVE OF

_____ A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____

BY: _____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

TOWN OF CASTLE ROCK OWNERSHIP BLOCK (AS TO PARCEL A, B AND C)

THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____ MAYOR

ATTEST:

TOWN CLERK _____

SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____

20__ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATE (AS TO SOLEANA PARCEL)

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

ALEXANDER INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY _____ AUTHORIZED SIGNATORY FOR ALEXANDER INVESTORS, LLC

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____

20__ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATE (AS TO LOT 4, COOPER-HOOK / MAIN PLACE FILING NO. 1)

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

379 ALEXANDER, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY _____ AUTHORIZED SIGNATORY FOR 379 ALEXANDER, LLC

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____

20__ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

No.	Rev. Date	Revision Type
1	07/02/24	SITE DEVELOPMENT PLAN
2	09/23/24	SITE DEVELOPMENT PLAN
3	12/13/24	SITE DEVELOPMENT PLAN
4	03/13/25	SITE DEVELOPMENT PLAN
5	04/28/25	SITE DEVELOPMENT PLAN
6	06/25/25	SITE DEVELOPMENT PLAN

Designed By: AS	Date: 02/28/2024	Sheet:
Prepared By: AR		Job No.:
Checked By: KZH		

Location: TOWN OF CASTLE ROCK, COLORADO
 Plan Set: SITE DEVELOPMENT PLAN
 Sheet Name: COVER SHEET



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SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- THIS SITE IS ZONED ALEXANDER WAY - PLANNED DEVELOPMENT, RECORDED DECEMBER 12, 2024 WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEIPTION NO. 2024054222.
- THE FHAD ASSOCIATED WITH THE TOWN'S TRIBUTARY C OF PLUM CREEK IS LOCATED OFFSITE TO THE SOUTH OF SOLEANA.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR METRO DISTRICT AS APPLICABLE.
- THERE ARE NO LOTS WITHIN 300 FEET OF A FEMA DEDICATED FLOODPLAIN. THE SITE IS NOT ON OR ADJACENT TO CRITICAL HABITAT FOR PREBLE'S MEADOW JUMPING MOUSE AS DESIGNATED WITH THE DEPARTMENT OF INTERIOR FEDERAL REGISTER PUBLIC BY THE FISH AND WILDLIFE SERVICE.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS, HOMEOWNERS' ASSOCIATION, OR METRO DISTRICT, AS APPLICABLE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. STREETScape LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY AND THAT WHICH IS INSTALLED OUTSIDE OF RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. SHOULD STREETScape OR OTHER SDP APPROVED LANDSCAPING BE INSTALLED ON TOWN OWNED LANDS, THE METRO DISTRICT, HOA, OR PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE, AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY MATERIAL CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE A SDP AMENDMENT UNLESS THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.

- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- ANY STREET SIGNS, STRIPING, STREETLIGHTS, AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS, AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY," AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH THE PLAT OF SEPARATE DOCUMENT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE A FIVE (5) FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM WASTEWATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS, AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURE PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS, AND LANDSCAPE SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT THE MAINTENANCE MAY BE PERFORMED. THE OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS, HOMEOWNERS' ASSOCIATION, OR METRO DISTRICT, AS APPLICABLE OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.
- NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.
- A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT THE TIME OF PLAT. IF GRADING OCCURS AFTER PLATTING, A SLOPE EASEMENT WILL BE REQUIRED BY A SEPARATE DOCUMENT.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES, AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY A METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET-6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER-CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3) INCHES WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50) FEET APART AND WITHIN FIVE (5) FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.
- SOLEANA WILL COMPLY WITH ALL TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS. ALL HOMES SHALL HAVE FIRE SAFETY SPRINKLERS AS DETERMINED BY CASTLE ROCK FIRE AT THE TIME OF BUILDING PERMIT. A SITE DEVELOPMENT PLAN AMENDMENT WILL BE REQUIRED SHOWING A SECONDARY ACCESS POINT OR EMERGENCY VEHICLE ONLY ACCESS (EVA) DESIGNED TO TOWN OF CASTLE ROCK SPECIFICATIONS TO REMOVE THE FIRE SAFETY SPRINKLER REQUIREMENT.

ZONING COMPARISON CHART

ZONING	SOLEANA (ALEXANDER WAY PRELIMINARY PD PLAN)				COOPER-HOOK PD INTEGRATED BUSINESS PRELIMINARY PD SITE PLAN	
	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT	PROVIDED (SDP)
PLANNING AREA (PA)	PA 1		PA 2		PL 2	
ACREAGE	41.56	41.545	5.150	5.150	31.25	31.265
PERMITTED USES	SINGLE-FAMILY DETACHED RESIDENCES, GARAGES AND ACCESSORY STRUCTURES	55 SINGLE-FAMILY DETACHED RESIDENCES, GARAGES AND ACCESSORY STRUCTURES	PAIRED LIVE/WORK UNITS; SINGLE-FAMILY DETACHED RESIDENCES, GARAGES	PAIRED LIVE/WORK UNITS; SINGLE FAMILY DETACHED RESIDENCES; GARAGES	PUBLIC LAND/OPEN SPACE	PUBLIC LAND/OPEN SPACE
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)	1.32 DU/AC	1.32 DU/AC	4.27 DU/AC	4.27 DU/AC		N/A
MINIMUM LOT SIZE	21,780 SF	21,802 SF	5,000 SF FOR SFD AND 1,800 SF FOR AN ATTACHED UNIT	6,300 SF FOR SFD AND ATTACHED UNIT		N/A
MAXIMUM UNITS	55	55	22	22		N/A
MAXIMUM BUILDING HEIGHTS	35-FEET	35-FEET	35-FEET	35-FEET		N/A
MINIMUM SETBACKS (FEET) (1)						N/A
FRONT TO GARAGE	25-FEET	25-FEET	20-FEET	20-FEET		N/A
FRONT TO SIDE GARAGE	7.5-FEET	7.5-FEET	10-FEET	10-FEET		N/A
FRONT TO LIVING AREA	20-FEET	20-FEET	15-FEET	15-FEET		N/A
REAR TO STRUCTURE	25-FEET	25-FEET	15-FEET	15-FEET		N/A
REAR TO STRUCTURE - ALLEY LOADED	NA	NA	6-FEET	6-FEET	NA	NA
SIDE INTERIOR LOT TO STRUCTURE	7.5-FEET	7.5-FEET	SFD: 5- FEET ATTACHED UNIT; 5- FEET EXTERIOR SIDE, 0- FEET ATTACHED SIDE	SFD: 5- FEET ATTACHED UNIT; 5- FEET EXTERIOR SIDE, 0- FEET ATTACHED SIDE		N/A
SIDE TO STREET	10-FEET	10-FEET	10-FEET	10-FEET		N/A
MINIMUM PARKING	2-CAR GARAGE FOR EACH SINGLE-FAMILY DETACHED	2-CAR GARAGE FOR EACH SINGLE-FAMILY DETACHED	2 SPACES IN AN ATTACHED GARAGE AND AN ADDITIONAL 2 GUEST SPACES FOR VISITORS FOR LW; 2 SPACES FOR EACH SINGLE-FAMILY DETACHED (2)	2 SPACES IN AN ATTACHED GARAGE AND AN ADDITIONAL 2 GUEST SPACES FOR VISITORS FOR LW; 2 SPACES FOR EACH SINGLE-FAMILY DETACHED (2)		N/A

- A 50-FOOT WIDE "NO-BUILD" ZONE ON A REAR LOT LINE SHALL BE PROVIDED ON LOTS ADJACENT TO THE SILVER HEIGHTS SUBDIVISION AND ALONG THE NORTHERN PROPERTY LINE WHERE ADJACENT TO DOUGLAS COUNTY UNPLATTED. NO PRIMARY STRUCTURE OR ACCESSORY STRUCTURES ARE PERMITTED IN THE "NO-BUILD" ZONES SHALL SATISFY SETBACK REQUIREMENTS.
- THE ADDITIONAL TWO (2) GUEST SPACES FOR VISITORS MAY BE INCLUDED IN THE TANDEM DRIVEWAY OR ON PUBLIC STREETS.
- IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.
-

TRACT SUMMARY

TRACT	SF	ACRES	USE	OWNERSHIP	MAINTANANCE
A	57,951	1.330	DRAINAGE/PRIVATE OPEN SPACE	HOA/METRO DIST	HOA/METRO DIST
B	7,693	0.176	ACCESS/UTILITIES	HOA/METRO DIST	HOA/METRO DIST
C (1)	7,401	0.170	RIGHT-OF-WAY (1)	TOWN OF CASTLE ROCK	HOA/METRO DIST
D	15,220	0.349	LANDSCAPE/UTILITIES	HOA/METRO DIST	HOA/METRO DIST
E	1,361,913	31.265	PUBLIC OPEN SPACE (PL)	TOWN OF CASTLE ROCK	HOA/METRO DIST
F	3,218	0.074	UTILITIES	HOA/METRO DIST	HOA/METRO DIST
G	24,837	0.570	PRIVATE OPEN SPACE/POCKET PARK	HOA/METRO DIST	HOA/METRO DIST
H	14,981	0.344	TRAIL	TOWN OF CASTLE ROCK	HOA/METRO DIST
I	8,186	0.188	ACCESS	HOA/METRO DIST	HOA/METRO DIST
J	25,673	0.589	TRAIL	TOWN OF CASTLE ROCK	HOA/METRO DIST
K	18,603	0.427	PRIVATE OPEN SPACE	HOA/METRO DIST	HOA/METRO DIST
L	3,918	0.090	RETAINING WALL	HOA/METRO DIST	HOA/METRO DIST
M	4,727	0.109	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
N	2,833	0.065	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
O	2,773	0.063	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
P	2,754	0.063	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
Q	3,092	0.071	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
R	2,080	0.048	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
S	4,138	0.095	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST

- TRACT C WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS RIGHT-OF-WAY AT TIME OF FINAL PLAT. TRACT C WILL BE MAINTAINED BY THE HOA/METRO DISTRICT UNTIL SUCH TIME THE ROADWAY IS CONSTRUCTED TO THE TOWN OF CASTLE ROCK STANDARDS AND ACCEPTED AS PUBLIC ROADWAY.
- THE SUM OF TRACTS G, H, AND J IS 1.503 ACRES, SATISFYING THE REQUIREMENTS SET FORTH IN SECTION 6.0 A OF THE PLANNED DEVELOPMENT PLAN. THIS SDP WILL SUPERSEDE THE PDP AND ALLOW FOR TRACTS H AND J TO BE PUBLICLY OWNED INSTEAD OF PRIVATE OPEN SPACE AND WILL NOT REQUIRE A PDP AMENDMENT.

Site Utilization Chart

Use Area (as to Soleana Parcel)	Acres	% of Total
Planning Area 1 (PA 1)	41.545	48.2%
Planning Area 2 (PA 2)	5.150	6.0%
Residential Total	46.695	54.2%
Public Open Space (Accounted for in Planning Areas) (1)	(0.933)	(1.1%)
Private Open Space (Accounted for in Planning Areas) (2)	(2.327)	(2.7%)
ROW Dedication (Accounted for in Planning Areas) (3)	(6.33)	(7.3%)
Public Land - 3 (PL2)	31.265	36.2%
Subtotal (as to Soleana Parcel)	77.960	90.4%
Use Area (as to Town Parcel A, B and C)	Acres	% of Total
Parcel A	0.539	0.6%
Parcel B	0.268	0.3%
Parcel C	0.347	0.4%
Subtotal (as to Town Parcel A, B and C)	1.154	1.3%
Use Area (as to Lot 4, Cooper-Hook / Main Place Filing 1)	Acres	% of Total
Lot 4, Cooper-Hook / Main Place Filing No. 1	7.147	8.3%
Subtotal (as to Lot 4, Cooper-Hook / Main Place Filing 1)	7.147	8.3%
Total	86.26	100%

- 0.933 ACRES OF PUBLIC OPEN SPACE IS INCLUDED IN PLANNING AREAS 1 AND 2. TRACTS H AND J WILL REMAIN AS PUBLIC OPEN SPACE IN PERPETUITY.
- 2.327 ACRES OF PRIVATE OPEN SPACE IS INCLUDED IN PLANNING AREAS 1 AND 2. TRACTS A, G, AND K WILL REMAIN AS PRIVATE OPEN SPACE IN PERPETUITY.
- 6.33 ACRES OF ROAD RIGHT-OF-WAY IS ACCOUNTED FOR IN PLANNING AREAS 1 AND 2.

SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

Sheet: 2 of 24

Location: TOWN OF CASTLE ROCK, COLORADO

Plan Set: SITE DEVELOPMENT PLAN

Sheet Name: NOTES AND CHARTS

No. Rev. Date: 1 07/02/24 SITE DEVELOPMENT PLAN

2 08/23/24 SITE DEVELOPMENT PLAN

3 11/13/24 SITE DEVELOPMENT PLAN

4 03/13/25 SITE DEVELOPMENT PLAN

5 04/28/25 SITE DEVELOPMENT PLAN

6 06/25/25 SITE DEVELOPMENT PLAN

Designed By: AS

Prepared By: AR

Checked By: KZH

Revision Type:

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Date: 02/28/2024

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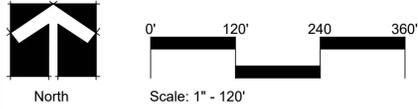
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2 08/23/24 SITE DEVELOPMENT PLAN

3 11/13/24 SITE DEVELOPMENT PLAN

4 03/13/25 SITE DEVELOPMENT PLAN



SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- 10' WIDE CONCRETE TRAIL
- 3' WIDE MIN. NATURAL TRAIL
- 3' WIDE MIN. FUTURE NATURAL TRAIL
- POTENTIAL TRAFFIC CALMING MEASURE (SEE NOTE, THIS SHEET)
- 50' NO BUILD AREA
- SIGHT DISTANCE TRIANGLE
- PROPOSED CONTOUR
- - - EXISTING CONTOUR
- G --- PROPOSED GAS LINE
- G --- EXISTING GAS LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- E --- PROPOSED UNDERGROUND ELECTRIC
- E --- EXISTING UNDERGROUND ELECTRIC
- PROPOSED TRANSFORMER
- W --- PROPOSED WATER LINE
- W --- EXISTING WATER LINE
- T --- PROPOSED TELEPHONE LINE
- T --- EXISTING TELEPHONE LINE

NOTES:

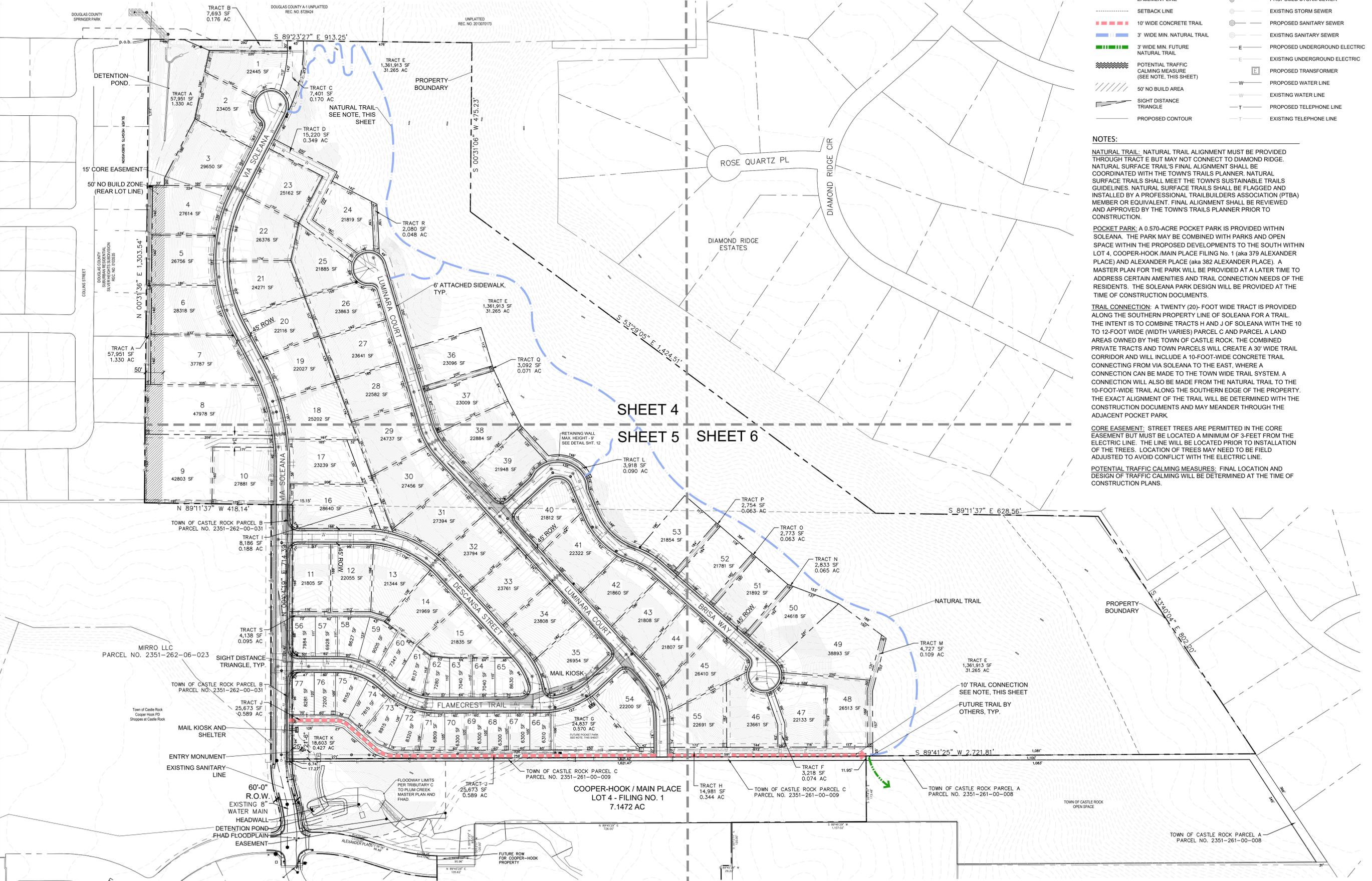
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POCKET PARK: A 0.570-ACRE POCKET PARK IS PROVIDED WITHIN SOLEANA. THE PARK MAY BE COMBINED WITH PARKS AND OPEN SPACE WITHIN THE PROPOSED DEVELOPMENTS TO THE SOUTH WITHIN LOT 4, COOPER-HOOK /MAIN PLACE FILING No. 1 (aka 379 ALEXANDER PLACE) AND ALEXANDER PLACE (aka 382 ALEXANDER PLACE). A MASTER PLAN FOR THE PARK WILL BE PROVIDED AT A LATER TIME TO ADDRESS CERTAIN AMENITIES AND TRAIL CONNECTION NEEDS OF THE RESIDENTS. THE SOLEANA PARK DESIGN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION DOCUMENTS.

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CORE EASEMENT: STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3 FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

POTENTIAL TRAFFIC CALMING MEASURES: FINAL LOCATION AND DESIGN OF TRAFFIC CALMING WILL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS.



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1	07/02/24		SITE DEVELOPMENT PLAN
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3	12/13/24		SITE DEVELOPMENT PLAN
4	03/13/25		SITE DEVELOPMENT PLAN
5	04/28/25		SITE DEVELOPMENT PLAN
6	06/25/25		SITE DEVELOPMENT PLAN

Designed By: AS
Prepared By: AR
Checked By: KZH
Date: 02/28/2024
Sheet:
Job No.:

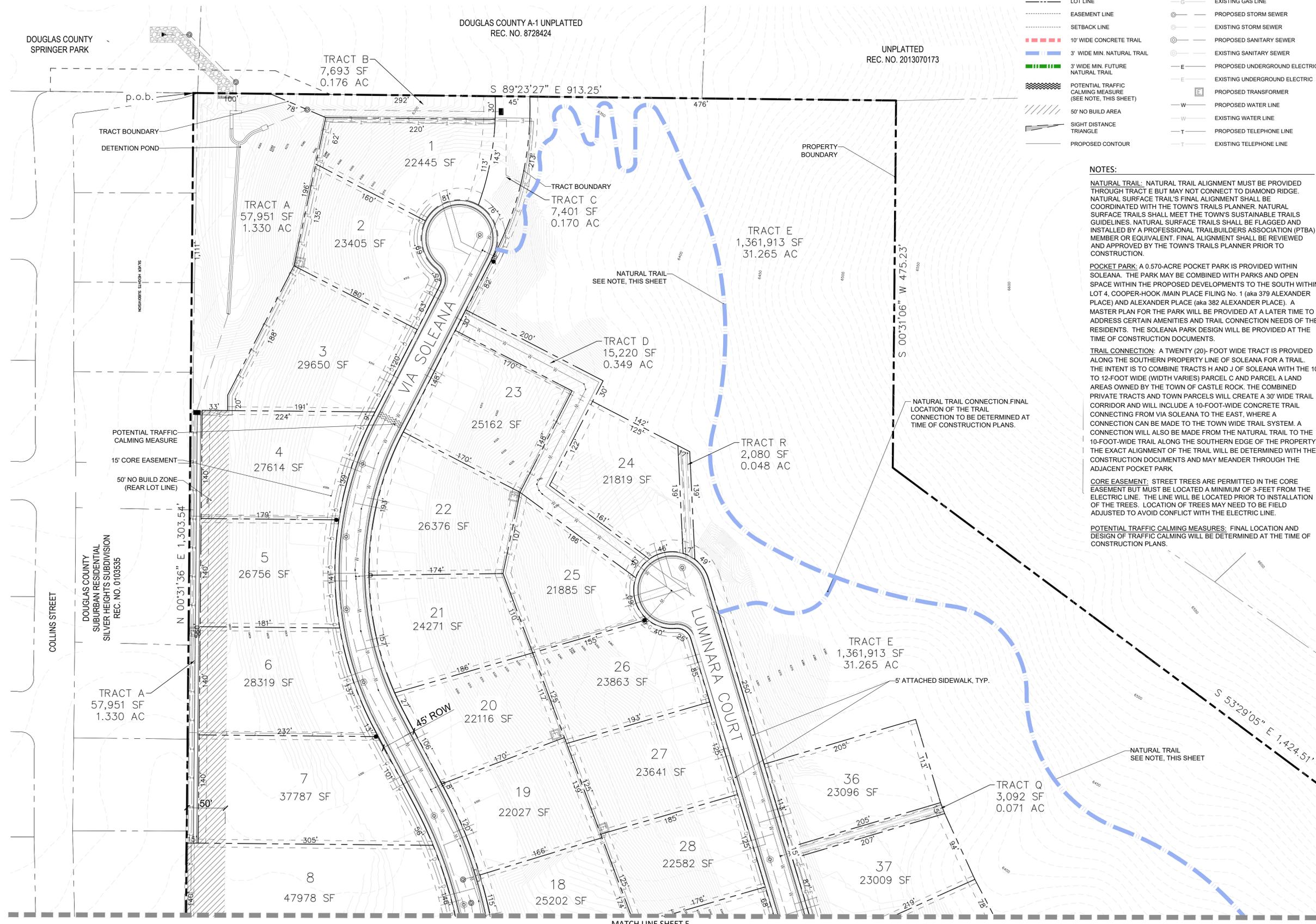
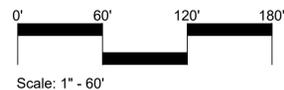
Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: OVERALL SITE PLAN

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



North



LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- 10' WIDE CONCRETE TRAIL
- 3' WIDE MIN. NATURAL TRAIL
- 3' WIDE MIN. FUTURE NATURAL TRAIL
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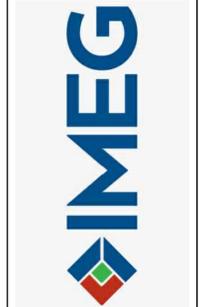
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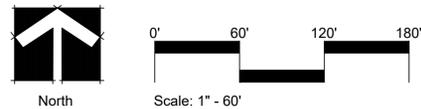
Date: 02/28/2024
Sheet: 4 of 24
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: SITE PLAN

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SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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LEGEND

	PROPERTY LINE		EXISTING CONTOUR
	RIGHT OF WAY LINE		PROPOSED GAS LINE
	LOT LINE		EXISTING GAS LINE
	EASEMENT LINE		PROPOSED STORM SEWER
	SETBACK LINE		EXISTING STORM SEWER
	10' WIDE CONCRETE TRAIL		PROPOSED SANITARY SEWER
	3' WIDE MIN. NATURAL TRAIL		EXISTING SANITARY SEWER
	3' WIDE MIN. FUTURE NATURAL TRAIL		PROPOSED UNDERGROUND ELECTRIC
	POTENTIAL TRAFFIC CALMING MEASURE (SEE NOTE, THIS SHEET)		EXISTING UNDERGROUND ELECTRIC
	50' NO BUILD AREA		PROPOSED TRANSFORMER
	SIGHT DISTANCE TRIANGLE		PROPOSED WATER LINE
	PROPOSED CONTOUR		EXISTING WATER LINE
			PROPOSED TELEPHONE LINE
			EXISTING TELEPHONE LINE

NOTES:

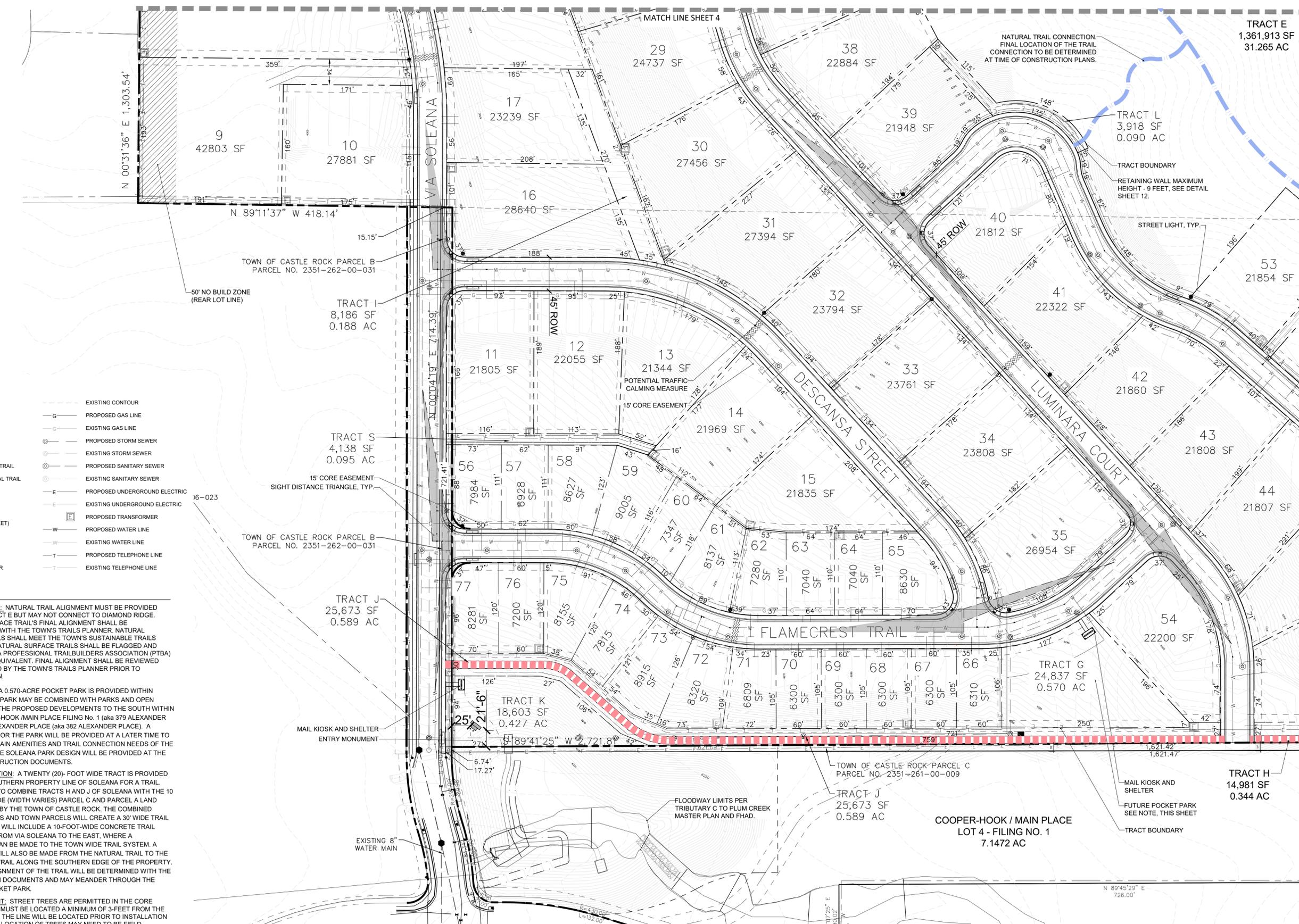
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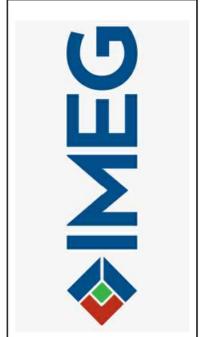
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CORE EASEMENT: STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3-FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

POTENTIAL TRAFFIC CALMING MEASURES: FINAL LOCATION AND DESIGN OF TRAFFIC CALMING WILL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS.



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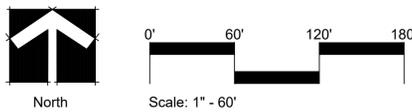
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6	06/25/25		SITE DEVELOPMENT PLAN

Designed By: AS
Prepared By: AR
Checked By: KZH
Date: 02/28/2024
Sheet: 5 of 24
Job No.:

TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SHEET NAME: SITE PLAN
Location:
Plan Set:
Sheet Name:
5 of 24
SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- | | | | |
|--|--|--|-------------------------------|
| | PROPERTY LINE | | EXISTING CONTOUR |
| | RIGHT OF WAY LINE | | PROPOSED GAS LINE |
| | LOT LINE | | EXISTING GAS LINE |
| | EASEMENT LINE | | PROPOSED STORM SEWER |
| | SETBACK LINE | | EXISTING STORM SEWER |
| | 10' WIDE CONCRETE TRAIL | | PROPOSED SANITARY SEWER |
| | 3' WIDE MIN. NATURAL TRAIL | | EXISTING SANITARY SEWER |
| | 3' WIDE MIN. FUTURE NATURAL TRAIL | | PROPOSED UNDERGROUND ELECTRIC |
| | POTENTIAL TRAFFIC CALMING MEASURE (SEE NOTE, THIS SHEET) | | EXISTING UNDERGROUND ELECTRIC |
| | 50' NO BUILD AREA | | PROPOSED TRANSFORMER |
| | SIGHT DISTANCE TRIANGLE | | PROPOSED WATER LINE |
| | PROPOSED CONTOUR | | EXISTING WATER LINE |
| | | | PROPOSED TELEPHONE LINE |
| | | | EXISTING TELEPHONE LINE |

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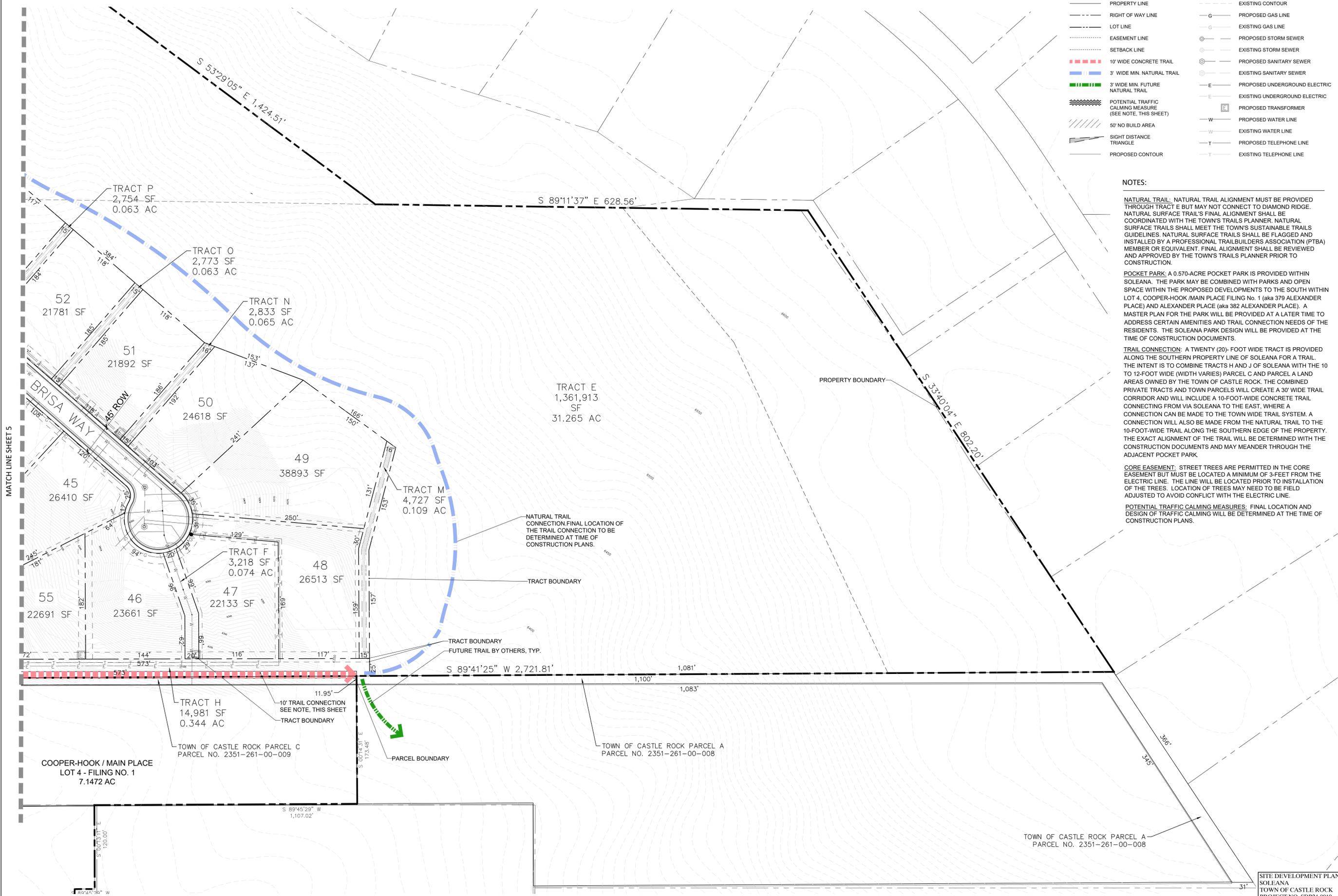
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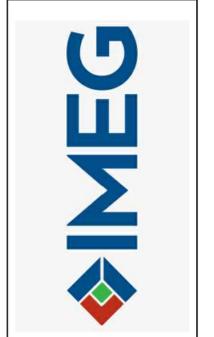
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6	06/25/25		SITE DEVELOPMENT PLAN

Designed By: AS
Prepared By: AR
Checked By: KZH

Date: 02/28/2024
Sheet:
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: SITE PLAN

Location: TOWN OF CASTLE ROCK, COLORADO
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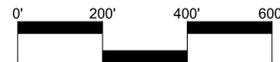
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SITE DEVELOPMENT PLAN

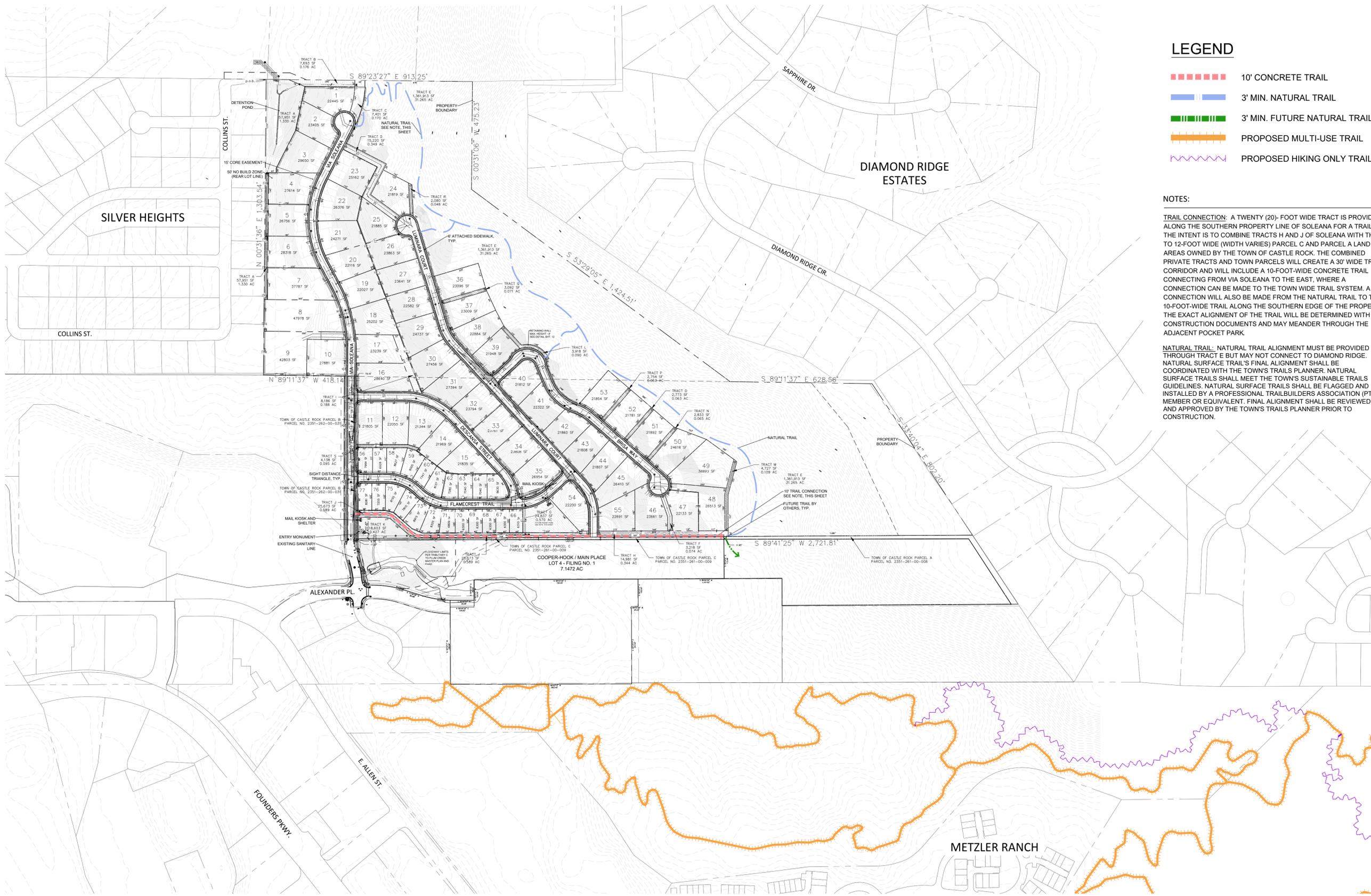
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



North



Scale: 1" = 200'



LEGEND

- - - - - 10' CONCRETE TRAIL
- — — — — 3' MIN. NATURAL TRAIL
- - - - - 3' MIN. FUTURE NATURAL TRAIL
- - - - - PROPOSED MULTI-USE TRAIL
- - - - - PROPOSED HIKING ONLY TRAIL

NOTES:

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TRAIL CONNECTION NOTE: FUTURE TRAIL CONNECTION WILL BE MADE FROM THE PROPOSED EAST-WEST 10' CONCRETE TRAIL TO THE TOWN OF CASTLE ROCK TRAIL SYSTEM AND TO THE NATURAL TRAIL WITHIN TRACT E. THESE CONNECTION LOCATIONS WILL BE INDICATED AT THE TIME OF CONSTRUCTION DOCUMENTS.



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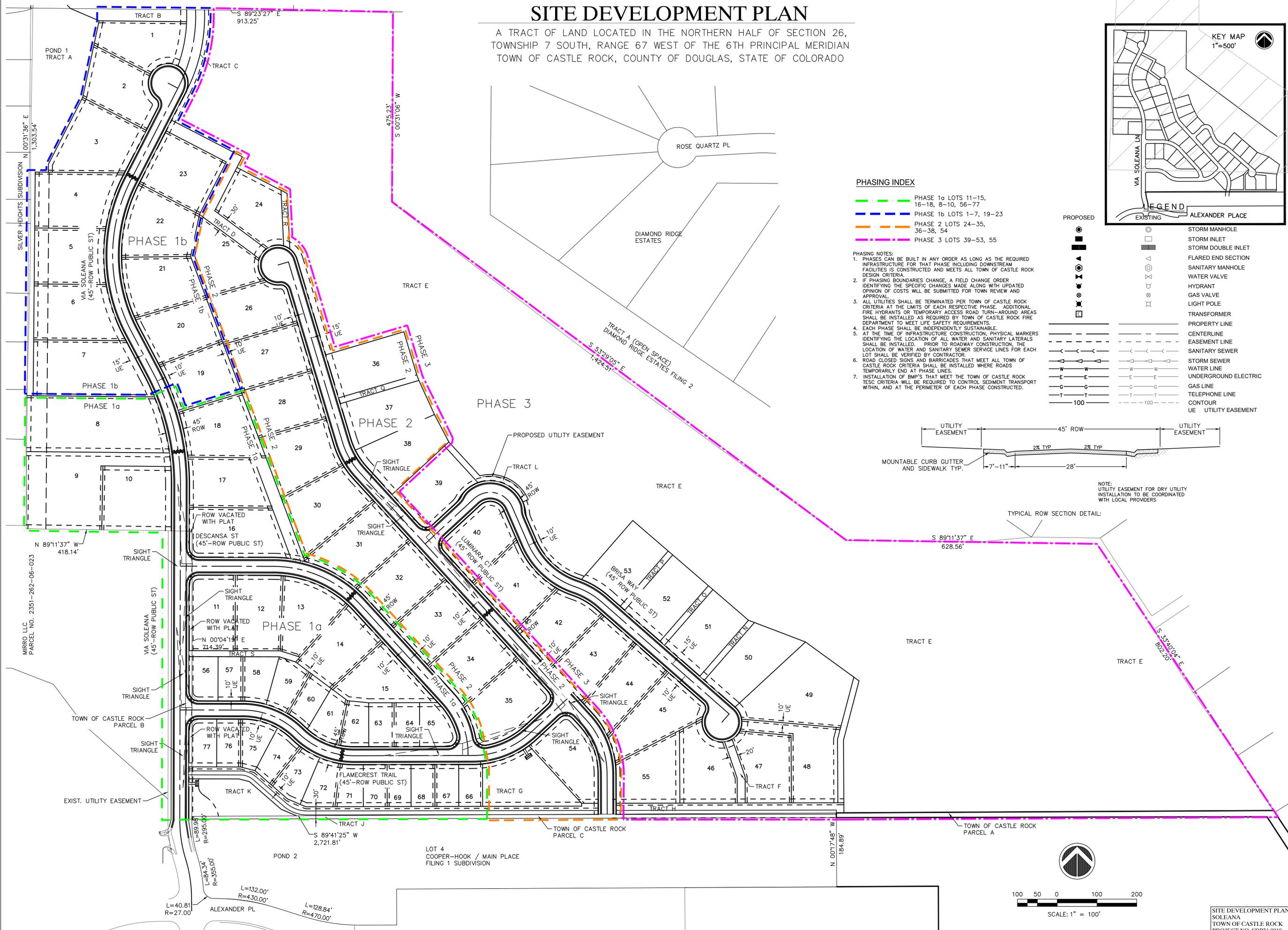
Designed By: AS
Prepared By: AR
Checked By: KZH

Date: 02/28/2024
Sheet:
Job No.:

Location:	TOWN OF CASTLE ROCK, COLORADO
Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	OVERALL TRAIL PLAN

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PHASING INDEX

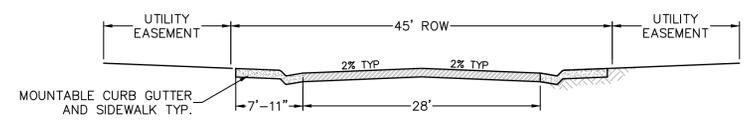
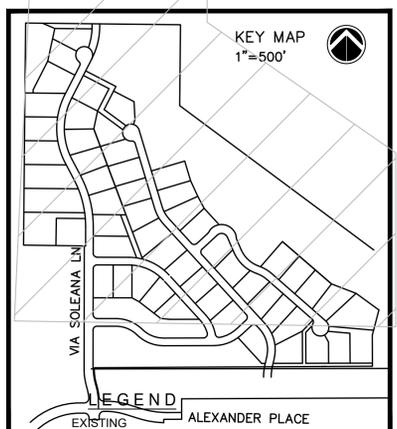
- PHASE 1a LOTS 11-15, 16-18, 8-10, 56-77
- PHASE 1b LOTS 1-7, 19-23
- PHASE 2 LOTS 24-35, 36-38, 54
- PHASE 3 LOTS 39-53, 55

PHASING NOTES:

1. PHASES CAN BE BUILT IN ANY ORDER AS LONG AS THE REQUIRED INFRASTRUCTURE FOR THAT PHASE INCLUDING DOWNSTREAM FACILITIES IS CONSTRUCTED AND MEETS ALL TOWN OF CASTLE ROCK DESIGN CRITERIA.
2. IF PHASING BOUNDARIES CHANGE, A FIELD CHANGE ORDER IDENTIFYING THE SPECIFIC CHANGES MADE ALONG WITH UPDATED OPINION OF COSTS WILL BE SUBMITTED FOR TOWN REVIEW AND APPROVAL.
3. ALL UTILITIES SHALL BE TERMINATED PER TOWN OF CASTLE ROCK CRITERIA AT THE LIMITS OF EACH RESPECTIVE PHASE. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
4. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
5. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LATERALS SHALL BE INSTALLED. PRIOR TO ROADWAY CONSTRUCTION, THE LOCATION OF WATER AND SANITARY SEWER SERVICE LINES FOR EACH LOT SHALL BE VERIFIED BY CONTRACTOR.
6. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
7. INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE ROCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.

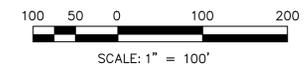
PROPOSED

- STORM MANHOLE
- STORM INLET
- STORM DOUBLE INLET
- FLARED END SECTION
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- GAS VALVE
- LIGHT POLE
- TRANSFORMER
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- CONTOUR
- UTILITY EASEMENT



NOTE: UTILITY EASEMENT FOR DRY UTILITY INSTALLATION TO BE COORDINATED WITH LOCAL PROVIDERS

TYPICAL ROW SECTION DETAIL:



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Prepared By: AHG
Approved By: ***

Date: 11-13-23
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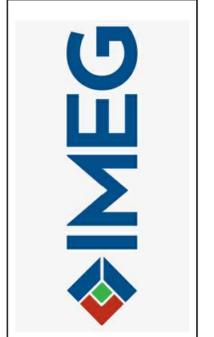
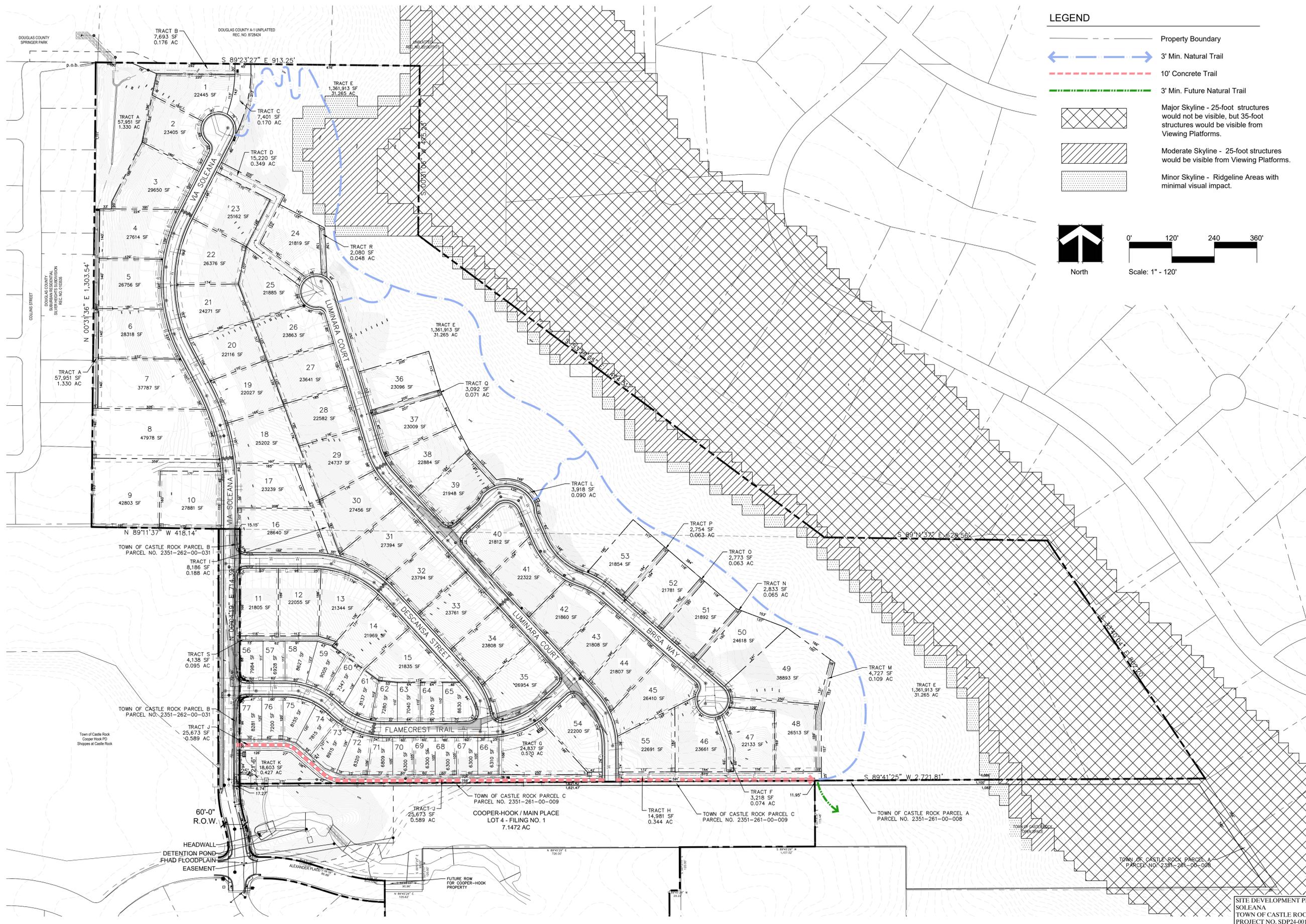
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
PHASING PLAN

Location: 20002764
Plan Set:
Sheet Name:
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SITE DEVELOPMENT PLAN

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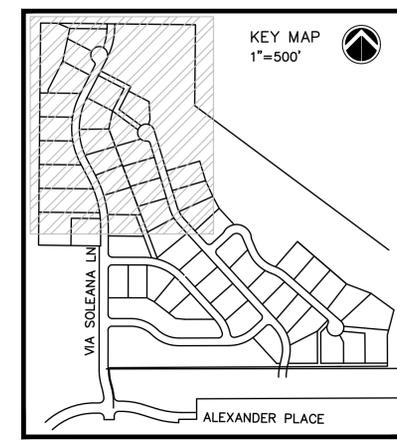
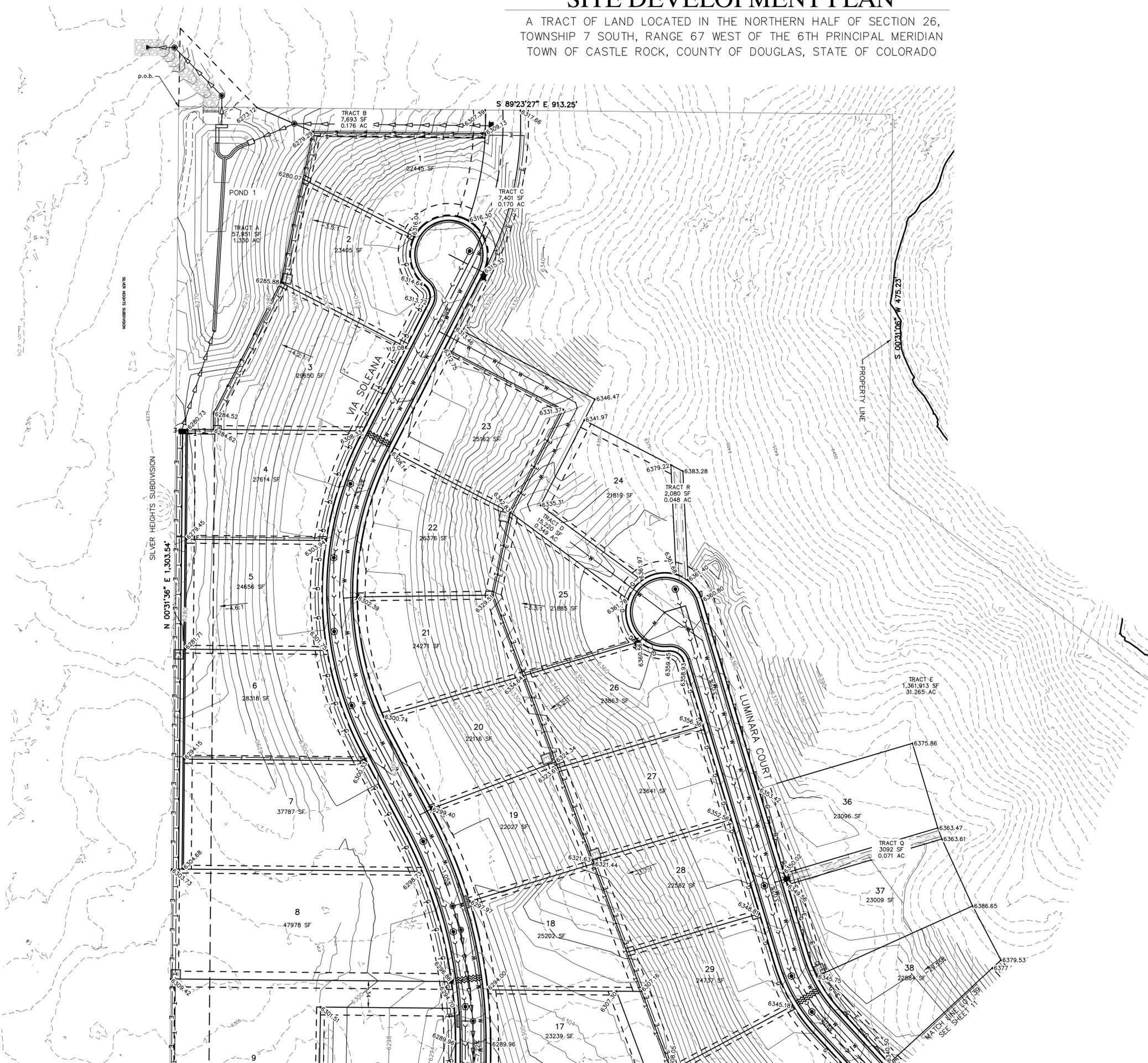
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Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	SKYLINE / RIDGELINE PLAN
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SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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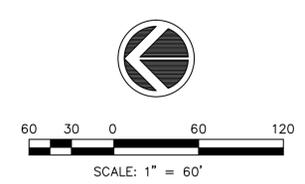
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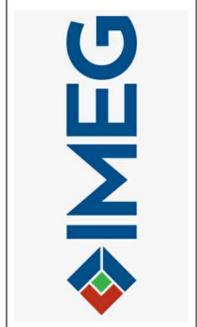


LEGEND

PROPOSED	EXISTING	DESCRIPTION
		STORM MANHOLE
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		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
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		UE UTILITY EASEMENT



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Prepared By: AH
Approved By: ***

Date: 11-13-23
Horiz. Scale:
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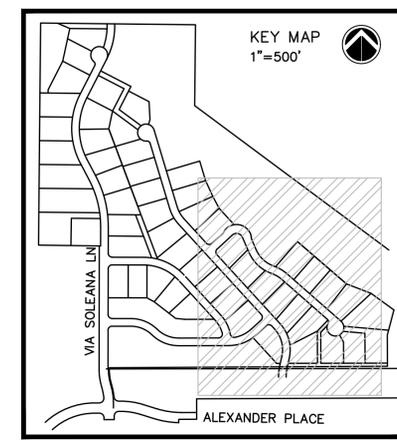
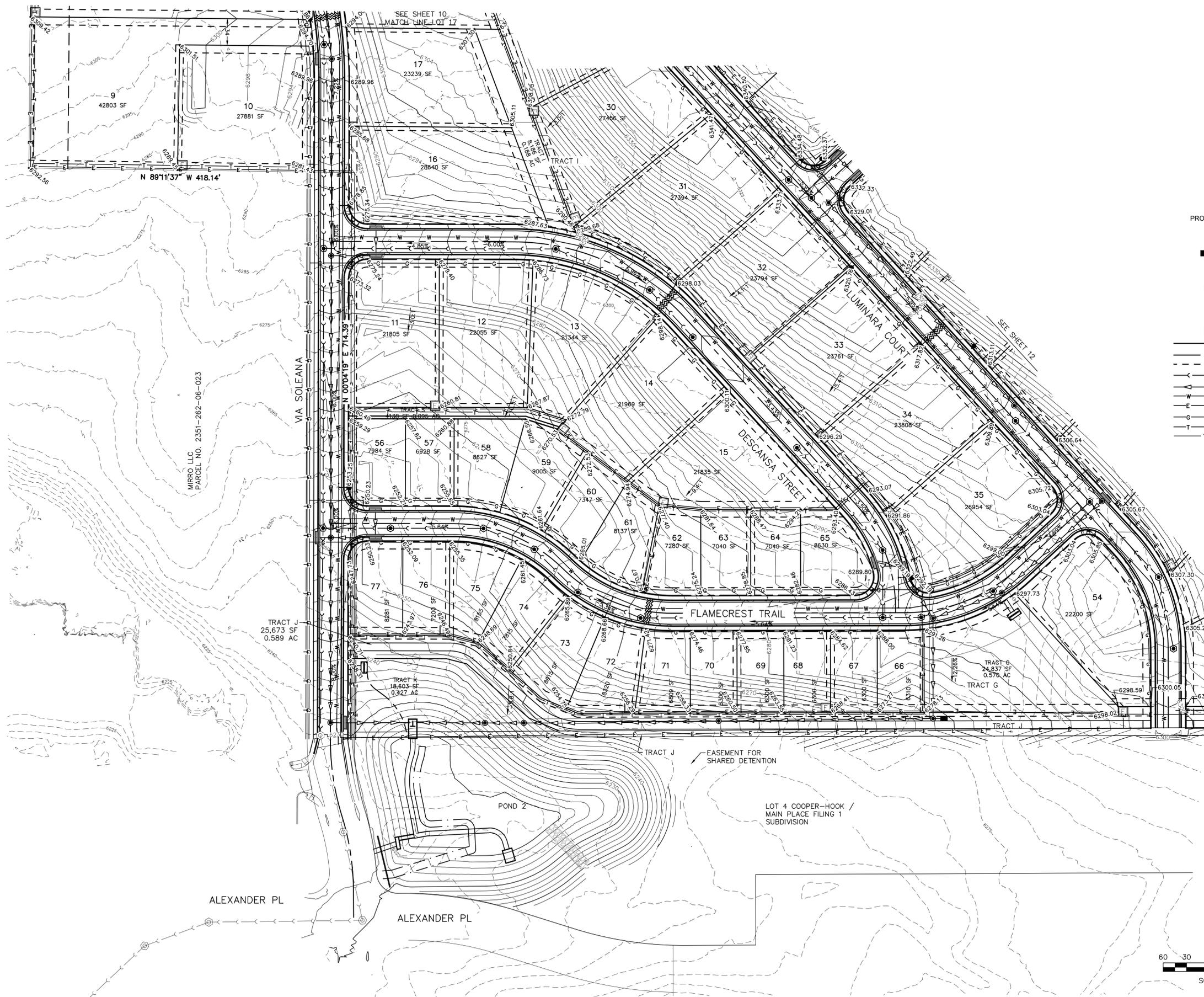
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Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	GRADING PLAN

Project No:	20002764
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SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

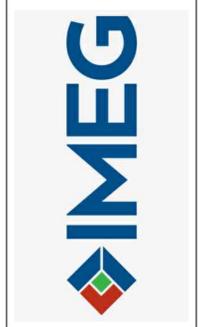
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LEGEND		
	PROPOSED	STORM MANHOLE
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		STORM DOUBLE INLET
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Approved By: ***

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Sheet: 11
Job No.:

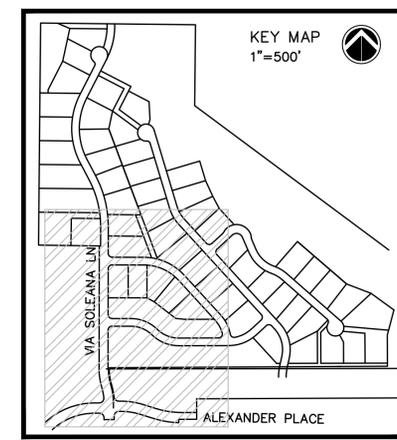
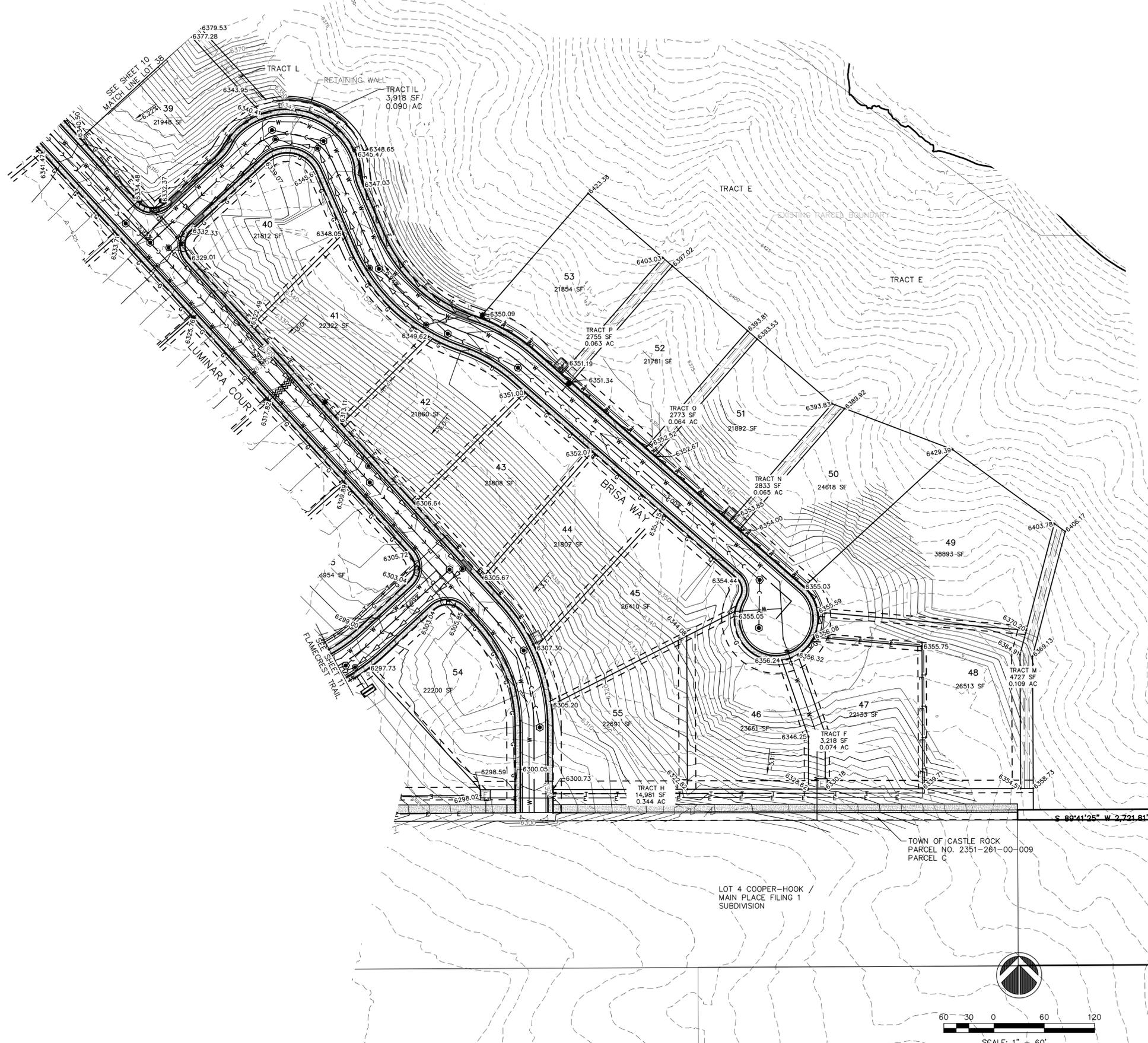
Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: GRADING PLAN 2

SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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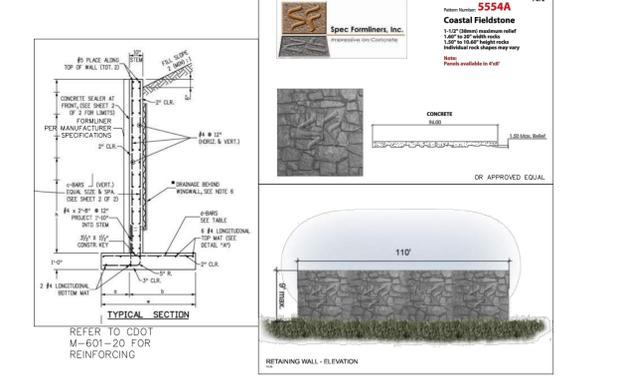
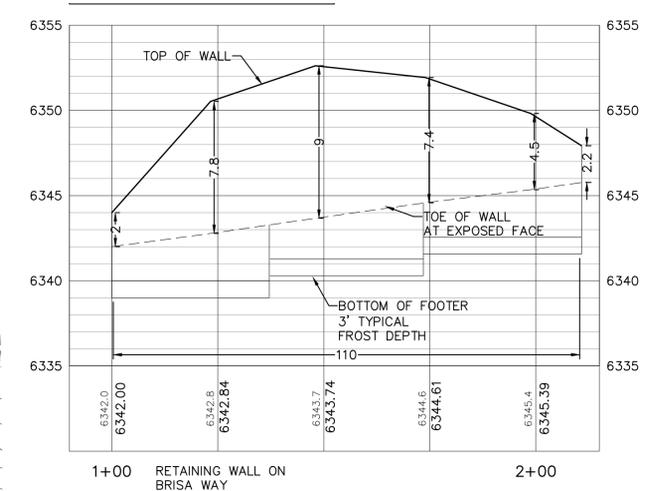
SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CONTOUR
		CURB UNDERDRAIN
		UE UTILITY EASEMENT



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No.	Rev.	Date	Revision Type
1	7/02/24		SITE DEVELOPMENT PLAN
2	9/17/24		SITE DEVELOPMENT PLAN
3	12/13/24		SITE DEVELOPMENT PLAN
4	3/13/25		SITE DEVELOPMENT PLAN
5			
6			

Designed By: Date: 11-13-23
Prepared By: AHC
Approved By: ***

Sheet: 12
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: GRADING PLAN 3

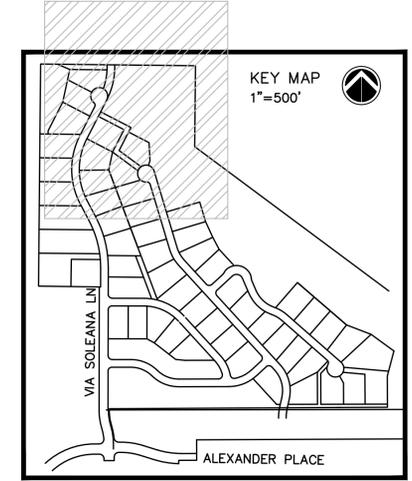
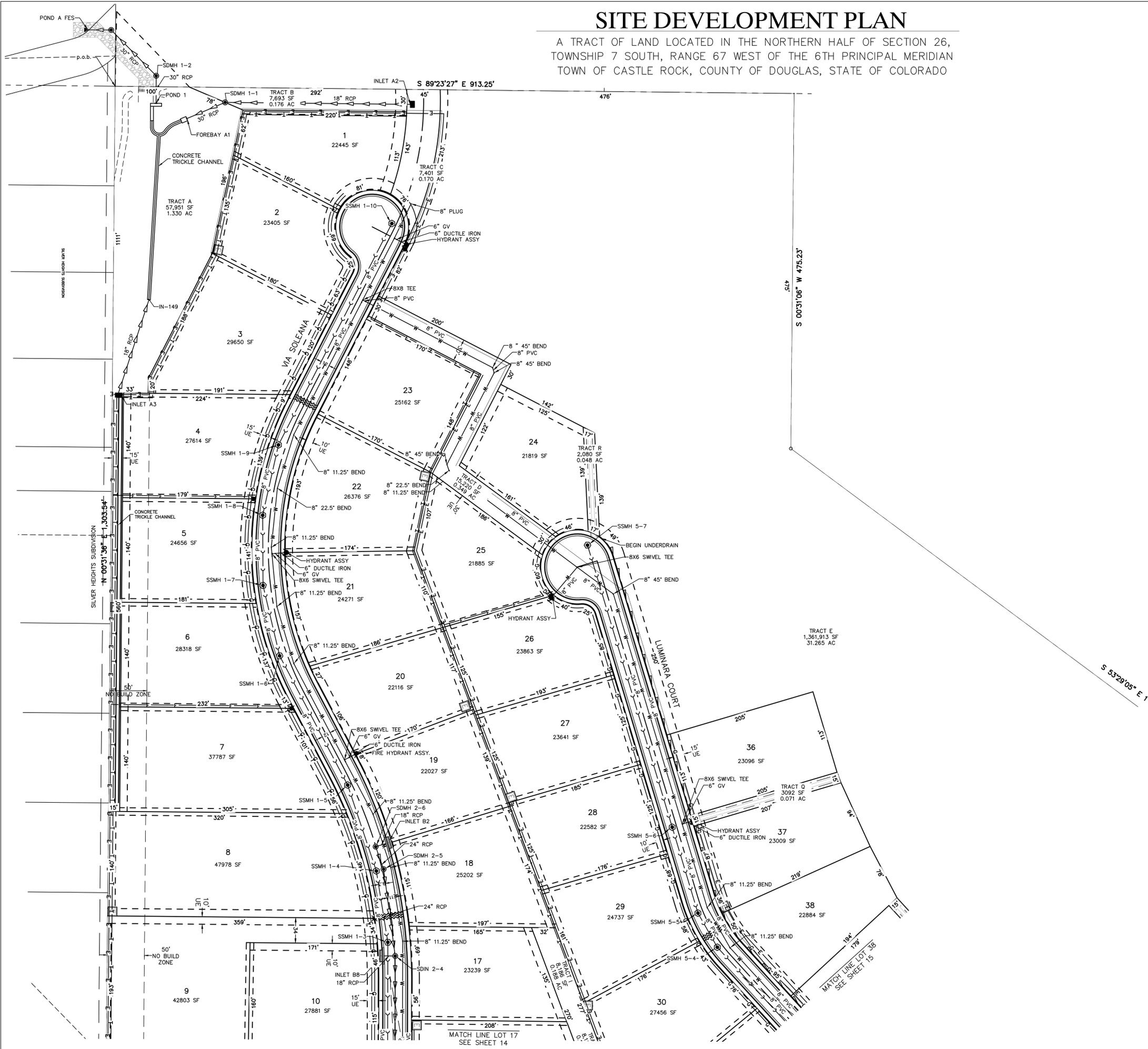
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Sheet: 12 of 24

SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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SITE DEVELOPMENT PLAN

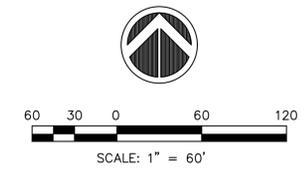
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



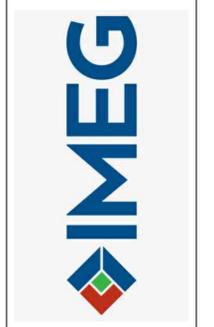
LEGEND

PROPOSED	EXISTING	DESCRIPTION
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CURB UNDERDRAIN
		UE UTILITY EASEMENT

- UTILITY NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER BLUE WATER PRESSURE ZONE.
 - CONCRETE TRICKLE CHANNEL TO BE MAINTAINED BY THE HOA AND IS NOT A PUBLIC DRAINAGE FACILITY.



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3	12/13/24		SITE DEVELOPMENT PLAN
4	3/13/25		SITE DEVELOPMENT PLAN
5			
6			

Designed By: AHJ
 Prepared By: AHJ
 Approved By: ***

Date: 11-13-23
 Sheet: 13
 Job No.:
 Scale:
 Horiz. Scale:
 Vert. Scale:

Location: TOWN OF CASTLE ROCK, COLORADO
 Plan Set: SITE DEVELOPMENT PLAN
 Sheet Name: UTILITIES PLAN

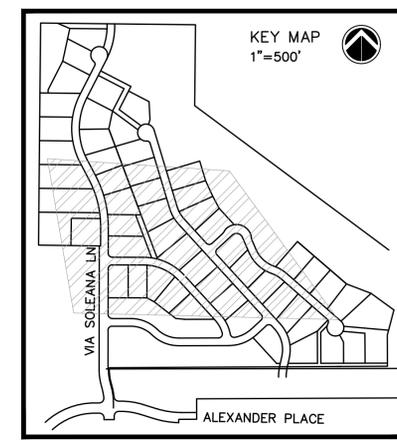
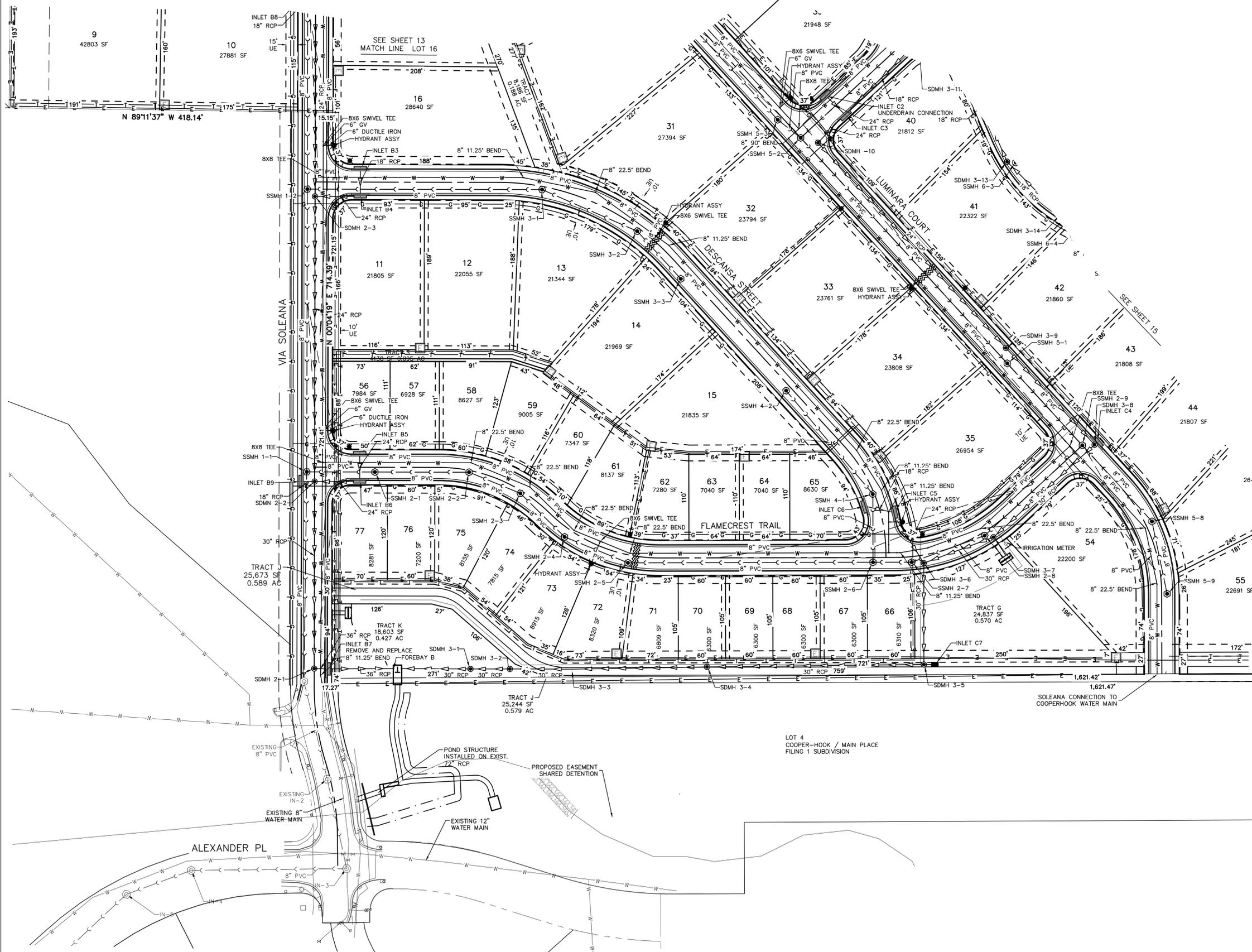
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SITE DEVELOPMENT PLAN
 SOLEANA
 TOWN OF CASTLE ROCK
 PROJECT NO. SDP24-0010

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



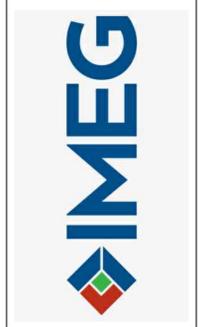
LEGEND

PROPOSED	EXISTING	DESCRIPTION
●	○	STORM MANHOLE
■	□	STORM DOUBLE INLET
◐	◑	FLARED END SECTION
○	○	SANITARY MANHOLE
○	○	WATER VALVE
○	○	HYDRANT
○	○	GAS VALVE
○	○	LIGHT POLE
○	○	TRANSFORMER
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	EASEMENT LINE
---	---	SANITARY SEWER
---	---	STORM SEWER
---	---	WATER LINE
---	---	UNDERGROUND ELECTRIC
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	CONTOUR
---	---	CURB UNDERDRAIN
---	---	UE UTILITY EASEMENT

UTILITY NOTES:

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER BLUE WATER PRESSURE ZONE.

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3	12/13/24	SITE DEVELOPMENT PLAN
4	3/13/25	SITE DEVELOPMENT PLAN
5		
6		

Designed By: AHC
Prepared By: AHC
Approved By: ***

Date: 11-13-23
Sheet: 14
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: UTILITIES PLAN 2

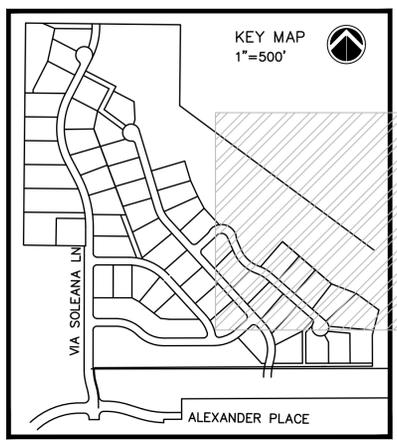
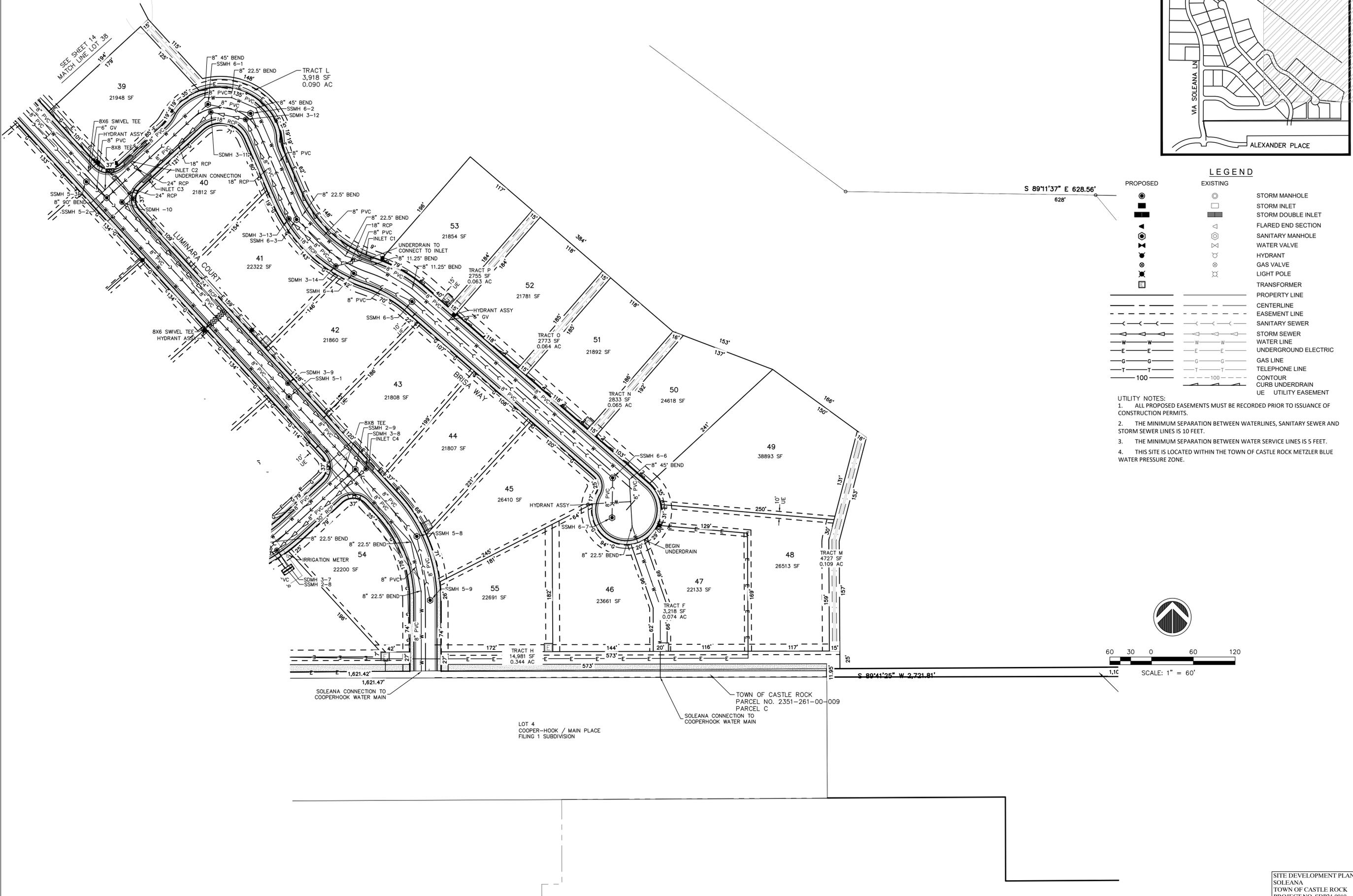
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SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

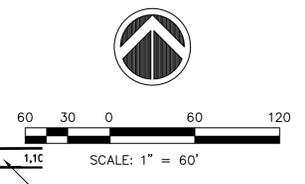


LEGEND

PROPOSED	EXISTING	DESCRIPTION
(Symbol)	(Symbol)	STORM MANHOLE
(Symbol)	(Symbol)	STORM INLET
(Symbol)	(Symbol)	STORM DOUBLE INLET
(Symbol)	(Symbol)	FLARED END SECTION
(Symbol)	(Symbol)	SANITARY MANHOLE
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	HYDRANT
(Symbol)	(Symbol)	GAS VALVE
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	TRANSFORMER
(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	CENTERLINE
(Symbol)	(Symbol)	EASEMENT LINE
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	STORM SEWER
(Symbol)	(Symbol)	WATER LINE
(Symbol)	(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	(Symbol)	GAS LINE
(Symbol)	(Symbol)	TELEPHONE LINE
(Symbol)	(Symbol)	CONTOUR
(Symbol)	(Symbol)	CURB UNDERDRAIN
(Symbol)	(Symbol)	UE UTILITY EASEMENT

UTILITY NOTES:

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4	3/13/25		SITE DEVELOPMENT PLAN
5			
6			

Designed By: AHJ
Prepared By: AHJ
Approved By: ***

Date: 11-13-23
Horiz. Scale:
Vert. Scale:

Sheet: 15
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO

Plan Set: SITE DEVELOPMENT PLAN

Sheet Name: UTILITIES PLAN 3

SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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SITE DEVELOPMENT PLAN

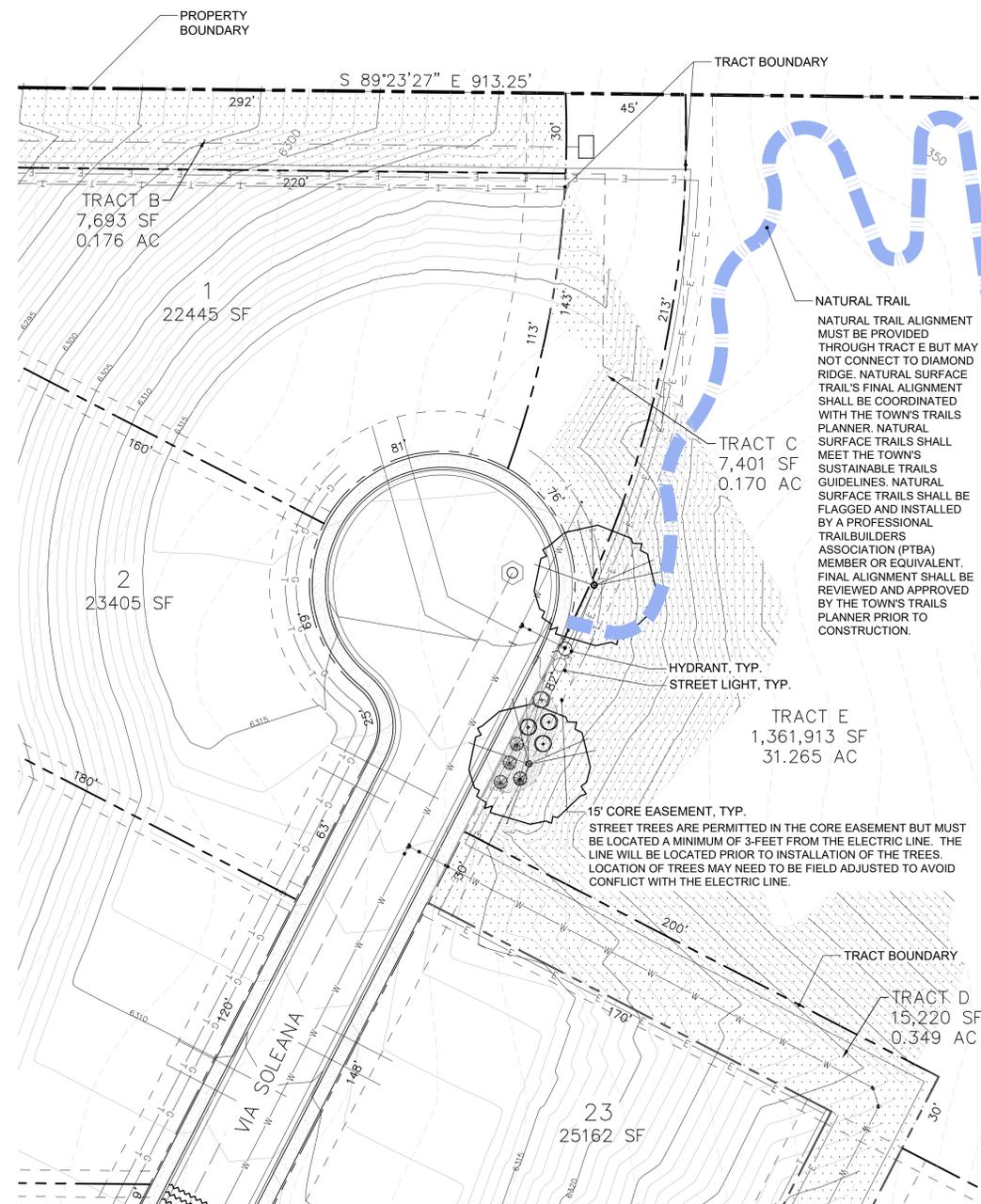
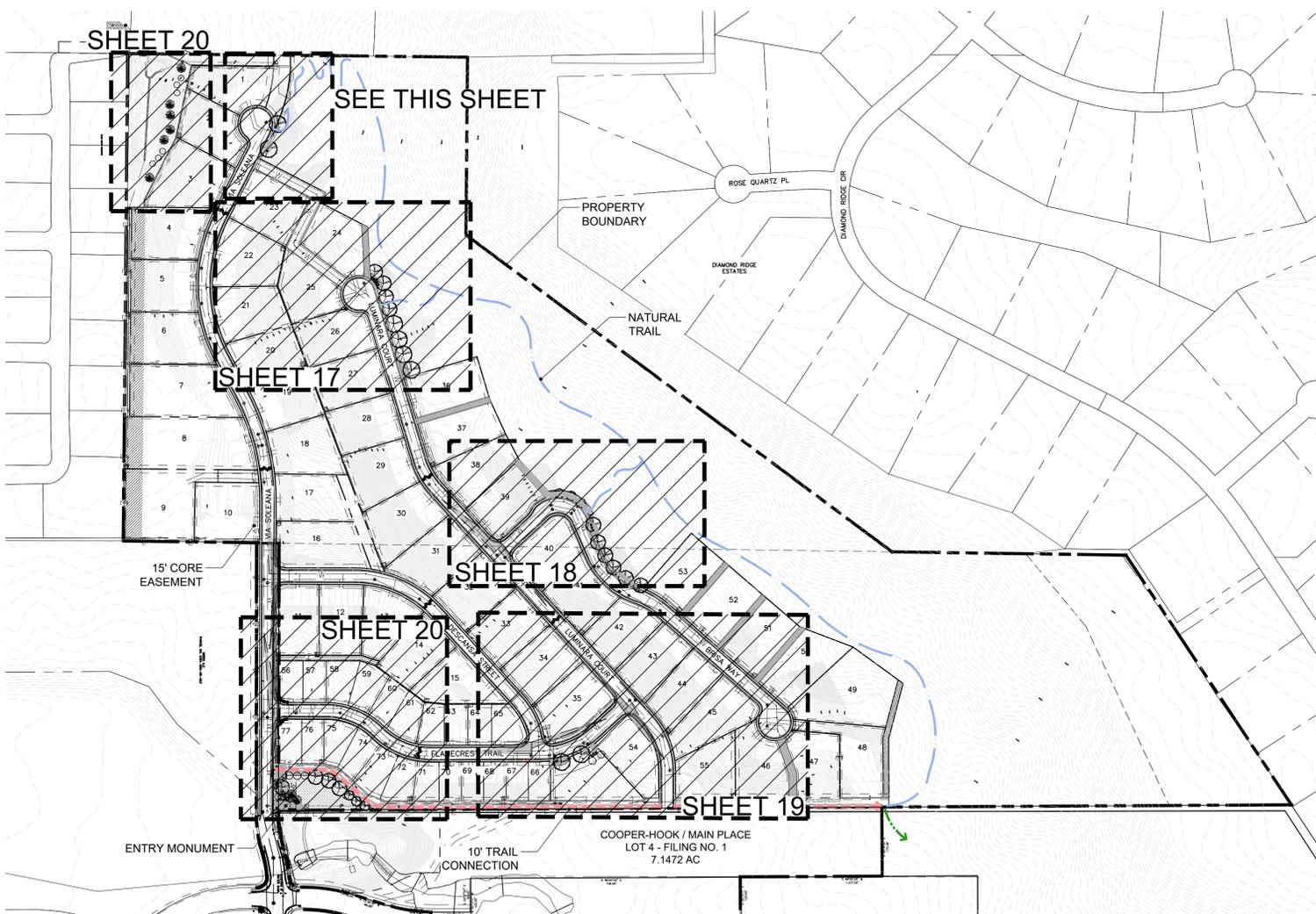
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE NOTES:

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NONLIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2") INCHES FOR ROCK MULCH AND FOUR (4") INCHES FOR WOOD MULCH.
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES FOR THE TOWN OF CASTLE ROCK.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. UNDERGROUND IRRIGATION LINES ARE PERMITTED IN TOWN OWNED TRACTS (TRACTS C, E, H & J).
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- WHERE SIDEWALK IS ATTACHED, ONE TREE PER LOT NEEDS TO BE PROVIDED IN FRONT YARD TO MEET STREET TREE REQUIREMENTS.
- METHODS FOR EXISTING NATIVE VEGETATION TO BE PROTECTED IN PLACE WILL BE DETAILED IN THE CONSTRUCTION DOCUMENTS. IF VEGETATION TO BE PROTECTED IS REMOVED, IT SHALL BE REPLACED WITH LIKE KIND, QUANTITY AND SIZE PLANT TYPES.
- THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN AND THE TOWN OF CASTLE ROCK TESC MANUAL.

LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- 1" RIVER ROCK MULCH (LOW HYDROZONE)
- EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
- NATIVE SEED (LOW HYDROZONE)
- EDGER
- 3" WIDE MIN. NATURAL TRAIL
- 10" WIDE CONCRETE TRAIL



No.	Rev.	Date	Revision Type
1	07/02/24		SITE DEVELOPMENT PLAN
2	09/23/24		SITE DEVELOPMENT PLAN
3	12/13/24		SITE DEVELOPMENT PLAN
4	03/13/25		SITE DEVELOPMENT PLAN
5	04/28/25		SITE DEVELOPMENT PLAN
6	06/25/25		SITE DEVELOPMENT PLAN

Designed By: AS
Prepared By: AR
Checked By: KZH
Date: 02/28/2024
Sheet:
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: LANDSCAPE PLAN

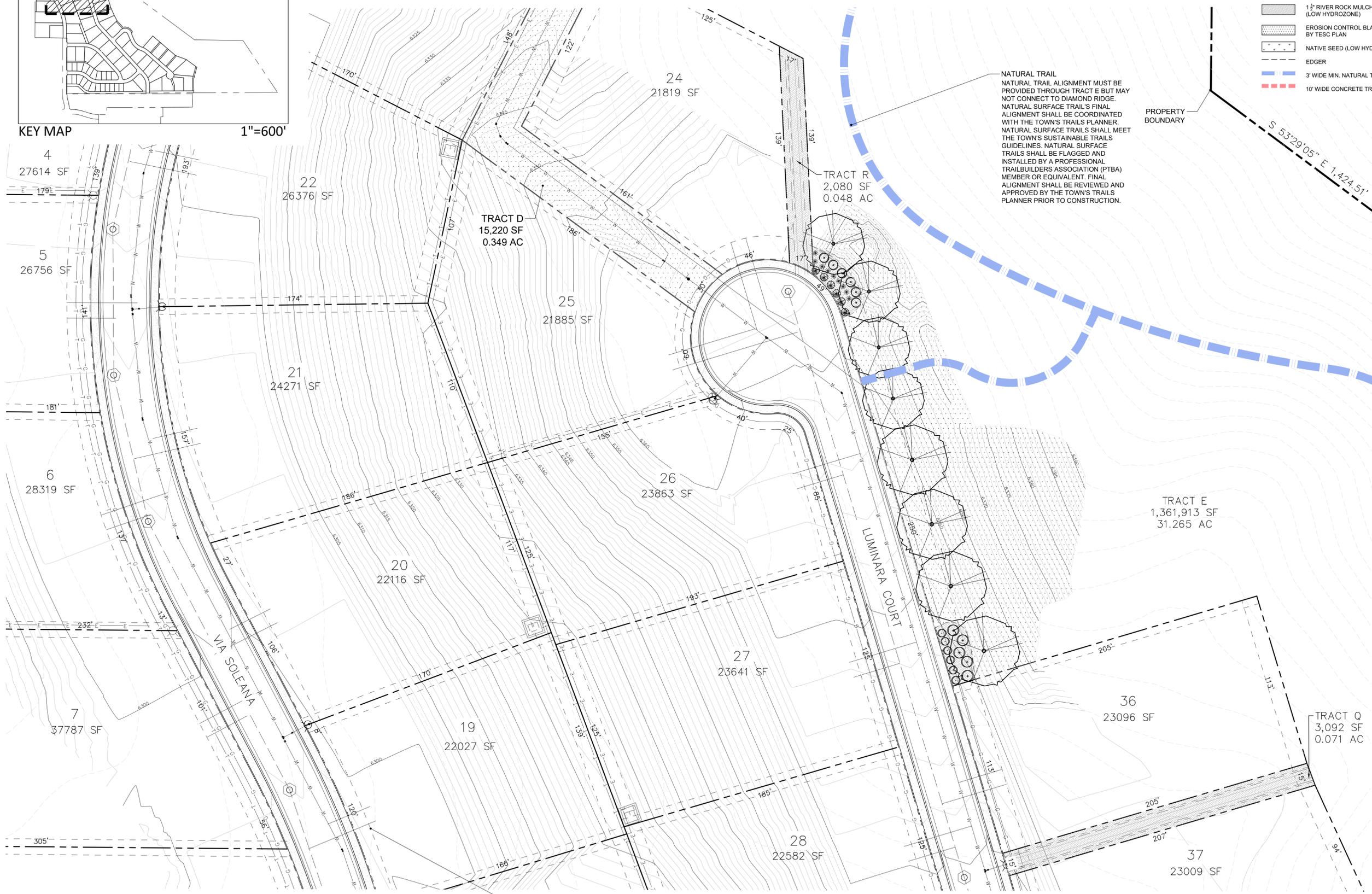
SITE DEVELOPMENT PLAN

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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP 1"=600'

- LEGEND**
- LARGE DECIDUOUS TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - ORNAMENTAL GRASSES / PERENNIALS
 - 1 1/2" RIVER ROCK MULCH (LOW HYDROZONE)
 - EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
 - NATIVE SEED (LOW HYDROZONE)
 - EDGER
 - 3' WIDE MIN. NATURAL TRAIL
 - 10' WIDE CONCRETE TRAIL

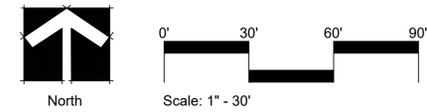


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6	06/25/25		SITE DEVELOPMENT PLAN

Designed By: AS Date: 02/26/2024 Sheet: x of x
Prepared By: AR Job No.:
Checked By: KZH

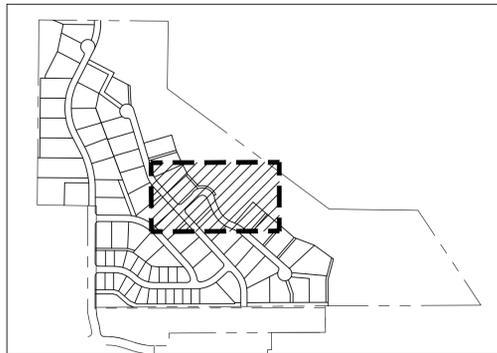
Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: LANDSCAPE PLAN



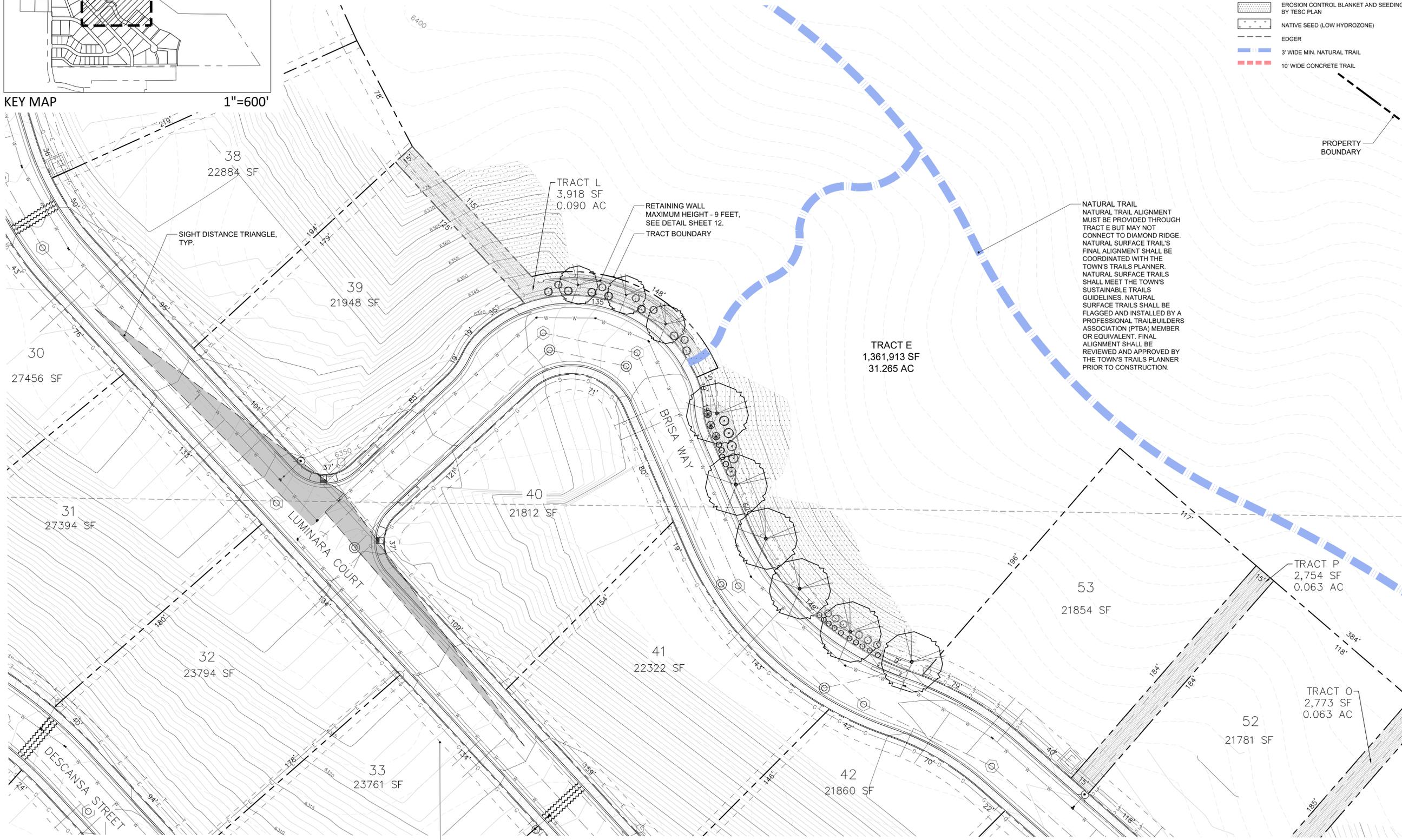
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SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP 1"=600'



- LEGEND**
- LARGE DECIDUOUS TREE
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 - SHRUBS
 - ORNAMENTAL GRASSES / PERENNIALS
 - 1" RIVER ROCK MULCH (LOW HYDROZONE)
 - EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
 - NATIVE SEED (LOW HYDROZONE)
 - EDGER
 - 3' WIDE MIN. NATURAL TRAIL
 - 10' WIDE CONCRETE TRAIL



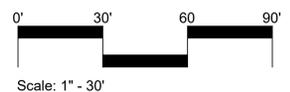
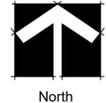
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Designed By: AS
Prepared By: AR
Checked By: KZH

Date: 02/28/2024
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Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: LANDSCAPE PLAN



15' CORE EASEMENT, TYP.
STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3- FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

NATURAL TRAIL
NATURAL TRAIL ALIGNMENT MUST BE PROVIDED THROUGH TRACT E BUT MAY NOT CONNECT TO DIAMOND RIDGE. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.

RETAINING WALL
MAXIMUM HEIGHT - 9 FEET,
SEE DETAIL SHEET 12.
TRACT BOUNDARY

TRACT E
1,361,913 SF
31.265 AC

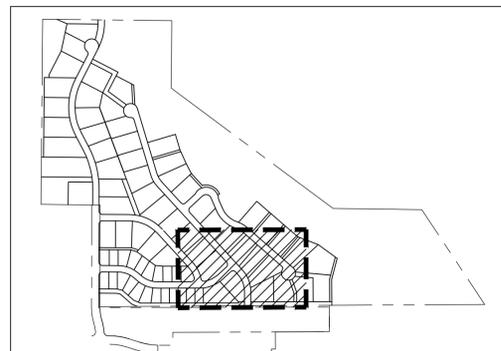
TRACT L
3,918 SF
0.090 AC

TRACT P
2,754 SF
0.063 AC

TRACT O
2,773 SF
0.063 AC

SITE DEVELOPMENT PLAN

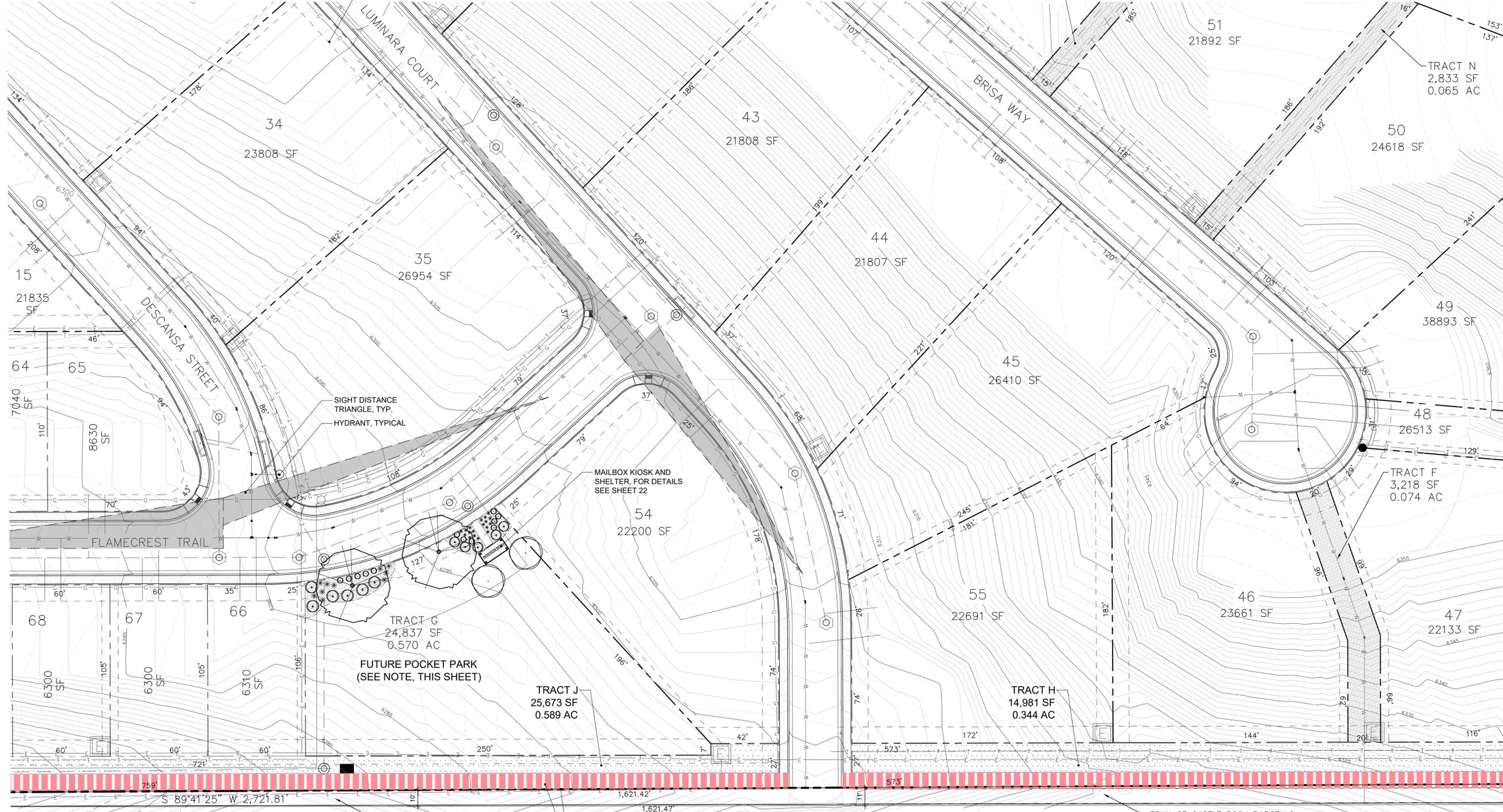
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP 1"=600'

LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- 1" RIVER ROCK MULCH (LOW HYDROZONE)
- EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
- NATIVE SEED (LOW HYDROZONE)
- EDGER
- 3' WIDE MIN. NATURAL TRAIL
- 10' WIDE CONCRETE TRAIL



15' CORE EASEMENT, TYP.
STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3-FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

SIGHT DISTANCE TRIANGLE, TYP.
HYDRANT, TYPICAL

MAILBOX KIOSK AND SHELTER, FOR DETAILS SEE SHEET 22

TRACT G
24,837 SF
0.570 AC

FUTURE POCKET PARK
(SEE NOTE, THIS SHEET)

TRACT J
25,673 SF
0.589 AC

TRACT O
2,773 SF
0.063 AC

TRACT N
2,833 SF
0.065 AC

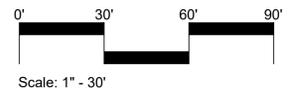
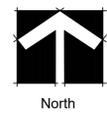
TRACT F
3,218 SF
0.074 AC

TRACT H
14,981 SF
0.344 AC

POCKET PARK: A 0.570-ACRE POCKET PARK IS PROVIDED WITHIN SOLEANA. THE PARK MAY BE COMBINED WITH PARKS AND OPEN SPACE WITHIN THE PROPOSED DEVELOPMENTS TO THE SOUTH WITHIN LOT 4, COOPER-HOOK /MAIN PLACE FILING No. 1 (aka 379 ALEXANDER PLACE) AND ALEXANDER PLACE (aka 382 ALEXANDER PLACE). A MASTER PLAN FOR THE PARK WILL BE PROVIDED AT A LATER TIME TO ADDRESS CERTAIN AMENITIES AND TRAIL CONNECTION NEEDS OF THE RESIDENTS. THE SOLEANA PARK DESIGN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION DOCUMENTS.

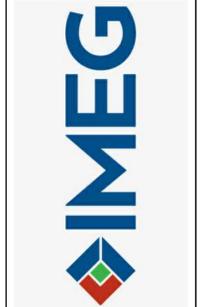
PROPERTY BOUNDARY
10' CONCRETE TRAIL, TYP.

TRAIL CONNECTION: A TWENTY (20)- FOOT WIDE TRACT IS PROVIDED ALONG THE SOUTHERN PROPERTY LINE OF SOLEANA FOR A TRAIL. THE INTENT IS TO COMBINE TRACTS H AND J OF SOLEANA WITH THE 10 TO 12-FOOT WIDE (WIDTH VARIES) PARCEL C AND PARCEL A LAND AREAS OWNED BY THE TOWN OF CASTLE ROCK. THE COMBINED PRIVATE TRACTS AND TOWN PARCELS WILL CREATE A 30' WIDE TRAIL CORRIDOR AND WILL INCLUDE A 10-FOOT-WIDE CONCRETE TRAIL CONNECTING FROM VIA SOLEANA TO THE EAST, WHERE A CONNECTION CAN BE MADE TO THE TOWN WIDE TRAIL SYSTEM. A CONNECTION WILL ALSO BE MADE FROM THE NATURAL TRAIL TO THE 10-FOOT-WIDE TRAIL ALONG THE SOUTHERN EDGE OF THE PROPERTY. THE EXACT ALIGNMENT OF THE TRAIL WILL BE DETERMINED WITH THE CONSTRUCTION DOCUMENTS AND MAY MEANDER THROUGH THE ADJACENT POCKET PARK



SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

henry design group
Landscape Architecture • Planning • Entitlements
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303.446.2368 • henrydesigngroup.com



No.	Rev.	Date	Revision Type
1	07/02/24		SITE DEVELOPMENT PLAN
2	09/23/24		SITE DEVELOPMENT PLAN
3	12/13/24		SITE DEVELOPMENT PLAN
4	03/13/25		SITE DEVELOPMENT PLAN
5	04/28/25		SITE DEVELOPMENT PLAN
6	06/25/25		SITE DEVELOPMENT PLAN

Designed By: AS
Prepared By: AR
Checked By: KZH

Date: 02/28/2024
Sheet: 19 of 24
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO

Plan Set: SITE DEVELOPMENT PLAN

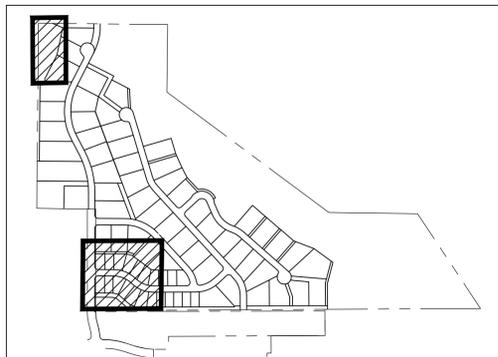
Sheet Name: LANDSCAPE PLAN

Sheet: 19 of 24

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SITE DEVELOPMENT PLAN

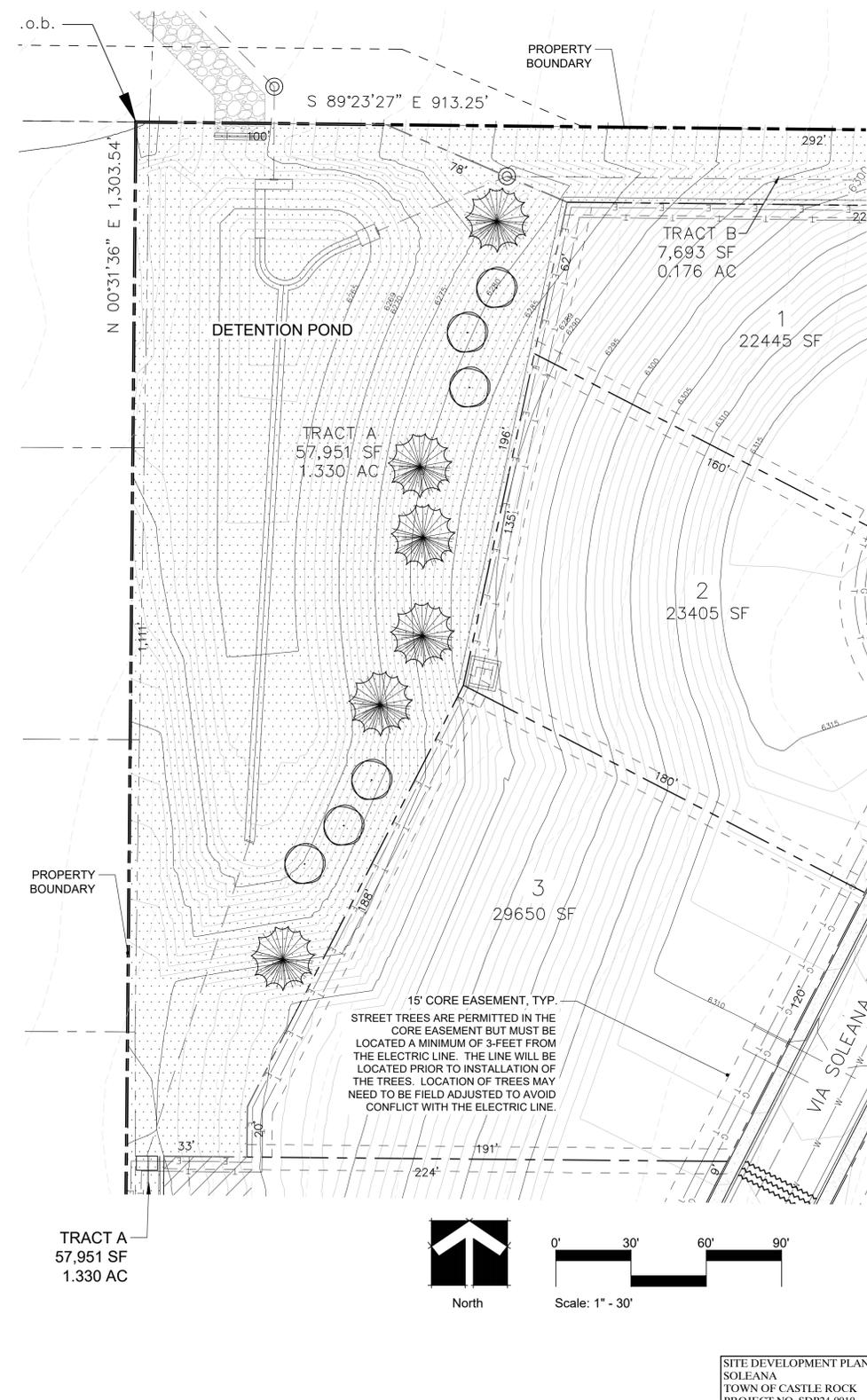
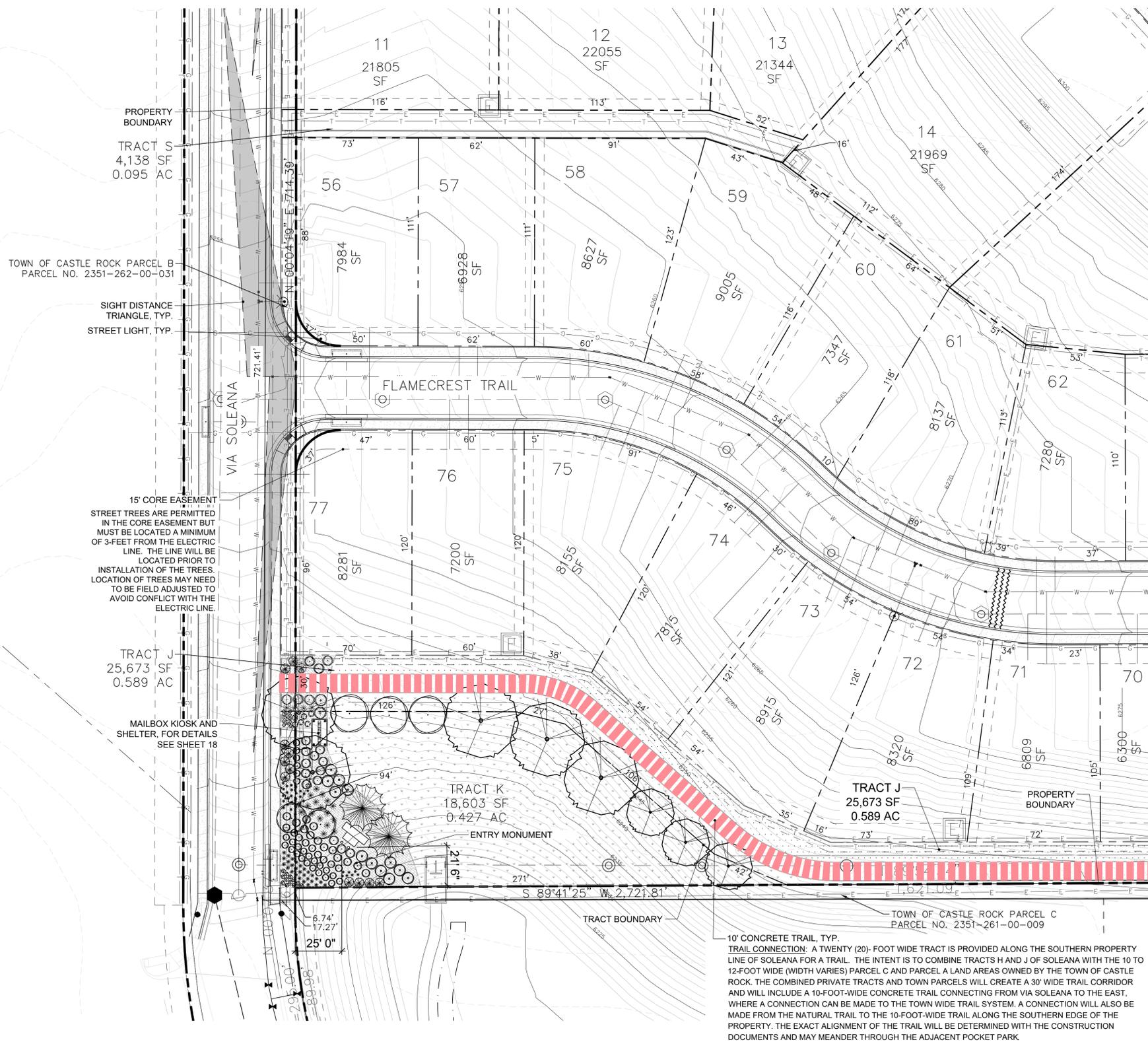
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP 1"=600'

LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
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- ORNAMENTAL GRASSES / PERENNIALS
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Designed By: AS
Prepared By: AR
Checked By: KZH

Date: 02/28/2024
Sheet: 20 of 24
Job No.:

TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

Location:
Plan Set:
Sheet Name:
Scale:
Date:
Job No.:

SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

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- EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
- NATIVE SEED (LOW HYDROZONE)
- EDGER



ENTRY MONUMENT

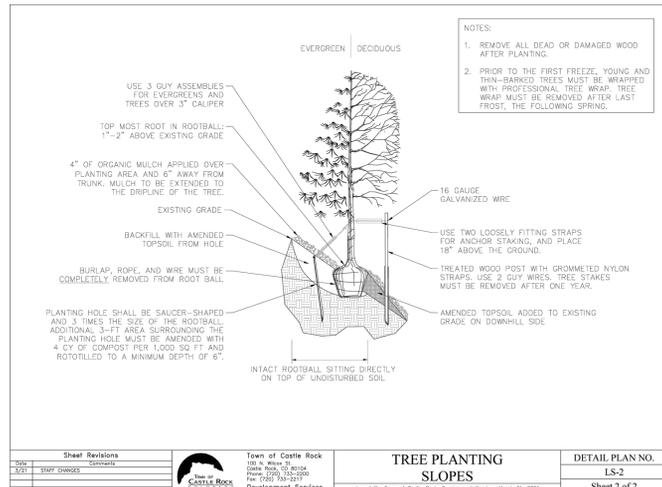
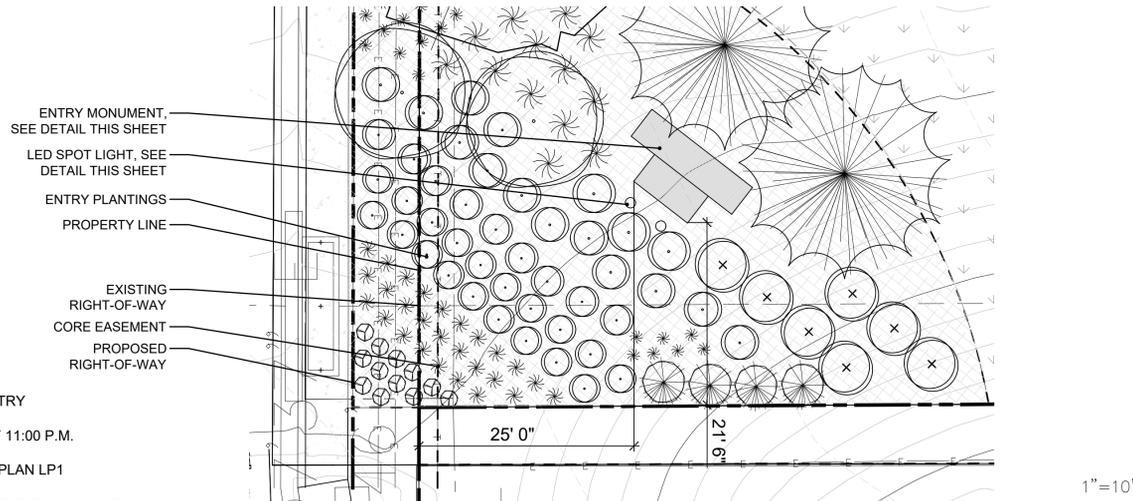
N.T.S.



- NOTES:
- MONUMENT SIGN LIGHTS ARE ONLY TO BE USED AT ENTRY MONUMENT LOCATION
 - LIGHTS WILL BE TURNED OFF BETWEEN THE HOURS OF 11:00 P.M. AND 7:00 A.M.
 - FOR DETAILS AND NOTES, PLEASE SEE PHOTOMETRIC PLAN LP1

ENTRY MONUMENT LIGHTING - DETAIL AND PLAN

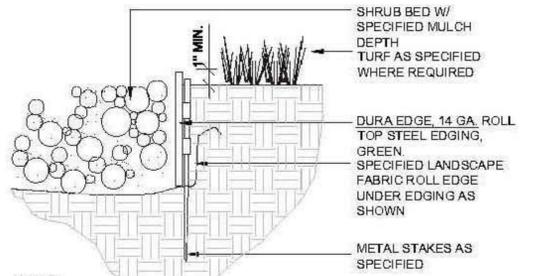
LYTEPRO LPF3 - PHILIPS LIGHTING



TREE PLANTING DETAIL - SLOPES

TOWN OF CASTLE ROCK

N.T.S.



- NOTES:
- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

STEEL EDGING

N.T.S.

LANDSCAPE REQUIREMENT CHART:

STREETSCAPE REQUIREMENT					
DESCRIPTION	LINEAR FEET	REQUIRED TREES (1 TREE PER 40 LF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS PER REQUIRED TREE)	PROVIDED SHRUBS
LUMINARA COURT	294	8	8	32	32
BRISA WAY	372	9	9	37	40
VIA SOLEANA	202	5	5	20	20
FLAMECREST TRAIL	127	3	2	13	17
TOTAL	995	25	24	102	109

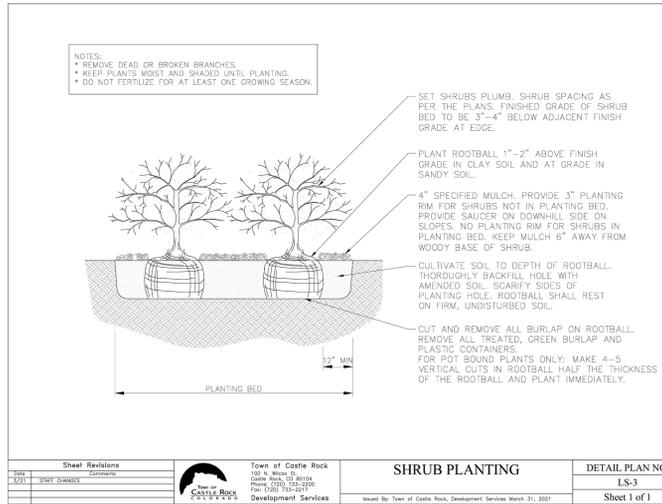
NOTE: PER TOWN LANDSCAPE AND IRRIGATION CRITERIA MANUAL - SEC. 9.2.1.3.b.3. (1) ADDITIONAL TREE MAY BE REPLACED WITH (4) SHRUBS

CLWUR CHART:

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
DRIP/SPRAY	TREES & SHRUBS/IRRIGATED NATIVE SEED	2.5	LOW	100.0%	28,184	1.5	28,184	1.5
TOTAL				100.0%	28,184			1.5

PLANT SCHEDULE

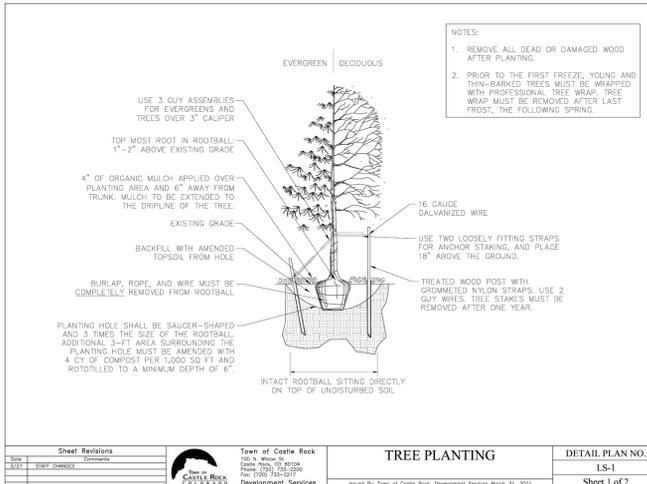
SYMBOL	HYDROZONE	SIZE	CONT.	QUANTITY
DECIDUOUS SHADE TREES				
	LOW	2" CAL.	B&B	29
DECIDUOUS ORNAMENTAL TREE				
	LOW	1.5" CAL.	B&B	15
EVERGREEN TREES				
	LOW	6" HT.	B&B	10
SHRUBS				
	LOW		5 GALLON	157
EVERGREEN SHRUBS				
	LOW		5 GALLON	26
ORNAMENTAL GRASSES				
	LOW		5 GALLON	119
PERENNIALS				
	LOW		1 GALLON	33



SHRUB PLANTING DETAIL

TOWN OF CASTLE ROCK

N.T.S.



TREE PLANTING DETAIL

TOWN OF CASTLE ROCK

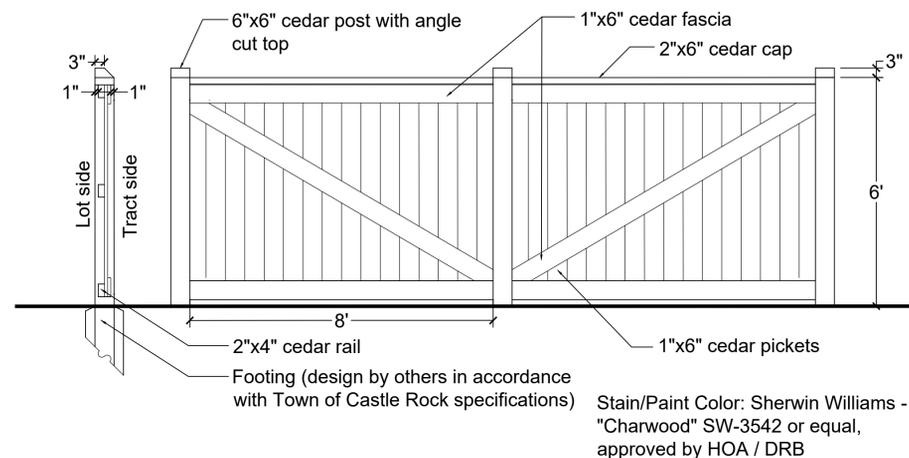
N.T.S.

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Designed By: AS
Prepared By: AR
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SITE DEVELOPMENT PLAN

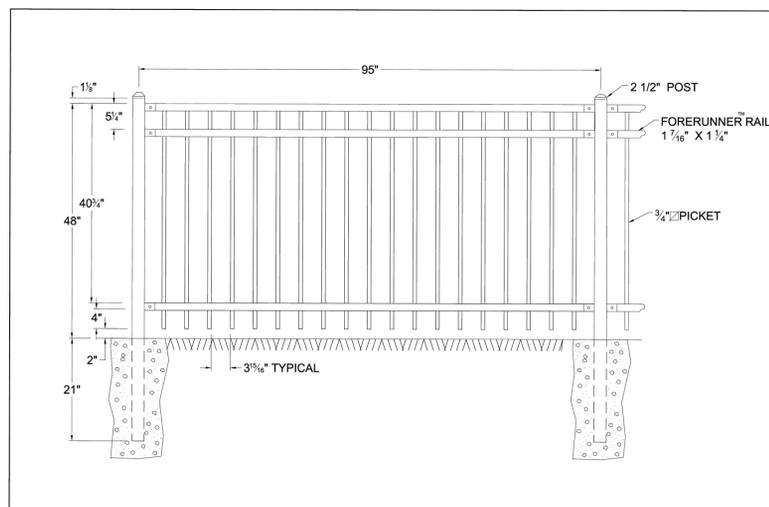
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SOLID PRIVACY FENCE - OPTIONAL

FENCE TYPE ALLOWED ONLY AT INTERNAL LOT LINES, NEVER ADJACENT TO OPEN SPACE (REFER TO FENCE NOTES, SHEET 23)

Stain/Paint Color: Sherwin Williams - "Charwood" SW-3542 or equal, approved by HOA / DRB

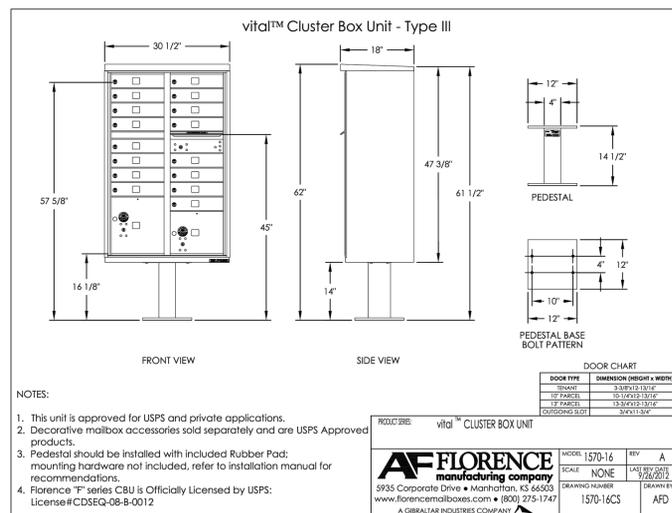


ECHELON PLUS MAJESTIC 4' HIGH 3-RAIL X 8' (NOM) PANEL
RESIDENTIAL ALUMINUM
DR LZN Pg 1 of 1 SCALE TO FIT PG.
CK GV Date 12-08-03

AMERISTAR®
 SINGLE SOURCE SECURITY SYSTEMS
 1555 N. Mingo
 Tulsa, OK 74116
 1-800-321-8724

ORNAMENTAL METAL FENCE - OPTIONAL - COLOR: BLACK

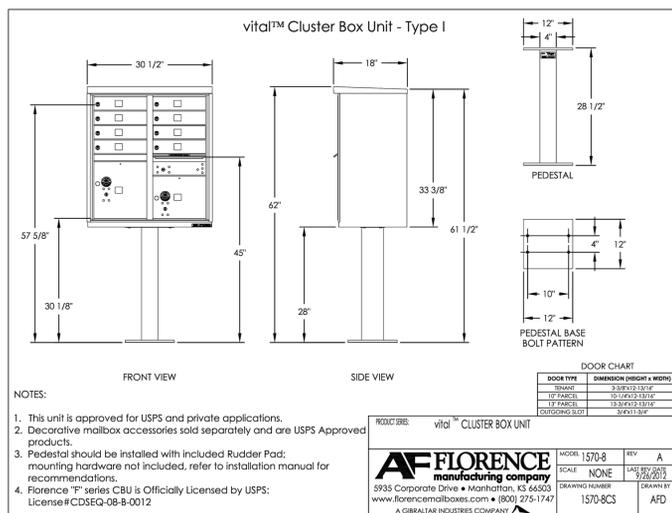
FENCE TYPE ALLOWED ONLY AT INTERNAL LOT LINES, NEVER ADJACENT TO OPEN SPACE (REFER TO FENCE NOTES, SHEET 23)



NOTES:

- This unit is approved for USPS and private applications.
- Decorative mailbox accessories sold separately and are USPS Approved products.
- Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
- Florence™ series CBU is Officially Licensed by USPS; License# CDSEQ-08-B-0012

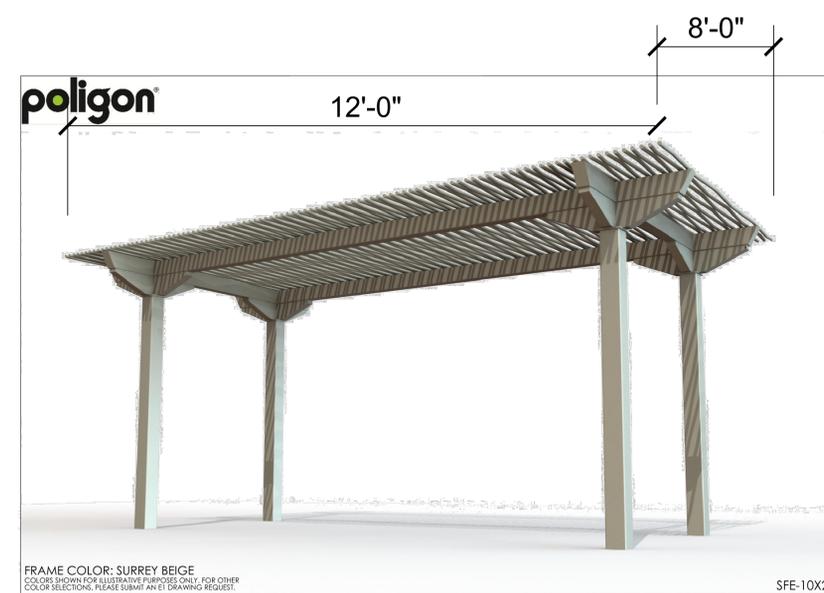
PRODUCT: vital™ CLUSTER BOX UNIT
 MODEL: 1570-16 REV: A
 SCALE: NONE LAST REV DATE: 7/28/2017
 DRAWING NUMBER: 1570-16CS DRAWN BY: AFD
FLORENCE manufacturing company
 5935 Corporate Drive • Magnitron, KS 66503
 www.florencemailboxes.com • (800) 275-1747
 A GIBALTAL INDUSTRIES COMPANY



NOTES:

- This unit is approved for USPS and private applications.
- Decorative mailbox accessories sold separately and are USPS Approved products.
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- Florence™ series CBU is Officially Licensed by USPS; License# CDSEQ-08-B-0012

PRODUCT: vital™ CLUSTER BOX UNIT
 MODEL: 1570-8 REV: A
 SCALE: NONE LAST REV DATE: 7/28/2017
 DRAWING NUMBER: 1570-8CS DRAWN BY: AFD
FLORENCE manufacturing company
 5935 Corporate Drive • Magnitron, KS 66503
 www.florencemailboxes.com • (800) 275-1747
 A GIBALTAL INDUSTRIES COMPANY



MAIL KIOSK SHELTER - POLIGON "SANTA FE" - COLOR: BLACK

LOCATED IN TRACT G & K

N.T.S.

Location: TOWN OF CASTLE ROCK, COLORADO
 Plan Set: SITE DEVELOPMENT PLAN
 Sheet Name: LANDSCAPE DETAILS

No.	Rev.	Date	Revision	Type
1	07/02/24		SITE DEVELOPMENT PLAN	
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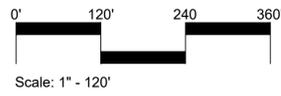
Designed By: AS Date: 02/28/2024 Sheet:
 Prepared By: AR Job No.:
 Checked By: KZH



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LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - LOT LINE
- OPEN RAIL FENCE



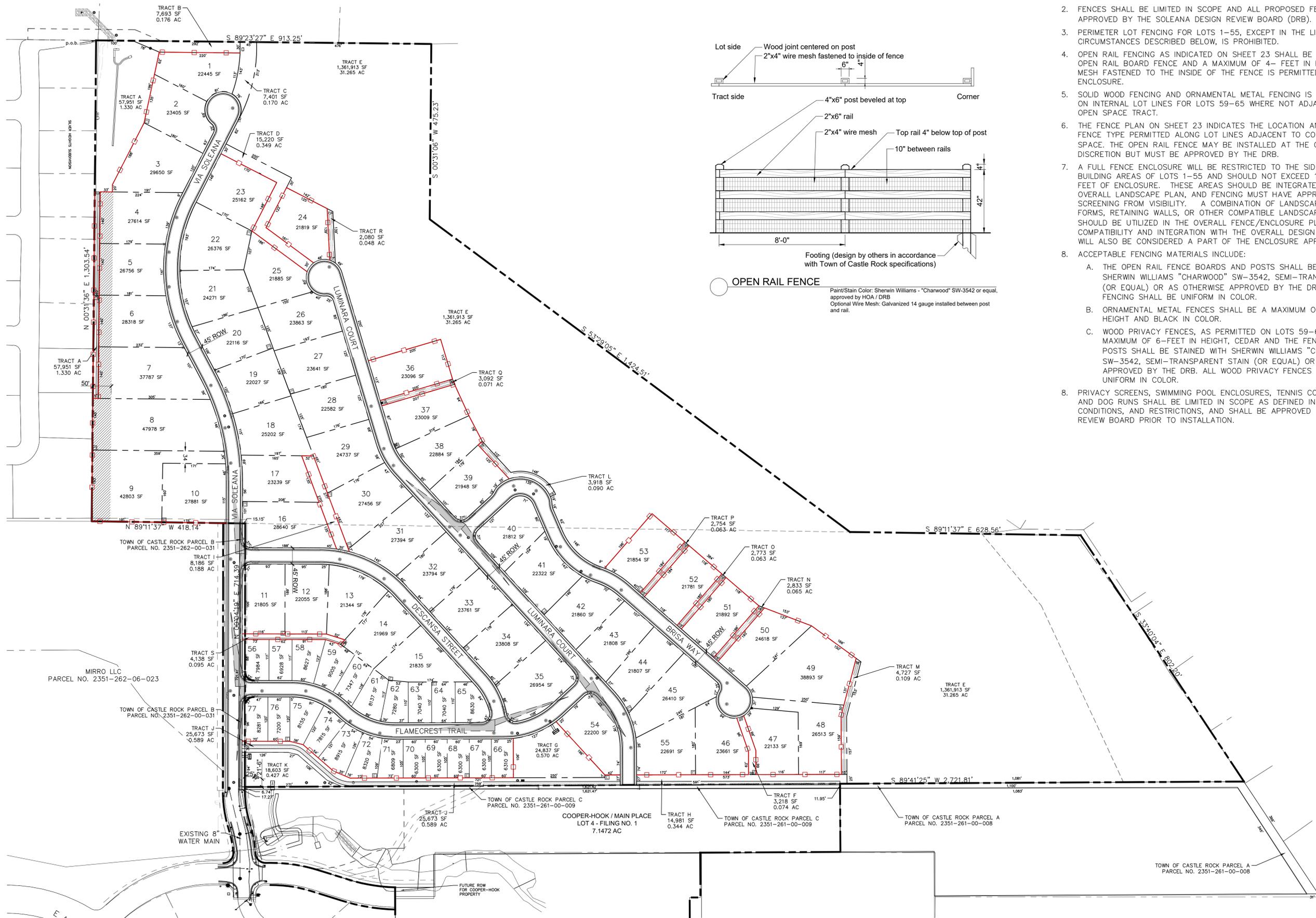
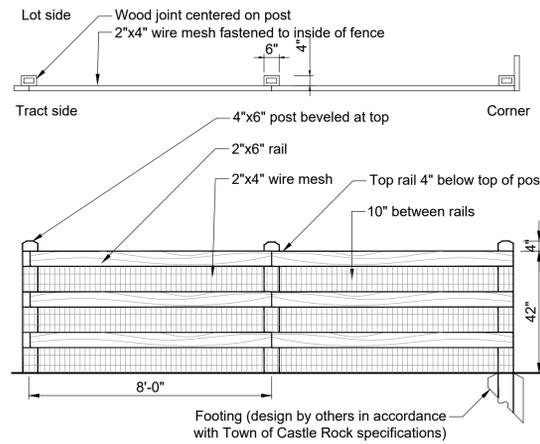
SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FENCING

IN ORDER TO FURTHER DEFINE THE OPEN CHARACTER OF SOLEANA, INDIVIDUAL RESIDENTIAL SITES, AND OUTDOOR USE AREAS, A SYSTEM OF FENCING AND PRIVACY SCREENS IS OUTLINED AS FOLLOWS.

1. FENCING IS NOT REQUIRED. IF FENCING IS INSTALLED IT MUST BE IN ACCORDANCE WITH THE FOLLOWING AND AS INDICATED ON THE SITE DEVELOPMENT PLAN
2. FENCES SHALL BE LIMITED IN SCOPE AND ALL PROPOSED FENCING MUST BE APPROVED BY THE SOLEANA DESIGN REVIEW BOARD (DRB).
3. PERIMETER LOT FENCING FOR LOTS 1–55, EXCEPT IN THE LIMITED CIRCUMSTANCES DESCRIBED BELOW, IS PROHIBITED.
4. OPEN RAIL FENCING AS INDICATED ON SHEET 23 SHALL BE A THREE–RAIL OPEN RAIL BOARD FENCE AND A MAXIMUM OF 4– FEET IN HEIGHT. WIRE MESH FASTENED TO THE INSIDE OF THE FENCE IS PERMITTED FOR PET ENCLOSURE.
5. SOLID WOOD FENCING AND ORNAMENTAL METAL FENCING IS ONLY PERMITTED ON INTERNAL LOT LINES FOR LOTS 59–65 WHERE NOT ADJACENT TO AN OPEN SPACE TRACT.
6. THE FENCE PLAN ON SHEET 23 INDICATES THE LOCATION AND THE ONLY FENCE TYPE PERMITTED ALONG LOT LINES ADJACENT TO COMMON OPEN SPACE. THE OPEN RAIL FENCE MAY BE INSTALLED AT THE OWNER'S DISCRETION BUT MUST BE APPROVED BY THE DRB.
7. A FULL FENCE ENCLOSURE WILL BE RESTRICTED TO THE SIDE OR REAR BUILDING AREAS OF LOTS 1–55 AND SHOULD NOT EXCEED 1,500 SQUARE FEET OF ENCLOSURE. THESE AREAS SHOULD BE INTEGRATED WITH THE OVERALL LANDSCAPE PLAN, AND FENCING MUST HAVE APPROPRIATE SCREENING FROM VISIBILITY. A COMBINATION OF LANDSCAPE HEDGES, EARTH FORMS, RETAINING WALLS, OR OTHER COMPATIBLE LANDSCAPE COMPONENTS SHOULD BE UTILIZED IN THE OVERALL FENCE/ENCLOSURE PLAN. COMPATIBILITY AND INTEGRATION WITH THE OVERALL DESIGN OF THE HOME WILL ALSO BE CONSIDERED A PART OF THE ENCLOSURE APPROVAL.
8. ACCEPTABLE FENCING MATERIALS INCLUDE:
 - A. THE OPEN RAIL FENCE BOARDS AND POSTS SHALL BE STAINED WITH SHERWIN WILLIAMS "CHARWOOD" SW–3542, SEMI–TRANSPARENT STAIN (OR EQUAL) OR AS OTHERWISE APPROVED BY THE DRB. ALL OPEN RAIL FENCING SHALL BE UNIFORM IN COLOR.
 - B. ORNAMENTAL METAL FENCES SHALL BE A MAXIMUM OF 6– FEET IN HEIGHT AND BLACK IN COLOR.
 - C. WOOD PRIVACY FENCES, AS PERMITTED ON LOTS 59–65, SHALL BE A MAXIMUM OF 6–FEET IN HEIGHT, CEDAR AND THE FENCE BOARDS AND POSTS SHALL BE STAINED WITH SHERWIN WILLIAMS "CHARWOOD" SW–3542, SEMI–TRANSPARENT STAIN (OR EQUAL) OR AS OTHERWISE APPROVED BY THE DRB. ALL WOOD PRIVACY FENCES SHALL BE UNIFORM IN COLOR.
8. PRIVACY SCREENS, SWIMMING POOL ENCLOSURES, TENNIS COURT ENCLOSURES, AND DOG RUNS SHALL BE LIMITED IN SCOPE AS DEFINED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS, AND SHALL BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO INSTALLATION.



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Designed By: AS
Prepared By: AR
Checked By: KZH

Date: 02/28/2024
Sheet:
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: OVERALL FENCE PLAN

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SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.446.1572



Site Luminaire Summary Table

Luminaire													Lamps						
ID#	Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off: (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
SB		FIRSTLIGHT	PLB	PLB-102-BZ-ASM-WW-04	BOLLARD	Y	TYPE III	120-277	YES	4	GROUND	3'-0" AFG	1	LED	SOLAR	450	3,000K	1.00	BRONZE
FL		LUMARK	CROSTOUR	LUMINAIRE: XTOR1B-Y MOUNT: XTORFLD-TRN	FLOOD LIGHT	N	TYPE III	120-277	YES	2	GROUND	1'-0" AFG	1	LED	12	940	3,000K	1.00	BLACK



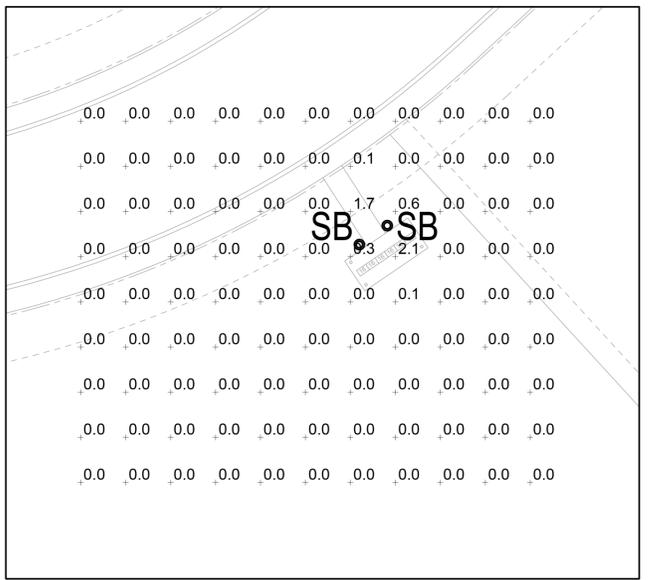
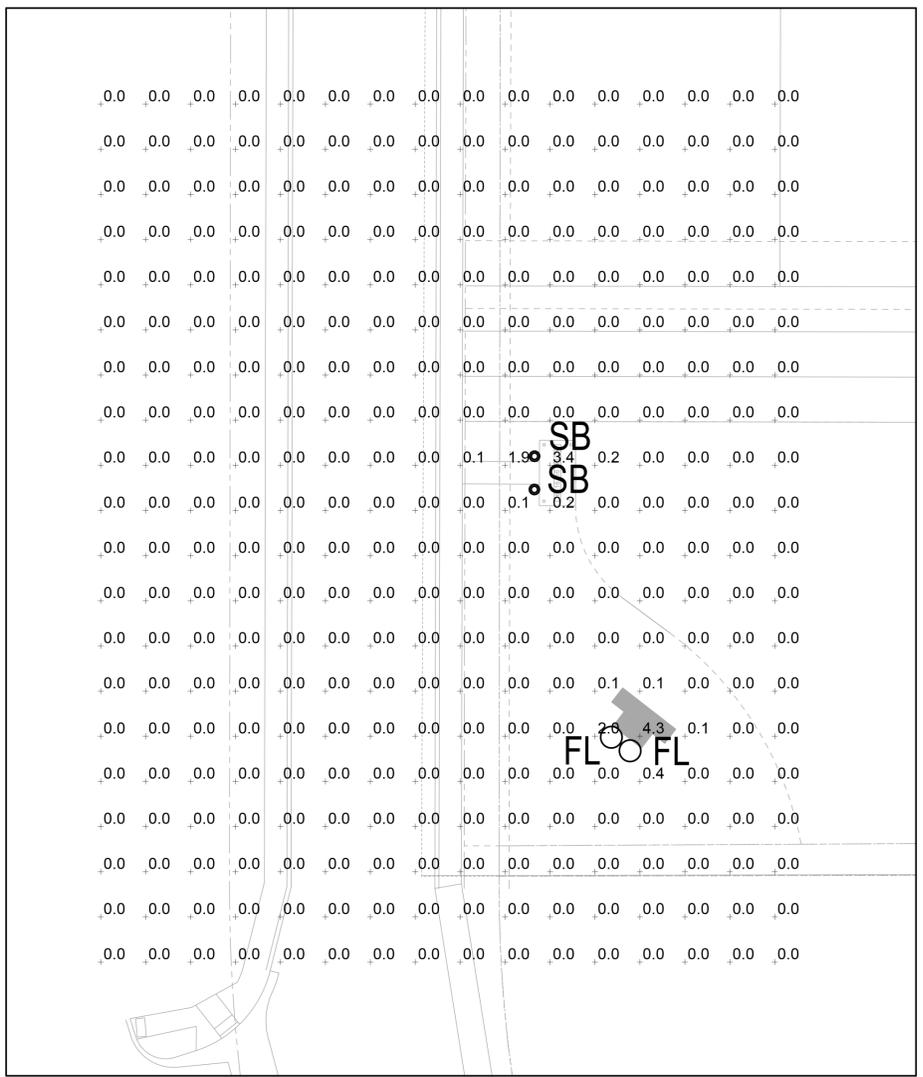
1 SITE LIGHTING PHOTOMETRIC

SCALE: AS NOTED

PHOTOMETRY PLAN GENERAL NOTES:

- LIGHT LOSS FACTOR IS 1.0
- HOURS OF LIGHT OPERATION AND CONTROLS:
 - FIXTURE SB TO BE PHOTOCCELL CONTROLLED: ON AT DUSK, DIM TO 30% AFTER 3 HOURS, BRIGHTEN TO 100% 1 HOUR BEFORE DAWN, OFF AT DAWN.
 - FIXTURE FL TO BE PHOTOCCELL AND TIMER CONTROLLED: ON AT DUSK, OFF BETWEEN 11:00PM AND 7:00AM.
- LIGHTING OBJECTIVES: THE PHOTOMETRIC INCLUDES LIGHTING FOR MAIL KIOSKS AND AT THE ENTRY MONUMENT. LIGHTING HAS BEEN DESIGNED TO COMPLY WITH AHJ AND UTILITY REQUIREMENTS.
- MITIGATION EFFORTS: ILLUMINATION OF THE MAIL KIOSKS IS PROVIDED BY FULL CUTOFF BOLLARDS. ILLUMINATION OF THE MONUMENT SIGN IS PROVIDED BY UPLIGHTING; EACH LUMINAIRE IS LESS THAN 3500 LUMENS. THESE LUMINAIRES WILL NOT PRODUCE UNWANTED GLARE OR LIGHT TRESPASS ON NEIGHBORING PROPERTIES.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL: MAIL KIOSK AND MONUMENT SIGN LIGHTING IS INCLUDED IN THE PHOTOMETRIC. REQUIREMENTS FOR EXTERIOR LIGHTING TO THE PUBLIC WAY IS EXCLUDED FROM THIS PHOTOMETRIC.
- FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

Calculation Summary		List the Use Area / Zone Type					
Label	Calc Type	Units	Average	Min	Max	MAX/MIN	AVG/MIN
OVERALL SITE	POINT BY POINT	FOOTCANDLES	0.2	0	4.3	N/A	N/A
SIGNS	POINT BY POINT	FOOTCANDLES	0.3	0.1	2.1	2:1	3:1
MAILBOXES	POINT BY POINT	FOOTCANDLES	0.6	0.3	4.3	14:1	2:1



4 SITE LIGHTING PHOTOMETRIC

SCALE: 1"=20'

3 SITE LIGHTING PHOTOMETRIC

SCALE: 1"=20'

2 KEY MAP

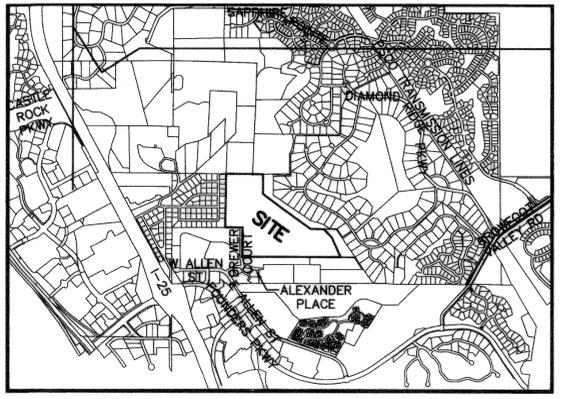
SCALE: NTS

No.	Rev.	Date:	Revision Type:
1	07/02/24		SITE DEVELOPMENT PLAN
2	09/23/24		SITE DEVELOPMENT PLAN
3	12/13/24		SITE DEVELOPMENT PLAN
4	03/10/25		SITE DEVELOPMENT PLAN
5			
6			

Designed By:	Date:	Sheet:
Prepared By:	Horiz. Scale:	Job No.:
Approved By:	Vert. Scale:	

SOLEANA
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE LIGHTING PHOTOMETRIC

ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS



VICINITY MAP
SCALE: 1" = 2,000'



SITE SUMMARY

LAND USE SUMMARY						
PARCEL	USE	ACRES	DWELLING UNITS	DENSITY	MINIMUM LOT SIZE	% OF ACREAGE
PA-1	Single Family Detached Residential	41.56	55	1.32	21,780 Square Feet	53.3%
PA-2	Live / Work Attached	5.15	22	4.27	1800 Square Feet	6.6%
	Live /Work SFD				5,000 Square feet	
PL-2	Dedicated Open Space	31.25	N/A			40.1%
	TOTAL	77.96	77	.987		100%

NOTES

- THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED.
- THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- THIS DEVELOPMENT PLAN IS NOT IMPACTED BY SPECIES PROTECTED BY THE U.S. FISH & WILDLIFE SERVICE.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
- ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- URBAN/WILDLAND INTERFACÉ AREA MANAGEMENT PLAN TO BE EVALUATED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT AS APPROPRIATE TO EACH PLANNED DEVELOPMENT (PD).

LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25" WC LS 13155"; THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES; 1) SOUTH 00°31'06"WEST, 475.23 FEET; 2) SOUTH 53°29'05"EAST, 1424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935" AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, SOUTH 89°11'37"EAST, 359.30 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE EASTERLY LIMITS OF SAID PARCEL THE FOLLOWING TWO COURSES; 1) SOUTH 39°44'05"EAST, 253.32 FEET; 2) SOUTH 25°03'40"EAST, 528.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°41'25"WEST, 2393.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19"EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION; THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37"WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, NORTH 00°31'36"EAST, 1303.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SOUTHEAST RENAISSANCE PARCEL:
A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO BEAR SOUTH 89 DEGREES 46 MINUTES 33 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 34 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 802.20 FEET ALONG A LINE CONNECTING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2, A DISTANCE OF 478.38 FEET WESTERLY FROM THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 328.33 FEET; THENCE NORTH 26 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 528.12 FEET; THENCE NORTH 40 DEGREES 44 MINUTES 43 SECONDS WEST, A DISTANCE OF 253.20 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 46 MINUTES 33 SECONDS EAST, A DISTANCE OF 269.19 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

TITLE CERTIFICATE

I, David Knapp AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

David Knapp
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 12TH DAY OF November, 2024.

NOTARY BLOCK

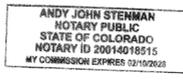
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF November, 2024.

BY: David Knapp AS AUTHORIZED REPRESENTATIVE OF
Land Title Guarantee Company.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: FEBRUARY 10, 2028.



PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 26 DAY OF October, 2023.

[Signature]
CHAIR

DATE

ATTEST:
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

DATE 11/14/2024

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON 21 DAY OF November, 2023.

MAYOR [Signature]

DATE Nov 21st 2024

ATTEST:
[Signature]
TOWN CLERK

DATE Nov. 19, 2024



SURVEYORS CERTIFICATE

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THE LEGAL DESCRIPTION SHOWN HEREON.

DATE 11/11/2024

Michael C. Cregger
MICHAEL C. CREGGER
COLORADO PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND BEHALF OF IMEG CONSULTANTS CORP



OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

Lenn Haffeman Manager
Alexander Investors, LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARY BLOCK

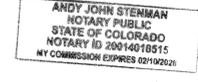
SUBSCRIBED AND SWORN BEFORE ME THIS

12TH DAY OF Nov., 2024 BY Lenn Haffeman AS
Manager OF Alexander Investors, LLC, a Colorado limited liability company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: FEBRUARY 10, 2028



PROJECT TEAM

APPLICANT / OWNER
Alexander Investors, LLC
1313 Evalena Road
Castle Rock, CO 80104
303.814.2460

CIVIL ENGINEER
IMEG
7600 E. Orchard Rd., Suite 250-S
Greenwood Village, CO 80111
303.796.6000

LAND PLANNER
The Henry Design Group Inc.
1501 Wazee St. Suite 1-C
Denver, CO 80202
303-446-2368

SHEET INDEX

- Sheet 1: Cover Sheet
- Sheet 2: Planned Development Plan
- Sheet 3: Zoning Regulations
- Sheet 4: Zoning Regulations

ALEXANDER WAY

PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 1 OF 4
DATE: 10-27-2021
REVISED: 03-18-2022; 06-03-2022
08-15-2022; 10-17-2022
10-29-2024

ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS



7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
303.796.6000



ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 2 OF 4
DATE: 10-27-2021
03-18-2022; 06-03-2022
08-15-2022; 10-17-2022
06-07-2023;

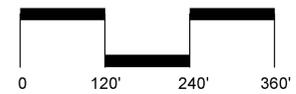
LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

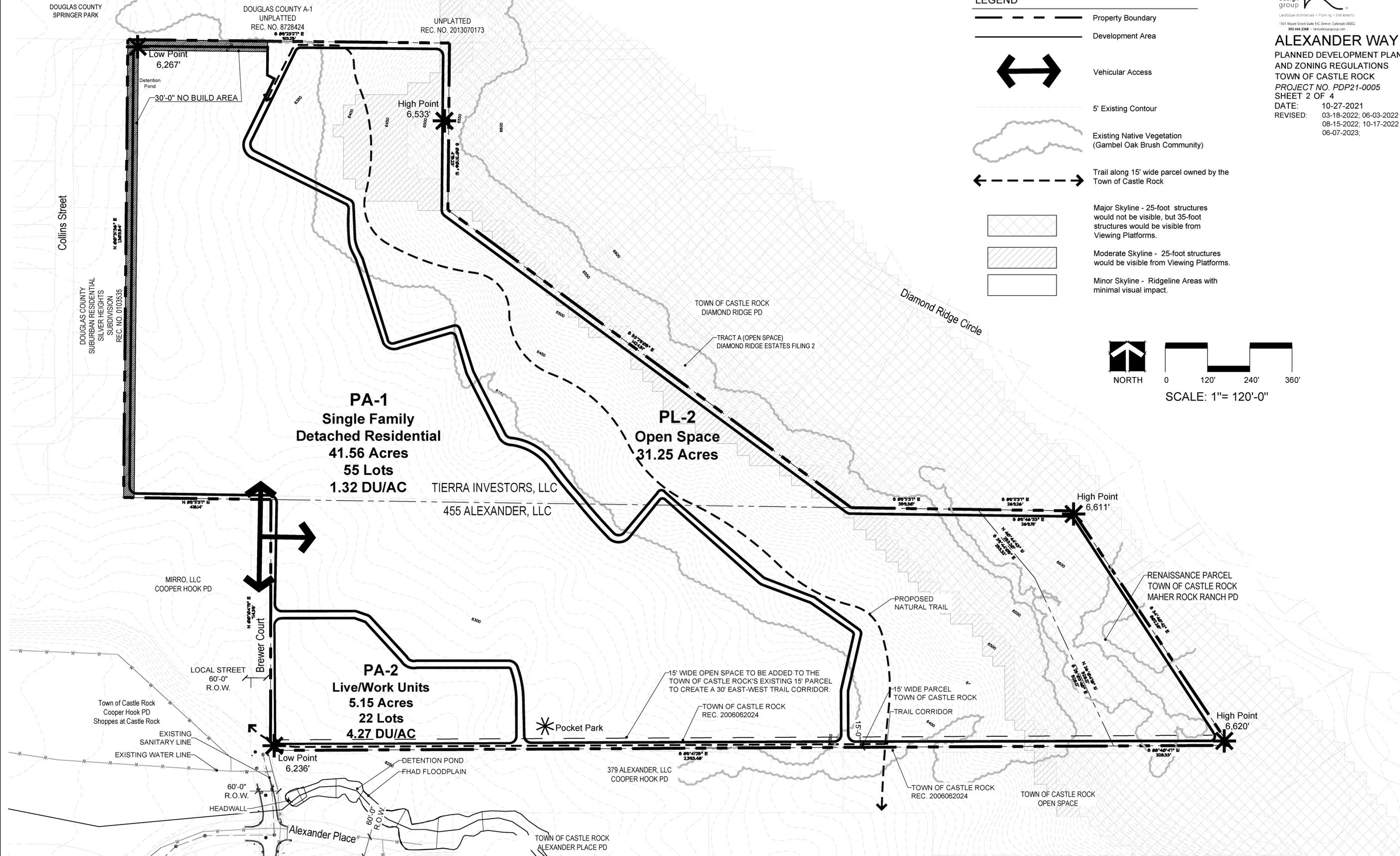
- Property Boundary
- Development Area
- Vehicular Access
- 5' Existing Contour
- Existing Native Vegetation (Gambel Oak Brush Community)
- Trail along 15' wide parcel owned by the Town of Castle Rock
- Major Skyline - 25-foot structures would not be visible, but 35-foot structures would be visible from Viewing Platforms.
- Moderate Skyline - 25-foot structures would be visible from Viewing Platforms.
- Minor Skyline - Ridgeline Areas with minimal visual impact.



NORTH



SCALE: 1"= 120'-0"





ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
303.796.6000



LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 3 OF 4
DATE: 10-27-2021
REVISED: 03-18-2022; 06-03-2022
08-15-2022; 10-17-2022
06-07-2023;

SECTION 1 GENERAL PROVISIONS

1.1 PURPOSE

A. Statement of Purpose

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations (PD Zoning Regulations) is to establish standards for the development and improvement of the property. The standards contained in these Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained within the Alexander Way PD as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations run with the land and bind owners of record and successors in interest to the property.

1.2 AUTHORITY

A. Authority

The authority of these PD Zoning Regulations is Chapter 17.32 (PD-Planned Development District) of the Castle Rock Municipal Code, as amended.

B. Adoption

The Town Council has adopted the Alexander Way PD Plan and PD Zoning Regulations pursuant to Section 17.34 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

C. Relationship of Town of Castle Rock Regulations

All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a Planned Development. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD Zoning Regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.

D. Maximum Level of Development

The total number of dwelling units approved for development within the established Planning Area is the maximum allowed for platting and development. The actual number of dwellings approved will be determined at the Site Development Plan/Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other relevant factors. The developer has the right to build less units than the permitted maximum in each Planning Area. Dwelling units may not be transferred between Planning Areas unless otherwise permitted within these PD Zoning Regulations.

1.3. CONTROL PROVISIONS

A. Incorporation of the Planned Development Plan

The PD Plan for Alexander Way includes the type, location and boundaries of land use area as shown on the Alexander Way Planned Development Plan (PD Plan), which is attached as Exhibit A and is hereby incorporated by reference into these PD Zoning Regulations.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within Alexander Way are shown on the Alexander Way PD Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts a collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. Where a Planning Area abuts another Planning Area, the boundary shall be the centerline of the abutting boundaries as shown on the PD Plan. Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Development Plan or Plat, without any amendment to the Alexander Way Planned Development Plan provided the Planning Area does not increase or decrease by more than twenty percent (20%) in size.

C. Administrative Amendments to the PD Plan and PD Zoning Regulations

Amendments to the PD Plan and PD Zoning Regulations shall comply with Chapter 17.36 of the Town of Castle Rock Municipal Code, as amended.

D. Road Alignments

The Planned Development Plan is intended to depict general locations of the primary roadways. Recognizing that the final road alignments are subject to engineering studies, minor road alignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the PD Plan itself.

1.4 GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development which may occur in the Alexander Way Planned Development.

B. Phasing

The phasing order will be indicated on the Alexander Way Site Development Plan and will be subject to the criteria in the Annexation and Development Agreement.

C. Severability of Provisions

In the event that any provision herein shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

D. Development Agreement

In addition to these regulations, certain provisions of the development of the Alexander Way Planned Development are controlled by an agreement between the Town of Castle Rock and the PD property owners. The Development Agreement is subject to the Planned Development as approved by the Town on the ____ day of ____, 20__ by Resolution No. ____.

E. Site Development Plans and Plats

Following a Site Development Plan (SDP), the property owners shall submit a Site Development Plan (SDP) for all, or any portion or portions of the general use areas as are then ready for development. No building permit will be issued until an SDP has been approved for the property by the Town Council and the Plat approved by Town administrators, and duly recorded, unless the property is a Town-owned property being developed for Town uses.

SECTION 2 DEFINITIONS

In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this PD:

2.1 Detached Dwelling Units

Dwelling units which are not physically connected to other dwelling units. As used herein, the term detached dwelling units shall include, but not be limited to single family detached dwelling units.

2.2 Single Family Attached Dwelling Unit or Attached Live/Work Unit

A dwelling or live/work unit with primary ground floor access to the outside which shares a common wall with another unit without openings. Single Family Attached dwellings include paired homes and up to four-units attached in a building. Each Single Family Attached Dwelling Unit or Live/Work unit shall be located on its own fee simple lot.

2.3 Live/Work Units

Live/Work units are intended to provide a unit which contains residential use with a compatible work use within the same structure which shares a common wall or floor with direct or indirect access between the residential and the compatible work use. A live/work unit: (a) combines a compatible work use as allowed in Section 4.2 - Permitted Uses with a residential living space for the owner of the compatible work use, or the owner's employee, and that person's household; (b) a residence only; and (c) where the activity conducted takes place subject to a valid business license if required. The live/work area shall be further defined and acceptable to the homeowner's association.

2.4 Developer

Tierra Investors, LLC and Alexander 455, LLC or assigns as Developer.

2.5 Open Space - Private

Space which is suitable for landscaping, passive and/or active recreation, trails, gardens, view protections and enhancement, buffers and/or other appropriate uses, which is to remain in private ownership.

2.6 Open Space/Park - Public

Space which is suitable for landscaping, passive and/or active recreation, trails, gardens, view protections and enhancement, buffers and/or other appropriate uses, which are to be dedicated to the Town of Castle Rock and available for use by the public.

2.7 Solar/Wind Energy/Geothermal

A device that is accessory to, and situated on, a private single family attached or detached lot or home for the purpose of providing an alternative energy source for the home. Not intended as a communal feature.

SECTIONS 3 - 6 DEVELOPMENT STANDARDS

3.0 PLANNING AREA-1 (PA-1)

3.1 Intent

The single family detached neighborhood will include residential lots and accessory uses, open space, streets, landscape tracts, pocket parks, and trail corridors which will connect the residences to the site's amenities and trail networks. A maximum of 55 lots are permitted in PA-1. This Planning Area may be extended to include Planning Area-2 should the Live/Work units be converted to Single Family Detached Homes See Section 4 below.

3.2 Uses Permitted by Right

- A. Detached single family dwellings with attached or detached private garages
- B. Public buildings, including but not limited to fire and police stations
- C. Public and private open space, parks, and recreational uses, trails, and facilities
- D. Public and Private Utilities and appurtenant facilities
- E. Drainage and detention facilities

3.3 Prohibited Uses

Accessory Dwelling Units

3.4 Accessory Uses

- A. Temporary Uses pursuant to Section 3.5
- B. Community information kiosks
- C. Accessory structures such as storage shed (120 square feet) and/or green houses (180 square feet), maximum, pool house/cabana 200 square feet; and subject to architectural and maintenance controls/covenants
- D. Private swimming pools and spas
- E. Private tennis courts, pickleball, and multi-purpose sport courts

3.5 Temporary Uses

- A. Construction offices and material storage shall be permitted in all use areas during and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area.
- B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage, and associated uses.

3.6 Development Standards

- A. Minimum standard lot area: 21,780 square feet
- B. Maximum Building height: 35 feet for primary structures
- C. Minimum lot width:
 - 1. At the street: 50 feet and a minimum of 70 feet at the front building setback line
 - 2. At a cul-de-sac, knuckle, or similarly curved frontage at the street: 30 feet
 - 3. Flag lot width at street or private drive: 20 feet at the flag, between lot lines beyond the flag, the lot width shall be 70 feet at the front
- D. Primary structure front setback (from local street right-of-way or private access drive):
 - 1. 25 feet to face of garage for front loaded attached garage
 - 2. 20 feet to face of home
 - 3. 7.5 feet to side of a side loaded garage
 - 4. 15 feet to unenclosed covered porch without living space above the porch
- E. Primary structure rear setback: 25 feet
- F. Primary structure side setback: 7.5 feet
- G. Corner lot side setback for primary structures adjacent to a local street: 10 feet
- H. Accessory structure maximum building height: 25 feet
- I. Accessory structure setbacks:
 - 1. Front yard setback not permitted in front of the front face of the primary structure.
 - 2. Rear yard setback: 25 feet
 - 3. Side yard setback: 10 feet; The accessory structure may be located within the side yard by may not extend beyond the front face of the primary structure.
 - 4. Corner lot side setback: 15-feet
- J. No Build Zones: 30-foot wide "No build" zone on a side lot line and a 50-foot "No build" zone on a rear lot line shall be provided on the lots adjacent to the Silver Heights Subdivision and along the northern property line where adjacent to Douglas County un-platted land. No primary or accessory structures are permitted in the "No Build" zones. These "No Build" zones shall satisfy setback requirements.

K. Encroachments:

- 1. Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into any setback a maximum of 36 inches.
 - 2. Covered or uncovered decks and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the rear or side property line.
 - 3. Covered or uncovered decks and patios greater than 30 inches in height above grade may encroach the rear or side setback provided they are no closer than 5 feet to a side lot line and 10 feet to the rear lot line.
 - 4. Driveways are permitted within the setbacks.
- L. Signage:
- 1. Two project identification signs are permitted. One is permitted in each Planning Area. Each sign face shall be a maximum of 32 square feet.
 - 2. The maximum height of the monument shall be eight (8) feet.
 - 3. There is no maximum square footage requirement for the monument.
 - 4. The monument/sign shall not be located within sight visibility triangles
 - 5. Monument/signage shall not be located within public rights-of-way with the exception of within medians in the right-of-way.
 - 6. The monument/sign may be illuminated by either an internal or external light source.

4.0 PLANNING AREA 2 (PA-2)

4.1 Intent

The live/work unit include single or attached lot intended for live/work units or residential unit as defined in Section 2.3 above. This area may also be converted to single family detached lots in accordance with the detached standards below. A maximum of 22 live/work units or single family detached units are permitted. A single detached dwelling unit is permitted in the live work area provided the architecture is similar in character to the homes in PA-1 and the Development Standards are maintained as listed in Section 4.6 below.

4.2 Uses Permitted by Right

- A. Attached and detached single family dwellings with attached or detached private garages.
- B. Attached and detached homes with or without a live/work component (Maximum of 4-units attached are permitted in a building)
- C. Public buildings, including but not limited to fire and police stations
- D. Public and private open space, parks, and recreational uses, trails, and facilities
- E. Utilities and appurtenant facilities
- F. Drainage and detention facilities
- G. Wireless cellular facilities as per the Town of Castle Rock Municipal Code.

4.3 Prohibited Uses

Accessory Dwelling Units

4.4 Live/ Work Permitted Uses and Regulations

A. Intent for Non-living uses

The intent is to provide complementary work uses permitted if conducted entirely within a principal building. Such use shall be conducted only by the occupants thereof plus not more than five non-resident employees.

B. General Use Standards and Regulations

- 1. In-home Child Day Care and Elder Care as permitted by state and federal regulations.
- 2. Wholesale or retail business must be conducted entirely by mail (U.S. Postal Service, United Parcel Service, and the like) or such wholesale or retail sales on the premises is not substantial.
- 3. There shall be no outside storage on the premises of materials or equipment used in connection with the business.
- 4. There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the lot.
- 5. Traffic shall not be generated which significantly affects the residential character of an area or in a volume that would create a need for parking greater than that which can be accommodated on the site, or which is inconsistent with the normal parking usage of the Zoning District; and
- 6. Personal services such as beauty/nail salon and barber shops (2-chairs maximum).
- 7. Group classes shall have a maximum of five (5) participants at any one time.
- 8. Professional and service businesses or any similar uses that does not generate more than occasional or minimal vehicular traffic.



ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
303.796.6000



LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 4 OF 4
DATE: 10-27-2021
REVISED: 03-18-2022; 06-03-2022
08-15-2022; 10-17-2022
06-07-2023;

4.5 Accessory Uses

- A. Temporary Uses pursuant to Section 4.5
- B. Community information kiosks
- C. Accessory structures not permitted

4.6 Temporary Uses

- A. Construction offices and material storage shall be permitted in all use areas during and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area.
- B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage, and associated uses.

4.7 Development Standards

- A. Minimum standard lot area: Attached unit: 1,800 square feet
Single unit: 5,000 square feet
- B. Maximum Building height: 35 feet for primary structures
- C. Minimum lot width:
 - 1. At the street: 20 feet and a minimum 30 feet at the building setback line
 - 2. At a cul-de-sac, knuckle, or similarly curved frontage at the street: 20 feet
 - 3. Flag lot width at street or private drive: 20 feet at the flag, between lot lines beyond the flag, the lot width shall be 35 feet at the front
- D. Primary structure front setback (from local street right-of-way or private access drive):
 - 1. 20 feet to face of front-loaded attached garage
 - 2. 15 feet to face of structure
 - 3. 10 feet to side of a side loaded garage
 - 4. 10 feet to unenclosed porch without living space above the porch
- E. Primary structure rear setback: 15 feet; 6-feet if the garage is alley loaded
- F. Primary structure side setback: 5 feet
- G. Primary structure corner lot side setback adjacent to a local street: 10 feet; 20 feet to face of garage for a side loaded garage
- H. Encroachments:
 - 1. Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into the setback a maximum of 36 inches.
 - 2. Covered or uncovered decks and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the side property line and 20 feet to a rear lot line in PA-1 and 10-feet to a rear lot line in PA-2.
 - 3. Covered or uncovered decks greater than 30 inches above grade may encroach the rear or side setback provided they are no closer than five (5) feet to a side lot line and 25 feet to a rear lot line in PA-1 and 10 feet to a rear lot line in PA-2.
- I. Parking: Attached live/work units shall provide a minimum of two (2) parking spaces for the unit in an attached garage and an additional two (2) guest spaces for visitors which may include in the tandem driveway.
- J. Signage:
 - 1. Signage may be building mounted and flush with the face of the building and a maximum of six (6) square feet in size. The sign shall not be illuminated.
 - 2. Two project identification signs are permitted. One is permitted in each Planning Area. Each sign face shall be a maximum of 32 square feet.
 - 3. The maximum height of the monument shall be eight (8) feet.
 - 4. There is no maximum square footage requirement for the monument.
 - 5. The monument/sign shall not be located within sight visibility triangles
 - 6. Monument/signage shall not be located within public rights-of-way with the exception of within medians in the right-of-way.
 - 7. The monument/sign may be illuminated by either an internal or external light source.

5.0 OPEN SPACE/PUBLIC LANDS - OPEN SPACE - (PL-2)

PL-2 is intended to provide natural open space and preservation of the hillside. The open space will provide a buffer between the Diamond Ridge neighborhood and Alexander Way. The open space is intended to remain undisturbed to the extent practical with the exception of a natural trail which will provide a connection from Alexander Way to the Town's trail network. This Use Area shall conform with the Town's PL-2 zoning requirements as per Chapter 17-30 of the Town of Castle Rock Municipal Code, as amended.

6.0 PARK AND OPEN SPACE REQUIREMENTS (WITHIN PA-1, 2 AND PL-2)

- A. A minimum of 40% of the overall site shall be provided in parks, trails, and open space. In addition to PL-2 Open Space, a minimum of 1.5 acres of private open space shall be provided in PA 1 and 2 which may include the pocket park/orchard and trail corridor.
- B. Trails shall connect to Town of Castle Rock open space where available.
- C. Trails are not permitted to connect into the Diamond Ridge neighborhood to the east and north

- D. An additional 15-feet shall be provided along the southern boundary adjacent to the 15-feet owned by the Town creating a 30-foot wide east/west trail corridor.
- E. Picnic areas
- F. Seating nodes and lookouts
- G. Grading and drainage improvements
- H. Public utilities and associated structures
- I. Neighborhood parks and playgrounds
- J. Irrigation, water storage, distribution and well facilities

**SECTION 7
OVERALL PROJECT STANDARDS**

These PD regulations shall not preclude the application of Town ordinances, including revisions to this Title, which are of general application throughout the Town, unless such application conflicts with an express vested property right. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, development standards, landscaping, site development, accessory, and temporary uses, and use by special review and variance processes shall apply to this Planned Development, except as modified herein.

7.1 Architectural Design Standards

- A. Colors and Materials**
Architectural design of the home shall be in accordance with the design guidelines established by the HOA
 - 1. All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials are high quality and consistent for the majority of the structure.
 - 2. Colors shall predominately be muted on the primary structure with accent colors limited to architectural features.
 - 3. Materials shall include high quality masonry, hardy plank siding, stone, or stucco.
 - 4. Roof materials shall include tile or standing seam metal. Thermoplastic Polyolefin (TPO) materials are permitted on flat roofs.
 - 5. Reflective materials and bright colors that contrast dramatically with the colors of the sky, land, and vegetation around them shall not be used as predominant colors.
 - 6. Colors and materials shall be approved by the Alexander Way HOA as required below.
- B. Building Siding**
All building siding shall cover exposed foundations to grade level, except as required by Applicable Building Code.
- C. Architectural Design Approval**
All architecture of the homes must be submitted to the Alexander Way HOA for approval prior to submittal for a building permit. Plans not approved shall be modified in accordance with the requirements of the HOA and resubmitted for approval. A building permit may not be obtained if the HOA has not approved the architectural plans.

7.2 Lighting

All lighting shall be in accordance with chapter 17.58 of the Castle Rock Municipal Code, as amended.

7.3 Fencing

- The following requirements apply to any new fencing.
- A. For Lots adjacent to open space perimeter fences are limited open rail with a maximum height of four (4) feet and shall consist of a minimum level of transparency, such as split rail or open rail. A 2" x 4" wire mesh grid is permitted on the lot side of the open rail fence for pet enclosure.
 - B. Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.
 - C. Barbed wire and chain link are not allowed fencing.
 - D. Additional fencing guidelines will be provided in future design guidelines/ covenants established by the HOA.
 - E. Fencing adjacent to Silver Heights shall be identified at the time of Site Development Plan based on coordination with the adjacent residents.

7.4 Landscaping

- A. Landscape design regulations will be provided in future design guidelines/covenants established by the HOA.
- B. All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications.

7.5 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the Final Plat Grading Plan without the written approval of the HOA and its Engineer(s). Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval. All retaining walls used in the grading concept and materials shall be approved by the HOA prior to construction.

7.6 Compliance with Skyline/Ridgeline Protection District

All areas within Alexander Way that area identified as within the Skyline/Ridgeline protection area as shown on the District Map shall be in compliance with Chapter 17.48 of the Castle Rock Municipal Code, as amended.

7.7 Compliance with the Dissimilar Residential Interface Regulations

The southern property line of Alexander Way may be subject to the Dissimilar Residential Interface Regulations as defined in Chapter 17.51.04 of the Castle Rock Municipal Code, as amended, depending on the adjacent land use and when the adjacent uses are developed.

7.8 Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires into the community. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the Site Development Plan.

7.9 Planning and Design

- A. The design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.
- B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.
- C. Grading shall be shaped to complement the natural landforms.
- D. Roads in steeply sloping or heavily vegetated areas shall be designed to limit, as practical, the area of disturbance.

**SECTION 8
SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS**

- 8.1** Following approval of the Alexander Way Planned Development, the Property Owners shall submit a Site Development Plan for all, or any portion or portions of the general Use Areas as are then ready for development.
- 8.2** No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.
- 8.3** In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a Plat by the Town Council prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Site Development Plan, provided a Plat has been approved, which must contain the following language:

"Pursuant to the Town of Castle Rock Municipal Code, no building permit will be issued for the erection of any structural improvement in any area described hereon for which a Site Development Plan and Plat has not been approved by the Town of Castle Rock."

**SECTION 9
TRANSITIONAL USE**

- 9.1** After approval of the Alexander Way Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a Plat, may be used for agricultural purposes until approval of a Plat for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, buildings, and outbuildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- 9.2** Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Plat for such area or areas has been approved.
- 9.3** Such transitional use areas shall be closed to vehicular traffic and off-road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer.



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

February 9, 2024

Lenn Haffeman
455 Alexander LLC
700 17th Street, Suite 200
Denver, Colorado 80231

**RE: Traffic Impact Study – Compliance Letter
Alexander Way Residential
Castle Rock, Colorado**

Dear Lenn:

SM ROCHA, LLC has reviewed the November 2022 updated traffic impact study (TIS) that was prepared for the Alexander Way Residential development.

Trip generation characteristics for this site were previously established using rates published by the Institute of Transportation Engineers in their report entitled Trip Generation, 11th Edition. The Alexander Way Residential TIS assumed development of residential land uses consisting of single family detached homes and single family attached homes.

The development plans being submitted for Town review and approval includes single family detached and attached home land uses consistent with that assumed and analyzed in the overall Alexander Way Residential TIS.

It is our professional conclusion that the proposed development is in compliance with the Alexander Way Residential TIS dated November 2022, and all recommendations presented in that study remain valid.

We trust that our findings will assist in the planning and approval of the proposed 77 dwelling unit residential development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic and Transportation Consultants

Stephen Simon, EIT
Traffic Engineer



Fred Lantz, PE
Transportation Engineer

Soleana Development Concerns

6/29/2025

To the town of Castle Rock:

Council and Planning Dept.

We are pleased to announce that all current concerns related to the adjacent property, the Acker Property, have been resolved.

1. The long ago, disputed property line has been resolved and agreed upon between the two parties. Thanks to Lenn Haffeman for working in good faith.
2. The Flood Control Easement has been granted by the Ackers to the above development in order for Alexander Investments to continue through the process.
3. We are pleased with the decision of the Fire District and the Planning Commission to allow the developer to proceed via the addition of sprinkler fire protection in the structures.

In closing, we would like to thank the planning dept for the professionalism they have shown us in all contact through this process.

Sincerely,

Bernie and Kay Acker and family

5/28/2025

Bernie & Kay Acker



Castle Rock, Colorado 80108

To: Surrounding neighbors or Whom it May Concern

Notice of intent

To place 1250 Evalena Rd located in Castle Rock Colorado

Into a Conservation Easement

We are writing to inform you of our intent to place our property into a conservation easement. This decision is part of our commitment to preserving the natural, ecological and scenic view of the land for future generations.

A conservation easement is a voluntary legal agreement that permanently limits certain types of development or land use to protect its conservations values, such as wildlife habitat, open space, and in this case increasing our property value substantially by means of preservation. We have elected to have the easement held by Douglas County Land Trust and may include other holders. We had conversations with them last fall and requested guidance on how to proceed.

The easement will restrict certain activities on the property such as residential subdivision, commercial development or significant

alterations to the natural landscape including public access easements and roads for any reason.

The property will remain under private ownership and is intended to preserve the properties perpetuity.

We are notifying you as a courtesy of our intention to change the legal status of our property, as it may be relevant to our shared community and surrounding properties. The process will involve coordination with Douglas County Land Trust and may include appraisals, surveys, and other activities on the property over the next year and possibly two years as the Land Trust process takes extensive time and research to finalize.

If you have any questions or concerns, please feel free to contact us at [REDACTED] or Jeff Bayer [REDACTED]. We value our community and hope you will support this endeavor.

Thank you for your understanding and support as we take this step to protect the natural value of our property.

Sincerely Bernie & Kay Acker

BrieAnna Simon

From: JEFF LA BAYER [REDACTED]
Sent: Wednesday, June 11, 2025 4:59 PM
To: BrieAnna Grandy
Subject: Fw: Planning Commission

From: JEFF LA BAYER [REDACTED]
Sent: Wednesday, June 11, 2025 10:20 PM
To: [REDACTED]
Subject: Planning Commission

Concerns regarding Soleana Proposed Development

1. The Hiking Trail

This was briefly discussed at the neighborhood meeting on June 10th. Is this a game trail or an actual Public Hiking Trail? I'm sure the city standards are much higher than county standards. What are the specifications for the trail? Once the project is completed, it will be handed over to the city to maintain and may become a liability.

So, is it a walking trail, a running trail or can a bicycle ride on it? What if it snows or rains—will it become hazardous and is there any possibility of someone getting hurt? Will the trail be paved to limit risks? As the developer has constantly stated, it's all about health and safety.

2. Property Line dispute

There is a property line dispute between the developer and the Acker Property that has not been resolved due to the developer having little concern or willingness to mediate the issue. In his words: "I don't care what your survey says".

3. Metro District

These can be a good thing in some cases, however we all know how a developer can use a Metro District to their advantage. The developer has stated that he will push an access road through the Acker property with the help of the fire district. Once again it's all about public health and safety. The city and county have both stated they will not use eminent domain. However, approval of a metro district is a de facto yes vote for the developer to pursue eminent domain on neighboring private property. It's like giving the developer a winning lotto ticket: 'Just take what you want. I suggested redesigning the roads to form a loop. Sure a few switch backs are normal when you try building on an undesirable hill. Get rid of those death trap cul-de-sacs and access will not be needed through neighboring properties. Also, the price of the lots will be exorbitantly high, with or without a metro district. Why leave the tax burden on the new homeowners when they are already paying for the infrastructure when they buy the lot. Please consider setting an example and not allow a metro district to protect the public and surrounding neighbors. This really is not a good project and can be

redesigned or maybe it should be rejected altogether. Castle Rock will be just fine and doesn't need this kind of plan.

4. Reflection

The proposed property has been an undesirable and hard to develop piece of property for years. The developer bought the property at a discounted rate because of this. Maybe it is time to take a break and reflect on the fact that this is not necessary for the future of Castle Rock. It could be like trying to change a thistle into a rose. Maybe we don't need it. Maybe it should be left as open space. Should the city condemn this property and give the developer popcorn and peanuts just as he has offered others. Just some things to think about and greatly appreciate your time and effort as public representatives of the city.

Sincerely Jeff Bayer

BrieAnna Simon

From: Kayla Elayne [REDACTED]
Sent: Thursday, June 12, 2025 10:27 AM
To: BrieAnna Grandy
Subject: Concerns over Soleanna

Please submit the following email as a public comment to the Town concerning the Soleanna property for tonight's meeting.

This project has been under development for approximately four to five years, with annexation and zoning approvals already granted. While approval appears imminent, I have significant concerns regarding Mr. Haufmen's conduct, Allen Way traffic, and the reduction in proposed housing units.

Specifically, Mr. Haufmen's comments have raised concerns about his commitment to community well-being. His dismissive response to my personal concerns about increased traffic on Allen Way—suggesting residents simply "turn left instead of right"—indicates a lack of proactive engagement with the Town to mitigate this pre-existing issue. While a fee is anticipated to address roadway improvements, I urge the Town to prioritize enhancing traffic flow on Allen Way before project completion.

Concerns regarding Mr. Haufmen's recent conduct and its potential impact on Silver Heights residents. Several neighbors have reported feeling apprehensive that Mr. Haufmen may misuse his future metropolitan district rights, specifically regarding potential land condemnation. This behavior raises serious questions about his willingness to engage in good faith negotiations with neighboring property owners.

While Mr. Haufmen presents himself professionally in public forums, his one-on-one interactions appear to leverage fear and the authority of the Town and County, which I believe constitutes a form of bullying. I personally witnessed this behavior in January 2024, when Mr. Haufmen made several comments to me about trying to access land and how nice it would be to be able to use that road for personal access to his property, rather than using alternative routes. These comments, along with others made by Mr. Haufmen, have caused considerable apprehension among myself and other residents who have witnessed the comments.

To safeguard residents from future disputes and potential misconduct, I urge the Town and the Fire Department to consider requiring residential fire sprinklers as a primary safety measure for new homes within the Soleanna district. This approach would mitigate fire safety concerns without necessitating a second entry point, thereby protecting residents from potential future frustrations and harmful actions.

To optimize the project and improve infrastructure, I propose reducing the number of houses to facilitate road connectivity, thereby eliminating the need for three separate cul-de-sacs. This modification will enhance emergency and overall traffic flow.

Addressing detention pond maintenance is crucial; therefore, a mosquito control plan must be implemented, with responsibilities clearly defined between the Town and Soleanna.

Given the project's proximity to Silver Heights, construction impacts on residents must be mitigated. This requires the implementation and enforcement of time restrictions and dust control measures, along with establishing a dedicated communication channel for residents to report concerns during construction.

I prioritize respecting and understanding development autonomy, and find that mutual respect between developers and existing landowners fosters optimal outcomes.

Thank you for your time,

Kayla Ryon

Silver Heights Resident since 2004.

Bernie & Kay Acker



Castle Rock, Colorado 80108

To: Surrounding neighbors or Whom it May Concern

Notice of intent

To place 1250 Evalena Rd located in Castle Rock Colorado

Into a Conservation Easement

We are writing to inform you of our intent to place our property into a conservation easement. This decision is part of our commitment to preserving the natural, ecological and scenic view of the land for future generations.

A conservation easement is a voluntary legal agreement that permanently limits certain types of development or land use to protect its conservations values, such as wildlife habitat, open space, and in this case increasing our property value substantially by means of preservation. We have elected to have the easement held by Douglas County Land Trust and may include other holders. We had conversations with them last fall and requested guidance on how to proceed.

The easement will restrict certain activities on the property such as residential subdivision, commercial development or significant alterations to the natural landscape including public access easements and roads for any reason.

The property will remain under private ownership and is intended to preserve the properties perpetuity.

We are notifying you as a courtesy of our intention to change the legal status of our property, as it may be relevant to our shared community and surrounding properties. The process will involve coordination with Douglas County Land Trust and may include appraisals, surveys, and other activities on the property over the next year and possibly two years as the Land Trust process takes extensive time and research to finalize.

If you have any questions or concerns, please feel free to contact us at [REDACTED] or Jeff Bayer [REDACTED]. We value our community and hope you will support this endeavor.

Thank you for your understanding and support as we take this step to protect the natural value of our property.

In Witness Whereof, the undersigned have executed this document as of the date(s) written below.

Signatures

Kay Acker, as Attorney-in-Fact for Bernie Acker

Date: June 10, 2025

Kay Acker, as Attorney-in-Fact for Bernie Acker

Kay Acker

Date: June 10, 2025

Kay Acker

From: [REDACTED]
To: [BrieAnna Grandy](#)
Subject: Concerns Regarding Soleana Proposed Development
Date: Thursday, June 5, 2025 8:05:05 PM

Dear BrieAnna,

I hope this message finds you well. We spoke last fall regarding the adjoining Acker property, and I appreciated your time and insight. As the Soleana development progresses, I wanted to express some serious concerns about the development process and share thoughts I hope will be considered by the city council.

1. Metro District Formation

It appears that following city approval of the Soleana project, the developer, Lenn, plans to submit an application to form a Metro District. I am deeply concerned about this, as it shifts the cost of infrastructure onto the homeowners—costs that should rightfully be borne by the developer. Metro Districts can burden unsuspecting buyers with long-term financial obligations, often without their full knowledge and understanding. These mechanisms frequently result in inflated lot prices while leaving buyers responsible for paying off bonds and taxes used to fund infrastructure. I believe Metro Districts, when used in this way, are predatory and should be scrutinized rigorously. The City should be cautious in approving development projects that rely on them.

2. Road Easement and Future Access

I also want to raise concerns about a short future road easement that is planned through the Acker property. It is unclear whether appropriate outreach or negotiations have been conducted with the property owners. The proposed alignment of the road bisects their property and significantly affects its use and character. This process should be paused until transparent communication occurs and alternative access roads are properly evaluated. One possible alternative could involve routing access at the corner of the property or through public land via Springer Park, which may minimize disruption and better serve the public interest.

3. Eminent Domain and Precedent

Lastly, allowing the formation of a Metro District by a private developer could set a precedent that paves the way for future use of eminent domain, despite assurances that this would not occur. Residents need clarity and protection from such outcomes. The long-term implications of this development model — both financial and environmental — must be thoroughly examined.

In closing, I respectfully urge you and the City Council to evaluate the broader impact of this development. Transparency, accountability, and public interest must remain top priorities. I appreciate your time and attention to these important matters and look forward to participating in the upcoming meetings.

Sincerely,

Jeff Bayer



BrieAnna Simon

From: BrieAnna Grandy
Sent: Monday, June 9, 2025 1:40 PM
To: 'Kayla Elayne'
Subject: RE: Questions in regards to purposed Soleanna Development

Good afternoon Kayla,
The Town is not perusing eminent domain for the private development. This access for the private development is the applicants responsibility.
Thank you.



BrieAnna "Simon" Grandy
Development Services | Senior Planner
Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bgrandy@crgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey: <https://www.surveymonkey.com/r/LR35C27>

From: Kayla Elayne [REDACTED]
Sent: Monday, June 9, 2025 1:38 PM
To: BrieAnna Grandy <BGrandy@crgov.com>
Subject: Re: Questions in regards to purposed Soleanna Development

Is the Town willing to support the applicant is the use of eminent domain?

Kayla Ryon

On Mon, Jun 9, 2025, 1:29 PM BrieAnna Grandy <BGrandy@crgov.com> wrote:

Good afternoon Kayla,

Thank you for providing your reaching out on the Soleana site development plan.

For any development over 30 units, two points of access are required. The proposed Soleana development is only considered to have one point of access to the south of the development. The second access shown to the south does not meet the two points of access spacing requirements, therefore is only considered to have one point of access. All of the homes in this development will be required to be sprinklered unless a second point of access can be provided to the north. This access for the private development is the applicants responsibility. The Town has determined an emergency vehicle access (EVA) road verses a full roadway would be accepted for this access to the north. The EVA would need to meet the Town's standards for this type of access road. The applicant does have the option to move forward with the proposed plan as is if all of the homes are sprinkled.

Let me know if you have any questions.

Thank you.



BrieAnna "Simon" Grandy

Development Services | Senior Planner

Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bgrandy@crgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey: <https://www.surveymonkey.com/r/LR35C27>

From: Kayla Elayne [REDACTED]
Sent: Thursday, June 5, 2025 4:18 PM
To: BrieAnna Grandy <BGrandy@crgov.com>
Subject: Questions in regards to purposed Soleanna Development

Subject: Soleana Project Update and Right-of-Way Inquiry

Following the Soleana Project's progress, I've noted the County's request to extend the Flamecrest Trail (Brewer Ct.) right-of-way to the northern property line, enabling a future secondary access point for Silver Heights. This extension is not required for the current development.

While understanding this is a County, not a Town, request, discussions with Curt indicate they seek future access only, not immediate construction. Therefore, I have the following questions: Is the Town pursuing completion of this road? If so, will the Town utilize eminent domain to acquire necessary access across neighboring properties, or collaborate with the County to utilize their existing Springer Park land?

Sincerely,

Kayla Ryon

From: [REDACTED]
To: [BrieAnna Grandy](#)
Subject: SOLEANA
Date: Friday, June 6, 2025 2:54:34 PM

My name is Lois Thornton, and I have lived at [REDACTED], just south of this property for 58 years. Due to a medical procedure I probably will not be able to attend the June 10 meeting.

I realize that public meetings are essentially a formality and that residents' input has little if any influence on the decisions made. However, I would still like to make a couple of comments about this.

Although it is a relatively minor issue, I see that a 10 foot wide, concrete "trail" has been added since the last time I saw the plan. This is more of a street than a trail. It would be much more sensible and pleasant to make a 5 ft path with 5 feet of whatever native trees and ground cover can be salvaged. along with a more comfortable walking surface. No one needs or wants 10 feet of concrete for walking, and I hope this wasn't planned for motorcycles or other vehicles.

I wish the development could also hve been designed to retain some of the native trees like some past developments did. They don't require water or the years and years it takes for new landscaping to make a difference. I find it very sad that this beautiful land is being destroyed. The one good thing I can say about it is that it is at least a little lower density than most of the developments being approved.

The increased impact of traffic is a major concern. Getting on and off of I-25 at the Founders/Allen exit is already a challenge very often. I have been concerned about how this and the other projects at this location which are being approved, adding several hundred more cars, would make it extremely difficult. But now you've approved the Pine Valley addition, which will add several THOUSAND more cars attempting to use this exit, which will make it completely impossible to get on or off of I-25 in any reasonable length of time. If anyone needed to get in or out in any kind of emergency, it would just be too bad.

By comparison, the Castle Parkway to the north of here gets very little use. Somehow you need to find a way to make a connection from Allen street over to that exit to give people in this area an alternate way to get in and out and ease the traffic at Allen/Founders at least a little bit, and perhaps make it a little safer in case of emergencies.

The continued approval of unrestricted high density projects in this area is very disturbing. We do not enough water, infrastructure, recreation or employment to support the projected population these projects are adding. Rather, most people will just be adding to the already

stressed I-25 to get in and out of the metro area. We really didn't need another Los Angeles in Colorado.

In the past, the governing bodies showed at least some concern for maintaining a little of the natural beauty and rural lifestyle that this area offered. Obviously that has not been the case for some time. I have never agreed that anyone owning or purchasing agricultural land has a god-given right to turn it into high density housing at the expense of all the people already living here. It would be nice if there was still a little concern for the well being and comfort of those people and for the beautiful area this used to be.

From: [REDACTED]
To: [BrieAnna Simon](#)
Subject: Soleana Development
Date: Tuesday, April 16, 2024 5:07:30 PM

It is commendable of the developer to do larger lots and lower density. However, the intersection at Allen and Alexander is already a nightmare. Twice in the last week when we wanted to get to I-25 North we had to wait through 3 and 4 traffic light changes before we could get into the turn lane on Allen. It's hard to imagine what it will be like with another 100 cars using that intersection. Is the city going to do anything to improve the situation at this intersection? Connecting Silver Heights to the Castle Parkway interchange might be a help, but something needs to be done about this traffic situation. or it will be dangerous if ever an emergency exit is needed

Lois Thornton

[REDACTED]

SOLEANA SITE DEVELOPMENT PLAN

TOWN COUNCIL
JULY 1, 2025



VICINITY MAP

- 77.96 acres total
- North of Alexander Place
- Adjacent to Silver Heights,
West of Collins Street



HISTORY OF ENTITLEMENTS

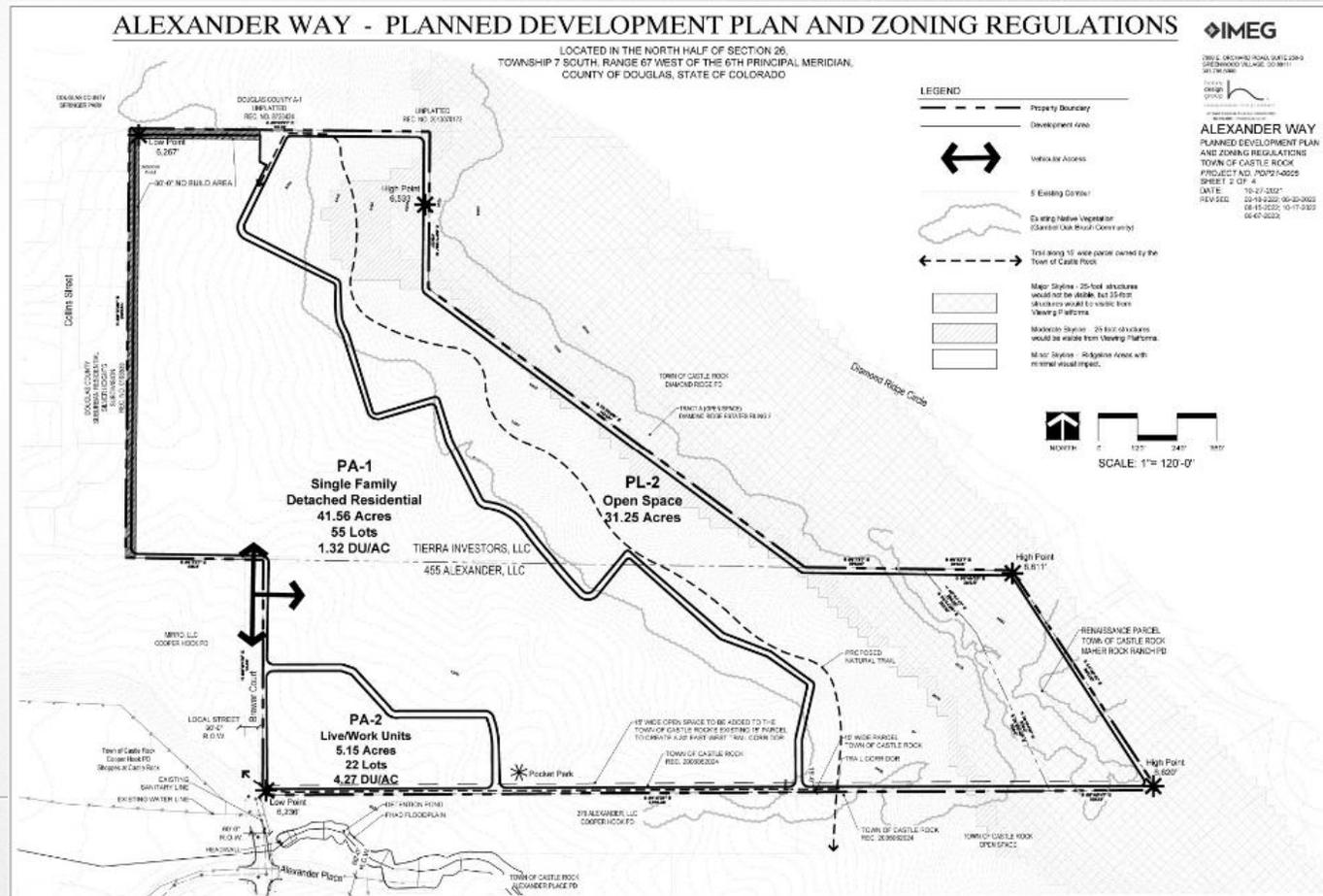
ALEXANDER WAY PD

Annexation

- November 21, 2023

Alexander Way Planned Development Plan

- 55 Single Family Detached Units
- 22 Live/Work Units
- 0.987 Dwelling Units/Acre
- Dedicated Open Space



SITE DEVELOPMENT PLAN

Founders Vista Development Standards

	PD Allows	SDP Proposed
Total Units	77	77
Single Family Detached Units	55	55
Live/Work Units	22	22
Park and Regional Trails	1.5 ac.	1.5 ac.
Open Space – Public and Private	31.25 ac.	31.265 ac.



SITE DEVELOPMENT PLAN



Founders Vista Development Standards

	PD Allows	SDP Proposed
Total Units	77	77
Single Family Detached Units	55	55
Live/Work Units	22	22
Park and Regional Trails	1.5 ac.	1.5 ac.
Open Space – Public and Private	31.25 ac.	31.265 ac.



COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings held for the site development plan

Community Concerns

- Eastern boundary landscaping
- Visual buffer with Silver Heights
- Existing Powerlines
- Secondary Access to North
- Buildout Timing/Construction
- Overall growth in the Town
- Traffic in area

Neighborhood Meetings		
Date	Format	Attendance
April 12, 2023	Hybrid	5
April 30, 2024	Hybrid	5
June 10, 2025	Hybrid	14

SITE DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

Municipal Code Section 17.38.040

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service Phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

STAFF ANALYSIS

Staff finds the Site Development Plan:

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Alexander Way PD Zoning
- Meets TCMC Chapter 17.38: Site Development Plan criteria and Town's Technical Criteria

RECOMMENDATION

Planning Commission voted 5-0 to recommend approval of the Site Development Plan to Town Council

< >

PROPOSED MOTIONS

Approval:

“I move to approve the Resolution, as introduced by title.”

Approve with Conditions:

“I move to approve the Resolution, as introduced by title, with the following conditions_____.”

Continue item (need more information):

“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on _____.”

QUESTIONS?





SOLEANA - SITE DEVELOPMENT PLAN - TOWN COUNCIL

JULY 1, 2025

PROJECT TEAM

OWNER - APPLICANT
Lenn Haffeman
Alexander Investors, LLC

PLANNER/ LANDSCAPE ARCHITECT
Karen Henry, PLA



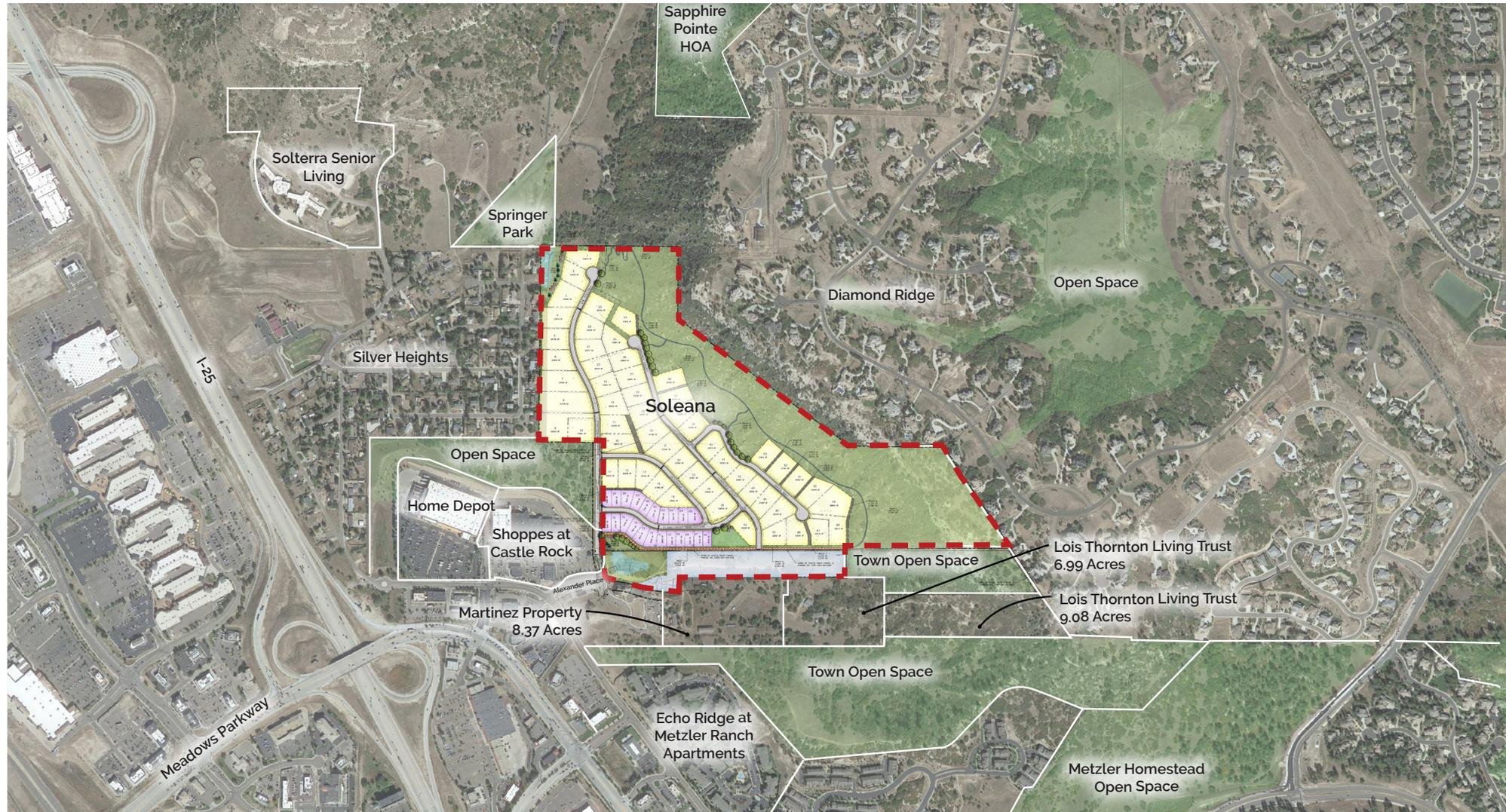
CIVIL ENGINEER
Rick Rome, PE



TRAFFIC ENGINEER
Mike Rocha



CONTEXT PLAN



PLANNED DEVELOPMENT PLAN

ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

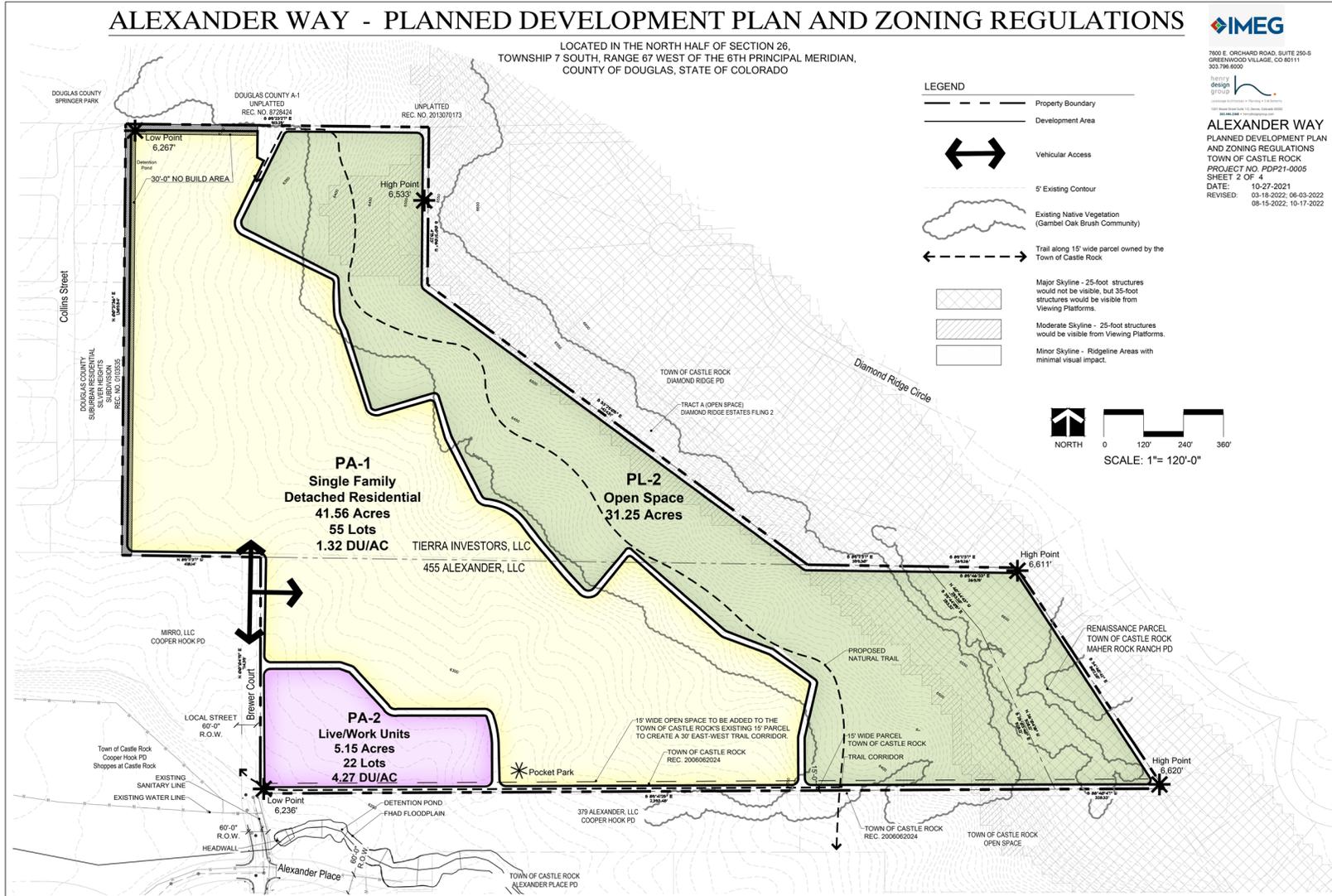
LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



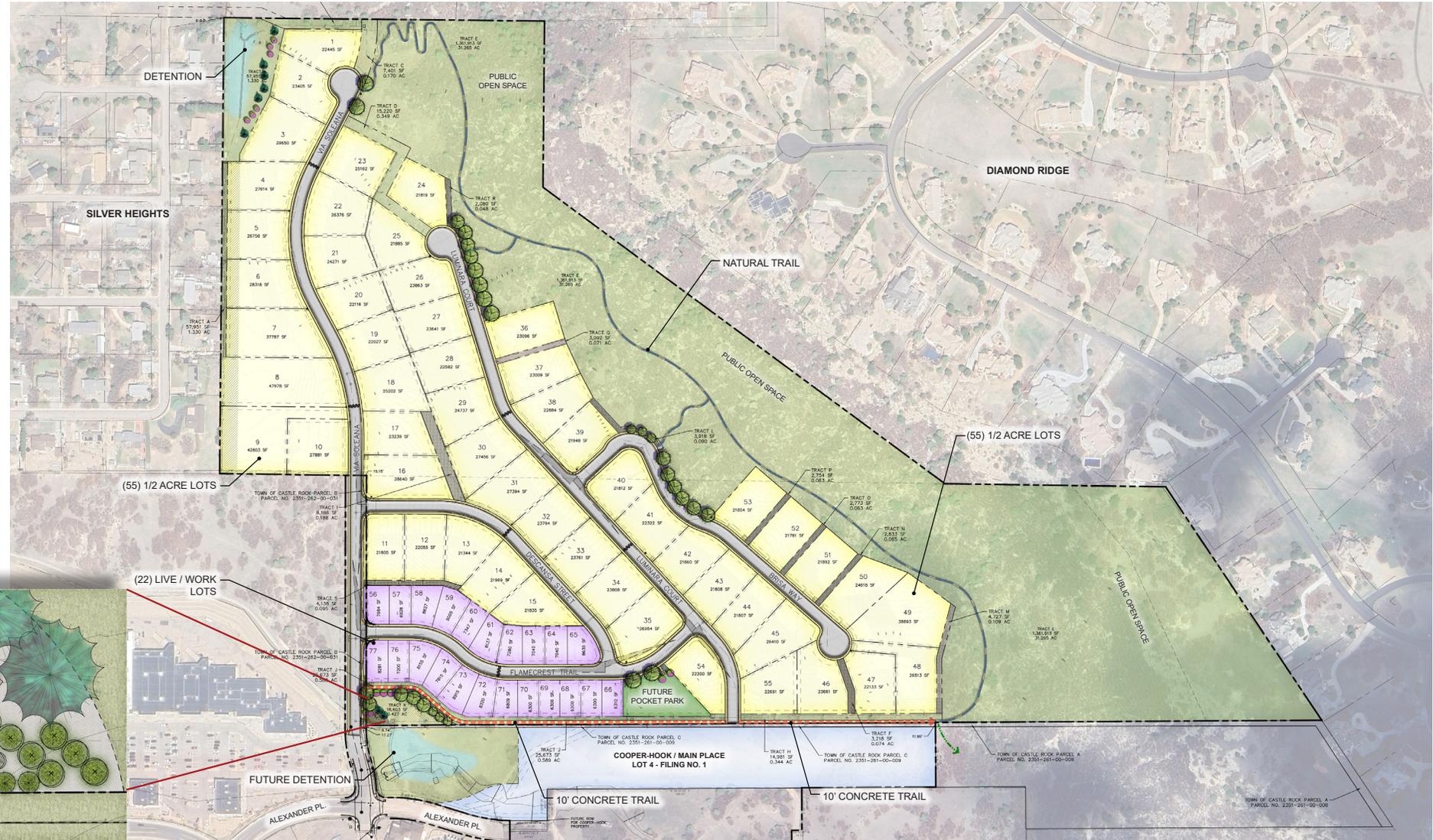
7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
303.794.6000



ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 2 OF 4
DATE: 10-27-2021
REVISED: 03-18-2022; 06-03-2022
08-15-2022; 10-17-2022



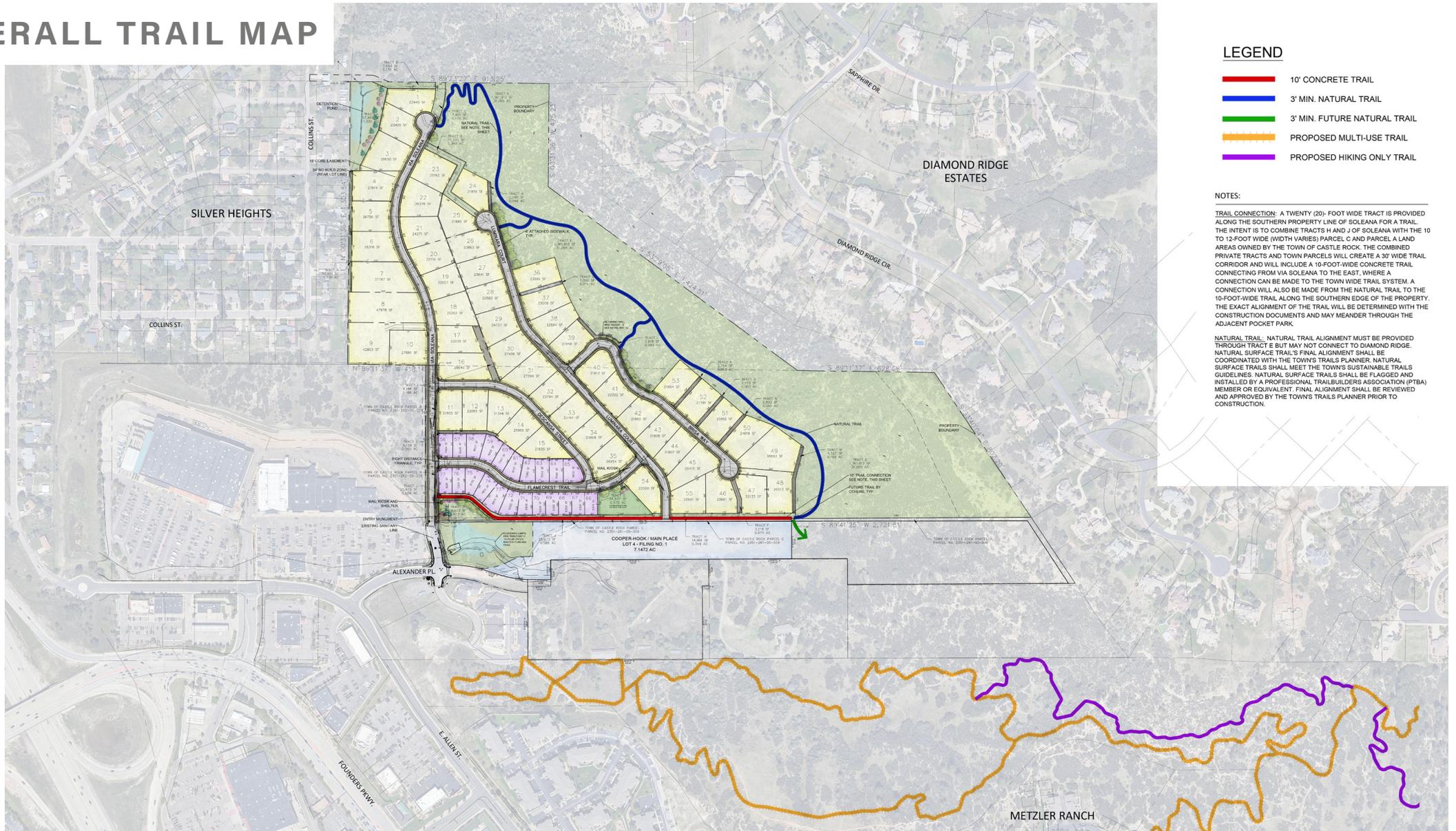
ILLUSTRATIVE SITE PLAN



Proposed Entry and Neighborhood Monument



OVERALL TRAIL MAP



LEGEND

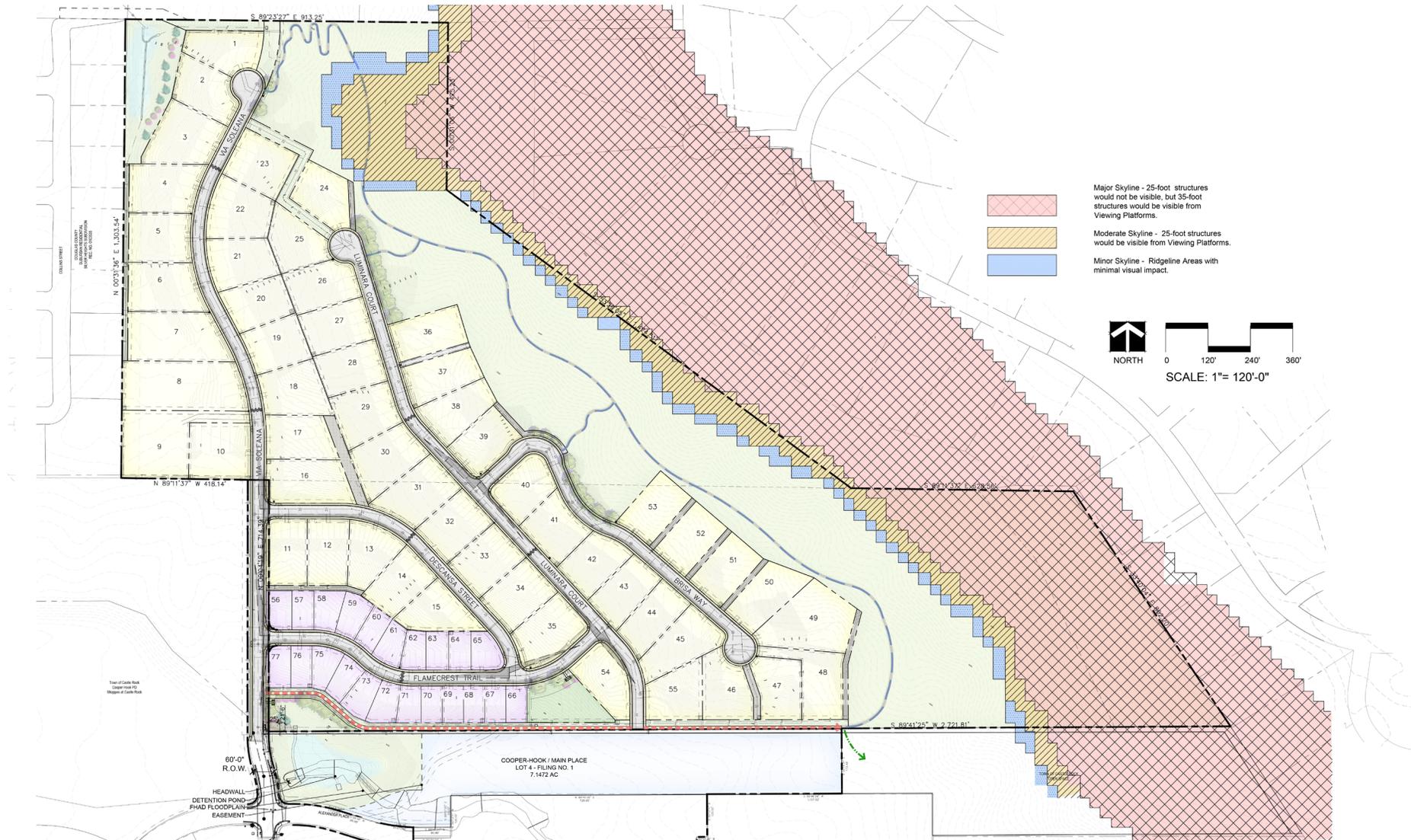
- 10' CONCRETE TRAIL
- 3' MIN. NATURAL TRAIL
- 3' MIN. FUTURE NATURAL TRAIL
- PROPOSED MULTI-USE TRAIL
- PROPOSED HIKING ONLY TRAIL

NOTES:

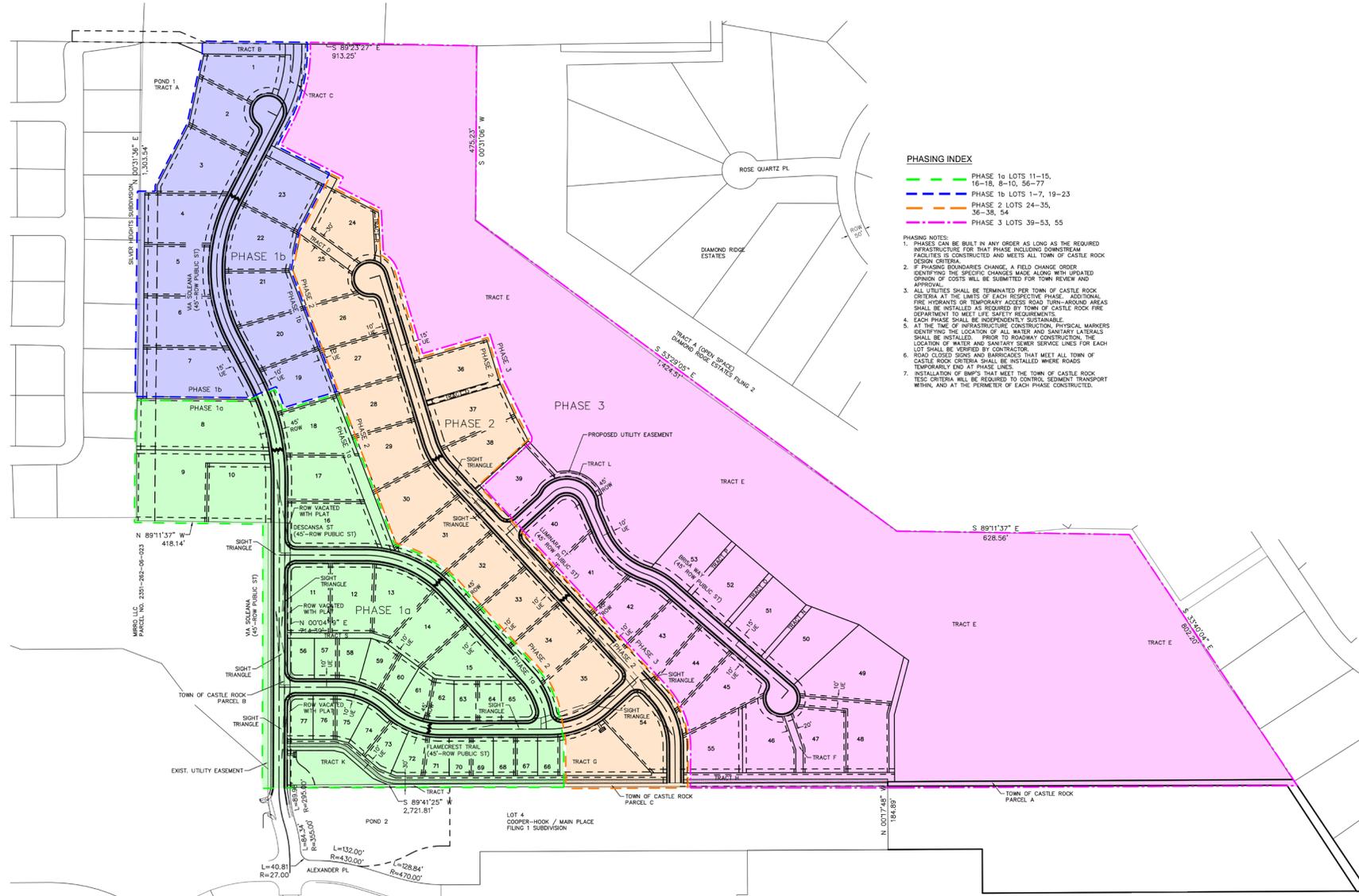
TRAIL CONNECTION: A TWENTY (20)-FOOT WIDE TRACT IS PROVIDED ALONG THE SOUTHERN PROPERTY LINE OF SOLEANA FOR A TRAIL. THE INTENT IS TO COMBINE TRACTS H AND J OF SOLEANA WITH THE 10 TO 12-FOOT WIDE (WIDTH VARIES) PARCEL C AND PARCEL A LAND AREAS OWNED BY THE TOWN OF CASTLE ROCK. THE COMBINED PRIVATE TRACTS AND TOWN PARCELS WILL CREATE A 30' WIDE TRAIL CORRIDOR AND WILL INCLUDE A 10-FOOT-WIDE CONCRETE TRAIL CONNECTING FROM VIA SOLEANA TO THE EAST. WHERE A CONNECTION CAN BE MADE TO THE TOWN WIDE TRAIL SYSTEM, A CONNECTION WILL ALSO BE MADE FROM THE NATURAL TRAIL TO THE 10-FOOT-WIDE TRAIL ALONG THE SOUTHERN EDGE OF THE PROPERTY. THE EXACT ALIGNMENT OF THE TRAIL WILL BE DETERMINED WITH THE CONSTRUCTION DOCUMENTS AND MAY MEANDER THROUGH THE ADJACENT POCKET PARK.

NATURAL TRAIL: NATURAL TRAIL ALIGNMENT MUST BE PROVIDED THROUGH TRACT E BUT MAY NOT CONNECT TO DIAMOND RIDGE. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.

SKYLINE / RIDGELINE



PHASING PLAN



PHASING INDEX

- PHASE 1a LOTS 11-15, 16-18, 8-10, 56-77
- PHASE 1b LOTS 1-7, 19-23
- PHASE 2 LOTS 24-35, 36-38, 54
- PHASE 3 LOTS 39-53, 55

PHASING NOTES:

1. PHASES CAN BE BUILT IN ANY ORDER AS LONG AS THE REQUIRED INFRASTRUCTURE FOR THAT PHASE INCLUDING DOWNSIDE FACILITIES IS CONSTRUCTED AND MEETS ALL TOWN OF CASTLE ROCK DESIGN CRITERIA.
2. IF PHASING BOUNDARIES CHANGE, A FIELD CHANGE ORDER IDENTIFYING THE SPECIFIC CHANGES MADE ALONG WITH UPDATED OPINION OF COSTS WILL BE SUBMITTED FOR TOWN REVIEW AND APPROVAL.
3. ALL UTILITIES SHALL BE TERMINATED PER TOWN OF CASTLE ROCK CRITERIA AT THE LIMITS OF EACH RESPECTIVE PHASE. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
4. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
5. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LATERALS SHALL BE INSTALLED. PRIOR TO ROADWAY CONSTRUCTION, THE LOCATION OF WATER AND SANITARY SEWER SERVICE LINES FOR EACH LOT SHALL BE VERIFIED BY CONTRACTOR.
6. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
7. INSTALLATION OF EMP'S THAT MEET THE TOWN OF CASTLE ROCK THESE CRITERIA WILL BE REQUIRED TO CONTROL SEGMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.

SITE DEVELOPMENT PLAN - APPROVAL CRITERIA

SEC. 17.38.040 - SITE DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

A. Community vision/land use entitlements.

- Conforms with ALL of the Town's Guiding Documents
- There are no Intergovernmental Agreements (IGA's) applicable to Soleana
- No lots are included within the Skyline/Ridgeline area.
- Complies with the approved Alexander Way Planned Development Plan and Zoning Regulations.
- The proposed custom homes will meet the architectural goals of the Town
- Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

B. Site layout.

- Site layout provides pedestrian and vehicle safety adequate fire safety and does not impact adjacent properties.
- Provides adequate parking and on-site circulation in accordance with Town regulations.
- No outdoor storage is proposed
- Provides adequate site design to protect major environmental characteristics.

C. Circulation and connectivity.

- Complies with all CRMC and technical criteria associated with circulation and connectivity.
- Complies with all Fire regulations associated with land development.
- Provides for pedestrian and bicycle traffic in a safe and convenient manner.
- Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

D. Services, phasing and off-site impacts.

- Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.

- Adequate water resources have been conveyed to the Town. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
- Existing or proposed stormwater systems support the development and comply with applicable regulations.
- Provides adequate consideration for the future extension of streets and utilities to adjacent properties to the north and south of Soleana.
- Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

E. Open space, public lands and recreation amenities.

- Provides adequate trail systems in terms of internal circulation and appropriate external connections to the overall Metzler Open Space and Trail System,
- As requested by the adjacent neighborhoods - no trail connections are provided to Silver Heights or Diamond Ridge.
- 40% open space is provided within Soleana. The open space area will be accessible by a natural trail and the open space is located to preserve significant natural features.
- Open space provides a buffer to Diamond Ridge on the eastern side of the neighborhood.

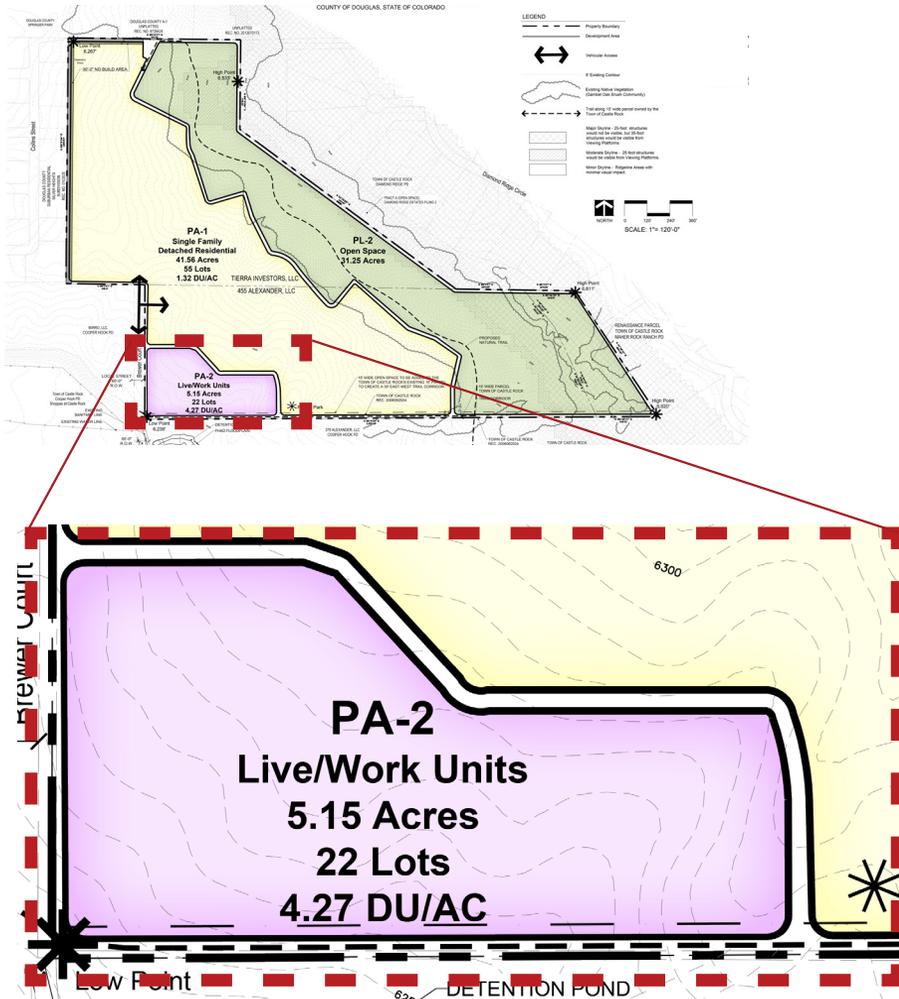


QUESTIONS?

PLANNED DEVELOPMENT PLAN - ZONING REGULATIONS

- Maximum number of Dwelling Units: 55 Single Family Detached Homes
22 Live Work Units
- Minimum Lot Size: SFD: 21,780 SF (1/2 acre)
Live/work: Attached unit-1,800 SF
Single unit – 5,000 SF
- Maximum Building Height: 35-feet
- Building Setback: Single Family Homes
 - Front: 25-feet to garage face
20-feet to face of home
 - Rear: 25-feet
15-feet to covered unenclosed porch
 - Side: 7.5-feet
 - Corner side: 10-feetLive Work Units
 - Front: 20-feet to garage face
15- feet to face of structure
 - Rear: 15-feet
 - Side: 5-feet
 - Corner side: 10-feet
- No Build Zones: -30-feet wide on a side lot line
-50-feet wide on a rear lot
Applies to where adjacent to Silver Heights and the northern property line.
- Fencing: 4-foot high open rail fence where adjacent to open space
Fencing design guidelines will be provided with the Site Development Plan
- Open Space: 40% of the site to be retained as open space which may include trails, parks, connection to Town of Castle Rock trail system
- Landscaping: Shall be in conformance with the Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications

PLANNING AREA 2 - LIVE / WORK UNITS



LIVE WORK – Planning Area 2

Intent

- The live/work units will include single or attached lot/unit intended for live/work units or residential units.
- A maximum of 22 live/work attached units or single-family detached units are permitted.

Uses Permitted by Right

- Attached and detached single family dwellings with attached or detached private garages.
- Attached and detached homes with or without a live/work component (Maximum of 4-units attached are permitted in a building)
- Public buildings, including but not limited to fire and police stations.
- Public and private open space, parks, and recreational uses, trails, and facilities

Live/ Work Permitted Uses and Regulations

Intent for Non-living uses

The intent is to provide complementary work uses permitted if conducted entirely within a principal building. Such use shall be conducted only by the occupants thereof plus not more than five non-resident employees.

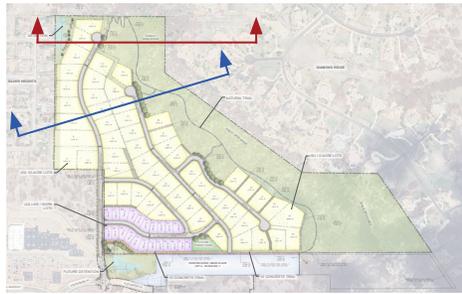
General Use Standards and Regulations

- In-home Child Day Care and Elder Care as permitted by state and federal regulations.
- Wholesale or retail business must be conducted entirely by mail (U.S. Postal Service, United Parcel Service, and the like) or such wholesale or retail sales on the premises is not substantial.
- There shall be no outside storage on the premises of materials or equipment used in connection with the business.
- There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the lot.
- Traffic shall not be generated which significantly affects the residential character of an area or in a volume that would create a need for parking greater than that which can be accommodated on the site, or which is inconsistent with the normal parking usage of the Zoning District; and
- Personal services such as beauty/nail salon and barber shops (2-chairs maximum).
- Group classes shall have a maximum of five (5) participants at any one time.
- Professional and service businesses or any similar uses that does not generate more than occasional or minimal vehicular traffic.

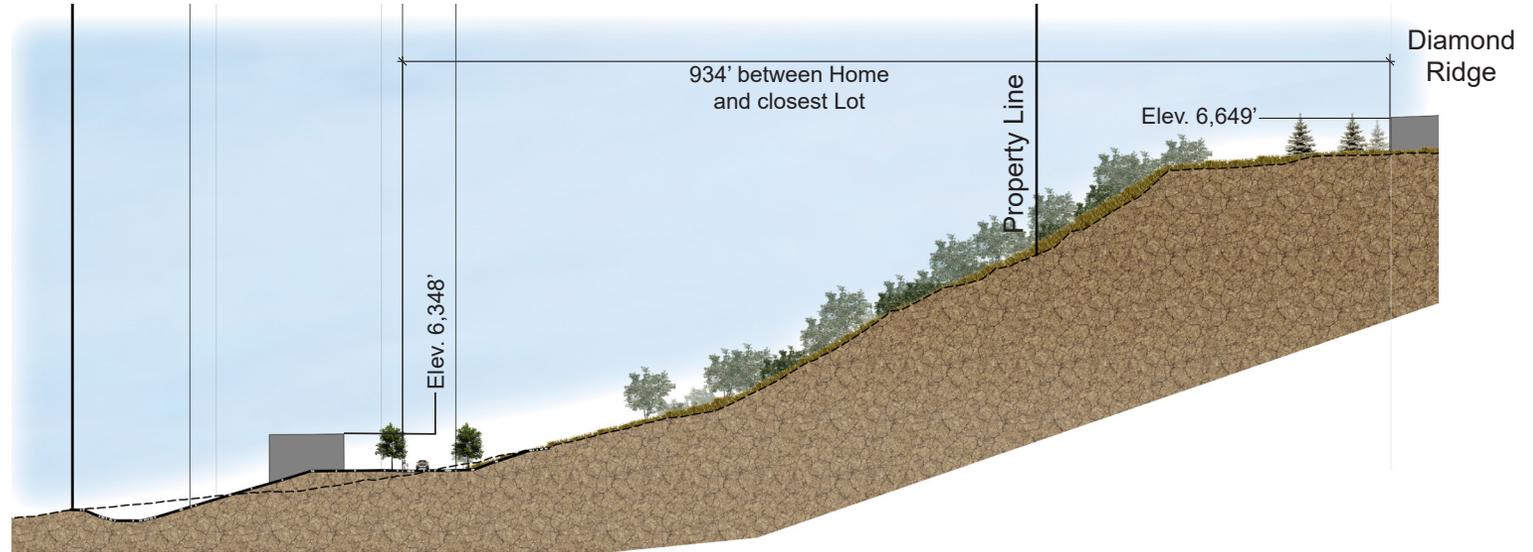
Development Standards

- Minimum standard lot area: Attached unit: 1,800 square feet
Single unit: 5,000 square feet
- Maximum Building height: 35 feet for primary structures
- Minimum lot width:
 - At the street: 20 feet and a minimum 30 feet at the building setback line
 - At a cul-de-sac, knuckle, or similarly curved frontage at the street: 20 feet
 - Flag lot width at street or private drive: 20 feet at the flag, between lot lines beyond the flag, the lot width shall be 35 feet at the front
- Primary structure front setback (from local street right-of-way or private access drive:
 - 20 feet to face of front-loaded attached garage
 - 15 feet to face of structure
 - 10 feet to side of a side loaded garage
 - 10 feet to unenclosed porch without living space above the porch
- Primary structure rear setback: 15 feet; 6-feet if the garage is alley loaded
- Primary structure side setback: 5 feet
- Primary structure corner lot side setback adjacent to a local street: 10 feet; 20 feet to face of garage for a side loaded garage
- Parking: Attached live/work units shall provide a minimum of two (2) parking spaces for the unit in an attached garage and an additional two (2) guest spaces for visitors which may include in the

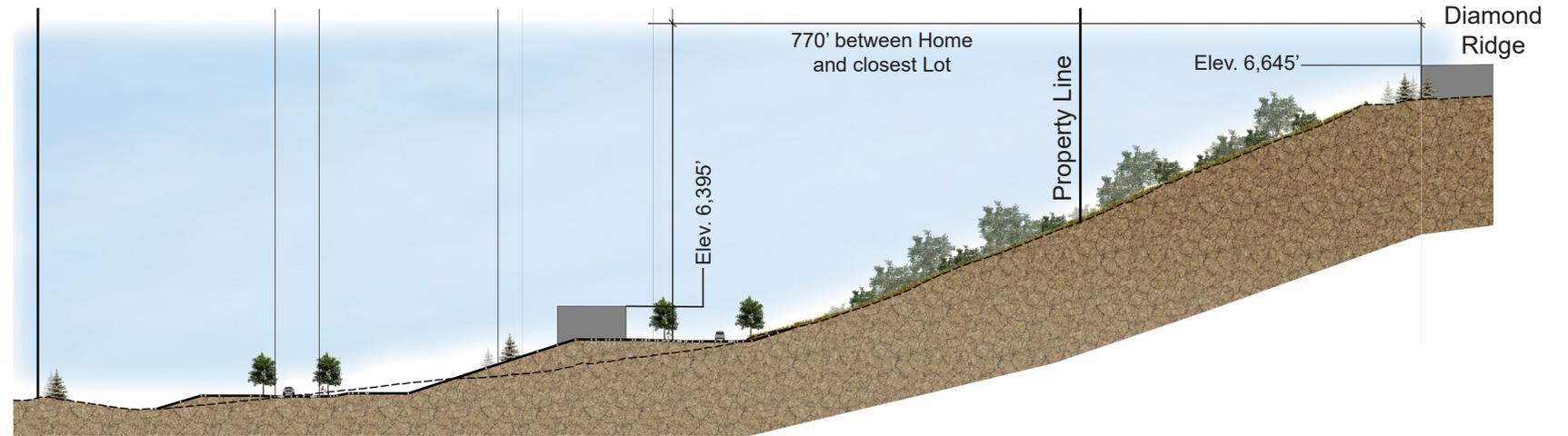
SECTIONS A & B



Key Map

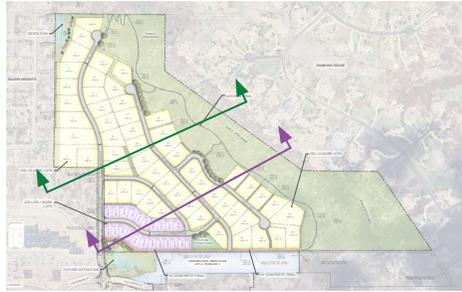


Section A

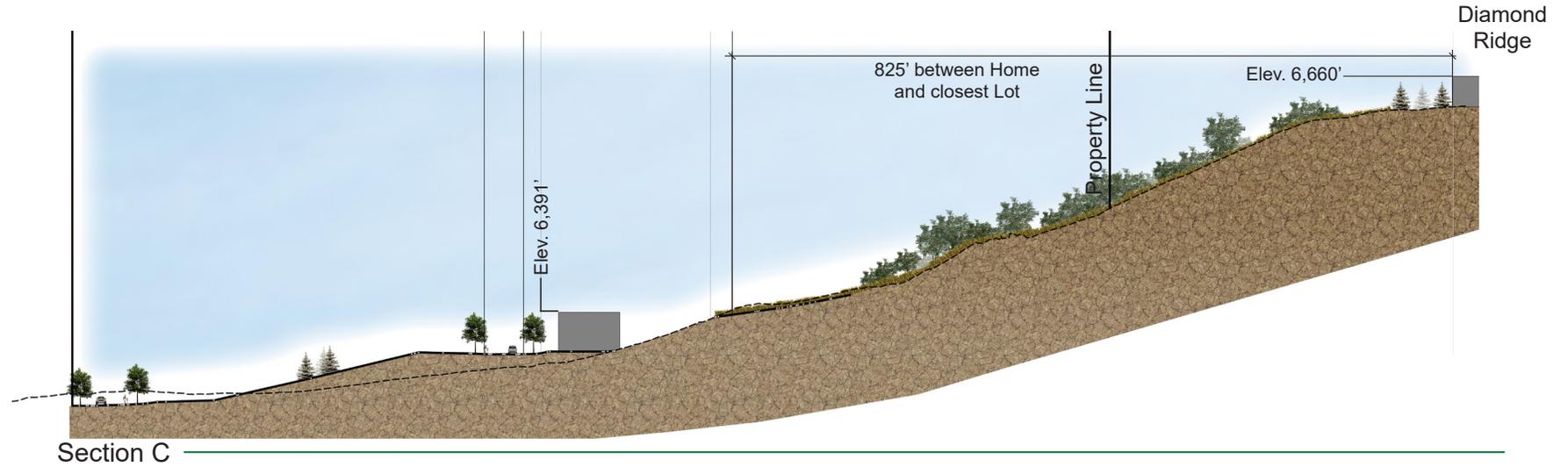


Section B

SECTIONS C & D



Key Map





Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 11. **File #:** ORD 2025-025

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Long Range Project Manager, Development Services

**Ordinance Amending Section 17.42.070 of the Castle Rock Municipal Code
Regarding Crown Design and Building Height within the Downtown Overlay District
(First Reading)**

Executive Summary

On June 17, 2025, Town Council directed staff to prepare an ordinance for consideration that would establish a uniform maximum building height of four stories throughout the Downtown Overlay District. In response, Town staff has drafted an ordinance reflecting this direction. To support Council’s review, background information on the origin and purpose of the Downtown Overlay District, as well as its existing height regulations, has been included. Additional considerations have also been provided to aide potential discussions regarding downtown building height regulation.

Proposed Motion

Option 1: Approval

If Council would like to approve the proposed ordinance that adjusts all building heights within the Downtown Overlay District to four stories, the following motion is recommended:

“I move to approve the ordinance, as introduce by title.”

Option 2: Approval with Conditions

If Council would like to approve the proposed ordinance that adjusts all building heights within the Downtown Overlay District to four stories, and make a straight forward amendment, the following motions may be helpful:

“I move to approve the Ordinance, with the following amendment(s):

- *(to include setting a maximum building height of 60 feet), and/or*
- *(to include allowing ____ additional floors with special Council approval related to mixed use buildings or with step-backs), and/or*

Item #: 11. File #: ORD 2025-025

- (to _____),
and bring back to Council for 2nd reading.

Option 3: Continue item (need more information to make decision)

If Council would like to have staff gather further information or draft other options for a first reading consideration, the following motion may be helpful:

"I move to direct staff to:

- *(conduct outreach with the community and downtown property owners), and/or*
- *(modify the ordinance to allow additional building height consideration with an early building height determination by Council and recommend criteria for this consideration), and/or*
- *(modify the ordinance to require building height step-backs for floors 3 and higher), and/or*
- *(modify the ordinance or provide additional information on _____),*

and bring that back to Council for further discussion."

Attachments

Attachment A: Proposed Ordinance



Meeting Date: July 1, 2025

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Long Range Project Manager, Development Services

Title: **Downtown Overlay District Proposed Height Changes**

Executive Summary

On June 17, 2025, Town Council directed staff to prepare an ordinance for consideration that would establish a uniform maximum building height of four stories throughout the Downtown Overlay District. In response, Town staff has drafted an ordinance reflecting this direction. To support Council’s review, background information on the origin and purpose of the Downtown Overlay District, as well as its existing height regulations, has been included. Additional considerations have also been provided to aide potential discussions regarding downtown building height regulation.



Background

History of Downtown Overlay District

In 2002, following adoption of the 2020 Vision and Comprehensive Master Plan, Town Council created the theme that Castle Rock is a “world class community with small town character.” As Castle Rock continued to grow at a rapid pace, Town Council recognized that downtown represents “small town character” in Castle Rock. To place emphasis on that theme, in the summer of 2006, Town Council appointed the Downtown Advisory Commission (DAC) with the goal to identify and recommend options and opportunities to improve the downtown environment. The Commission consisted of representatives from Town Council, Town staff, downtown property owners, downtown business owners, and representatives from Douglas County, the Douglas County School Board, and the Douglas County Library Board. A series of meetings occurred where numerous options and recommendations arose and the group consensus was that a strong effort was needed to encourage investment and reinvestment to improve downtown character.

In 2008 the DAC led an effort for downtown property owners to vote and form a downtown district boundary and create the Downtown Development Authority (DDA) including an additional 3 mills of property tax within the boundary. The DDA was identified as the leadership group using Tax Increment Financing (TIF) authority under State Statute to encourage and assist with ongoing investment, reinvestment and improvements in downtown. Along with the formation of the DDA, Town Council approved the Downtown Plan of Development to be implemented by the DDA. Significant progress occurred following creation of the DDA with several high-profile projects sharing TIF.

In the spring of 2009, Town Council created the Downtown/Historic Team to propose regulations in the downtown area that would assist in the implementation of the Town’s Downtown Master Plan, the DDA’s Downtown Plan of Development, and the Town’s Historic Preservation Plan. The Downtown/Historic Team was comprised of representatives from the Chamber of Commerce, the Castle Rock Historical Society, representatives from Craig and Gould, Castle Rock Economic Development Council (Castle Rock EDC), Downtown Development Authority, Downtown Merchants Association, the Historic Preservation Board, Town Council and the Planning Commission. All Downtown/Historic Team meetings were publicly noticed meetings. Public presentations were made to the Castle Rock EDC Board, Castle Rock EDC Policy Committee, Downtown Development Authority, Historic Preservation Board and a community outreach/input meeting was held

After approximately one (1) year, over twenty (20) meetings, and numerous public outreach efforts the Downtown/Historic Team developed the Downtown Overlay District, which Town Council adopted in 2010. The Downtown Overlay District established architectural, landscaping, building design, and site development guidelines to encourage compatible land uses and ensure higher quality development in downtown to

protect property values and to provide safe and efficient pedestrian and automobile access. The Downtown Overlay District encourages mixed-use within the same structure or block and high-intensity commercial development, and created building height regulations for this overlay. The adoption of the Downtown Overlay District established the Design Review Board, with members from a variety of other town boards and downtown property owners.

Regarding building height within the downtown area, the Downtown/Historic Team engaged in multiple discussions aimed at identifying a balanced approach. The team worked to establish height standards that respect the historic character of the downtown, support an inviting and walkable pedestrian environment, protect existing property rights, and provide the flexibility needed to attract vibrant, future development. These considerations ultimately informed the height requirements currently in the Town's downtown regulations.

The Historic Preservation Board, Planning Commission, and Downtown Development Authority all held public hearings in which they recommended approval of the Downtown Overlay District. In July of 2010, Town Council adopted the Downtown Overlay District.

Over the years, the Downtown Overlay District has undergone several amendments. Two of the more significant changes include the adoption of parking standards in 2018 and the introduction in 2025 of the requirement that projects exceeding 10,000 square feet undergo a public hearing before Town Council for review and final approval.

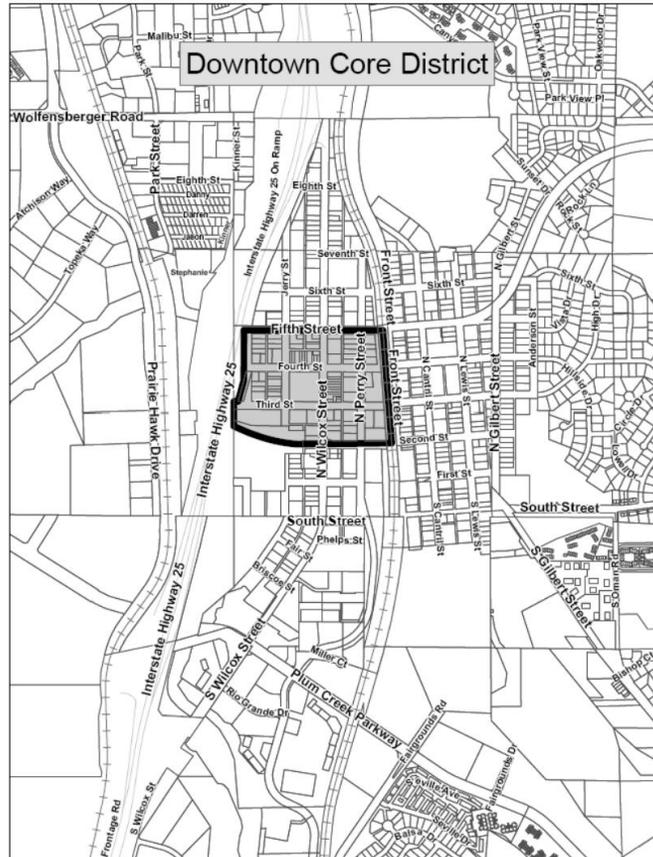
Discussion

DOD Building Height Standards (CRMC 17.42.070)

The DOD's intent is to establish design and development standards that encourage quality development, that provide safe and efficient mobility of pedestrians and automobiles, and that encourage a wide range of economic development opportunities. The chapter identifies the "usual" zoning criteria: allowable uses, development standards, and design standards. However, a building's crown design and allowable building height are specifically addressed in a separate section of the DOD, highlighting the importance of how tall a building may be and the look of the "top" of a building in how those elements affect the Downtown character. The Design Review Board (DRB) and Town Council must review a building's crown design based on aesthetic design, conformity with the Downtown Master Plan, and whether appropriate view sheds are maintained.

For building height regulations, the DOD is broken down into three smaller sub-districts that have different building height allowances. The Downtown Core District, shown in the image below, currently limits a new building to four stories with a maximum building height of 60 feet. The code allows a landowner to request additional floors, and corresponding increase in height, in all three Districts. Within the Downtown Core District, a landowner could request one additional floor, to allow up to 5 floors total with

a corresponding increase in height. The DRB and Town Council evaluate additional floor requests at the same public hearings for the Site Development Plan application, and takes into consideration how the project proposes to incorporate design elements found in adjacent landmark structures and how the additional floors may impact adjacent properties.



The remaining areas of the DOD are separated into the North and South Districts. Both of these districts limit a new building to six stories with **no maximum** height limitation. The DOD code allows the North and South Districts properties the ability to request up to two additional floors, for a maximum potential of 8 floors of building height. The DRB and Town Council evaluate additional floor requests at the same public hearings for the Site Development Plan application, and takes into consideration how the project proposes to incorporate design elements found in adjacent landmark structures and how the additional floors may impact adjacent properties. The North District extends north from Fifth Street up to the Wolfensberger interchange with I-25. The South District extends south generally from 2nd Street past the Plum Creek Parkway interchanges along I-25, ending just south of the Safeway shopping center. These two districts are shown in the images below.

During the Council discussions on downtown building heights in 2021, staff researched the existing building heights in the downtown core area, as well as some recently approved projects outside the core. Building height data was obtained from building permits and approved site development plans or approximated from the “Nearmap.com” online measuring tool.

The buildings along the 300 block of N. Wilcox Street range from approximately 17 to 45 feet tall, with the exception of the Douglas County building in the courthouse square, measuring 55 feet at the tallest. Other buildings around the Courthouse Square are roughly 17 to 63 feet. The 200 block of Third Street includes the tallest buildings on Courthouse Square with Mercantile Commons at 55 feet, Riverwalk Lux at 63 feet, the Douglas County Third St building at 75 feet and the garage at 40 feet. Within the Downtown Core District along N. Perry Street, buildings range from one-story, or about 15 feet tall, to several stories measuring 50 to 52 feet tall (buildings at Fourth and Perry and Reyn Rock respectively).

Outside of the Core area, newer built buildings include Riverwalk North at 59 ft, Riverwalk South at 70 ft, Encore at 88 ft, Mirage Dental at 54ft, and the View at 85 ft. Generally, existing one story buildings are 15 to 25 feet tall, two stories at 30 to 35 feet, three stories over 40 feet, and four or more stories over 45 feet.

Areas of Downtown that are not regulated by the DOD

Within the downtown area, most properties have an underlying zoning district in addition to the DOD zoning. Most properties in downtown are zoned B (business commercial) with a few zoned R-1 (single-family residential), R-3 (multi-family residential), I-1 (light industrial) or a custom PD (Planned Development). The DOD is zoning “on top of” the underlying straight zoning districts. The DOD zoning regulations govern if there is a conflict between the DOD entitlements and the underlying zoning entitlements, per CRMC 17.42.030. Also, per CRMC 17.42.030, the DOD does not apply to properties within the downtown that have a planned development (PD) zoning. Within the DOD, there are five PD zoning districts. Consequently, the DOD regulations, including the height allowances, do not apply in these areas. Any code changes proposed with the attached ordinance will not apply to these properties. Below is the list of the five PD zoning districts and their allowed height.

PD Zoning Districts in Downtown	Building Height
18 Wilcox PD (office building at 18 S. Wilcox Street_	50'
Castle Manor PD (Reyn Rock at 403 N. Perry Street)	silent
Centre On Plum Creek (Big O Tires at 750 S. Perry Street)	50'
Miller Ranch PD (The Center at Plum Creek shopping center with Safeway, at 714 S. Perry and the US Post Office at 300 Miller Court)	50'
Q-Petroleum PD (7-Eleven at 810 N. Wilcox Street)	35'

Analysis

Downtown Character

Limiting building height in downtown could offer several benefits that support the Town's long-term planning goals. Maintaining lower building heights helps preserve the visual integrity and traditional scale of the area's historic architecture, ensuring that new development does not overwhelm existing landmarks. Height limitations encourages new development to be more contextually appropriate, aligning in form and scale with surrounding structures. This approach also supports a more comfortable and engaging pedestrian environment, as human-scale buildings—typically three to four stories—foster walkability and enhance street-level activity, in addition, shorter buildings reduce shadows and allow more natural sunlight to reach sidewalks and adjacent properties, contributing to a more livable and inviting streetscape.

Economic Viability

A vibrant concentration of people, businesses, and activities is essential for a successful and resilient downtown. Mixed-use buildings play a key role in achieving this by integrating residential, commercial, and office spaces within a single structure or block, allowing more individuals to live, work, and spend time in close proximity. This mix creates a steady flow of daily activity that sustains local shops and restaurants throughout the day and evening, generating vibrancy to the area and local sales tax dollars. The consistent presence of people enhances public safety, encourages walkability, and helps build a strong sense of community. Additionally, a well-utilized downtown makes more efficient use of existing infrastructure and reduces the need to expand development into surrounding open lands.

Developing and constructing a mixed-use building presents several significant challenges, particularly in historic or small-town downtown contexts. From a financial perspective, mixed-use projects often involve higher upfront costs and greater risk due to the complexity of combining residential, commercial, and office uses within a single structure. Securing financing can be difficult, as lenders may view these projects as less predictable than single-use developments. Building codes also add complexity—different uses within the same building can trigger multiple occupancy classifications, requiring additional fire separations, mechanical systems, and accessibility accommodations. Building height can directly affect project feasibility. While four stories may support limited residential units above commercial space, adding one or two additional floors can significantly improve a project's financial viability by increasing leasable or sellable space. This additional floor area can help offset the high costs of land, structured parking, and enhanced construction materials, ultimately making the project more feasible.

Proposed Ordinance

Council directed staff to prepare a code amendment that would establish 4 stories as the maximum height for new buildings in downtown. The attached ordinance amends Section 17.42.070 of the Castle Rock Municipal Code to establish a uniform maximum building height within the Downtown Overlay District (DOD) to four stories. Under the revised ordinance, all new construction within the DOD—regardless of subdistrict—will be subject to the Downtown Core’s existing height restriction of four stories. The changes apply to new applications within the DOD and will not impact previously approved development projects. Additionally, the 5 existing PD areas in downtown are not regulated by the DOD code change and they will retain the maximum building heights established with their current zoning.

This amendment also removes the current reference to a maximum building height in feet (it is currently 60 ft in the Core), and removes the options for property owners to request additional floor height. If Council would like to consider establishing a set maximum height in addition to floors, or allowing a property owner to request additional floors with an site development plan approve by Council, those alternatives are discussed below.

Additional Considerations/Possible Amendments

Public Outreach

The adoption of the Downtown Overlay District in 2010 was preceded by significant public outreach and engagement. Given that a reduction in allowed building height could have meaningful implications for downtown property owners, public outreach prior to adopting the proposed ordinance may be appropriate to help identify potential concerns or unintended impacts. Additionally, previous downtown height discussions at Council in 2021 raised concerns from property owners losing development rights if the height requirements were reduced.

If Council wanted to engage the community further on the subject, they could direct staff to conduct open houses and stakeholder outreach meetings to collect feedback on the proposed building height changes and bring that back to a future Council meeting.

Establishing a Maximum Height in Feet

The current Downtown Core District is the only area in the DOD that regulates both the number of building floors, at four stories, and sets a maximum height to not exceed 60 feet. The North and South districts only regulate the number of floors.

During the 2021 Council discussions on potentially changing downtown building heights, although the consensus was to not change the current building heights, there was some discussion that in the future the Town may want to establish a set maximum height for

the north and south districts, as regulating simply the number of stories did not guarantee what the maximum height of the buildings.

If Council wants to set all of the DOD area to four stories AND establish a maximum building height in feet, they may want to consider amending the proposed ordinance to set a maximum building height. Staff would recommend consideration of the current Core District building height regulations of “four stories, with a maximum height of 60-feet”. An example motion could be “I move to approve the Ordinance as introduced by title, with the amendment to include a set maximum building height of 60 feet, and bring it back to Council for 2nd reading.”

As mentioned in the proposed ordinance section above, these changes would only apply to the areas of downtown regulated by the DOD code, and not to the 5 PD zoning regulated areas.

Additional Floor/Height Allowance

Currently, the Downtown Overlay District provides the opportunity for applicants to request up to one additional floor in the Downtown Core, and up to two in the North and South Districts, subject to review and approval by Town Council. During the Downtown/Historic Team’s discussions on building height in 2009, the opportunity to request additional floors was created to help make mixed use redevelopment projects less risky and more financially viable with additional floors. Additionally, a key concern raised was the potential risk and cost to applicants associated with seeking additional stories or building height. Specifically, applicants may face costs, uncertainty, and delays if required to wait until a public hearing for a final decision after completing the full review process.

If Council wanted to maintain an avenue for property owner to request additional floors, the code could be amended to allow some level of additional floor options with Council approval. This could either have the additional building height allowance considered at the site development plan public hearing, much like the DOD allows today, or could allow a project to come before Council for a building height decision prior to finalizing their site development plan. The creation of this type of early building height determination would allow applicants to receive a building height determination from Town Council early in the design process. This would provide valuable guidance and allow applicants to proceed with greater clarity and confidence when preparing a formal application with final architectural designs and project costs.

In any of these scenarios, if Council wants to allow the flexibility to allow additional floors, the code criteria can be amended to indicate the allowance is only for mixed use buildings or in cases where Town Council determines the project has significant benefit.

Building Step-backs for Different Floors

To promote a pedestrian-friendly environment and ensure compatibility with Castle Rock's historic downtown character, implementing graduated building setbacks, also called step-backs, for buildings could be considered. The ground floor should maintain a zero setback from the front property line to reinforce the traditional downtown development pattern and encourage active street-level uses such as retail and dining. Beginning at the third story, a minimum step-back of five feet could be required to reduce perceived building mass and maintain the prominence of existing one- and two-story historic structures. For buildings exceeding three stories, upper levels could incorporate additional step-backs of 10 to 15 feet to protect key viewsheds, enhance visual interest, and preserve a comfortable scale for pedestrians. These step-backs could help balance new development with the surrounding built environment and support the continued vitality of the downtown core.

Proposed Motion

Option 1: Approval

If Council would like to approve the proposed ordinance that adjusts all building heights within the Downtown Overlay District to four stories, the following motion is recommended:

"I move to approve the ordinance, as introduced by title."

Option 2: Approval with Conditions

If Council would like to approve the proposed ordinance that adjusts all building heights within the Downtown Overlay District to four stories, and make a straight forward amendment, the following motions may be helpful:

"I move to approve the Ordinance, with the following amendment(s):

- *(to include setting a maximum building height of 60 feet), and/or*
- *(to include allowing _____ additional floors with special Council approval related to mixed use buildings or with step-backs), and/or*
- *(to _____),*

and bring back to Council for 2nd reading.

Option 3: Continue item (need more information to make decision)

If Council would like to have staff gather further information or draft other options for a first reading consideration, the following motion may be helpful:

"I move to direct staff to:

- *(conduct outreach with the community and downtown property owners), and/or*

- *(modify the ordinance to allow additional building height consideration with an early building height determination by Council and recommend criteria for this consideration), and/or*
- *(modify the ordinance to require building height step-backs for floors 3 and higher), and/or*
- *(modify the ordinance or provide additional information on _____),*
and bring that back to Council for further discussion.”

Attachments

Attachment A: Proposed Ordinance

ORDINANCE NO. 2025-025

AN ORDINANCE AMENDING SECTION 17.42.070 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING CROWN DESIGN AND BUILDING HEIGHT WITHIN THE DOWNTOWN OVERLAY DISTRICT

WHEREAS, in 2010, the Town Council (the “Town Council”) of the Town of Castle Rock (the “Town”) enacted Ordinance 2010-20 creating the Downtown Overlay District (the “DOD”); and

WHEREAS, the DOD was created by for the purpose of establishing architectural, landscaping, design, building, and use and site development regulations within the Downtown Castle Rock area in furtherance of the Town’s Downtown Master Plan; and

WHEREAS, since its inception, the DOD has been divided into three separate subdistricts – the Downtown Core District, the North District, and the South District; and

WHEREAS, the sole purpose of this division was to establish a different maximum building height for the three subdistricts, thereby allowing for the construction of six-story buildings with no maximum height limitation on the periphery of the Downtown Core; and

WHEREAS, after fifteen (15) years of development within Downtown Castle Rock, the Town Council no longer believes that a valid public purpose is served by the differing height limitations; and

WHEREAS, accordingly, the Town Council finds and determines that a single maximum building height should apply to all new building construction throughout the DOD; and

WHEREAS, the Town Council further finds and determines that the building height limitation that presently applies within the Downtown Core District – four stories – should also apply to the North and South Districts; and

WHEREAS, this change is intended to apply prospectively to new construction and, as such, will not have any impact upon any development or redevelopment projects within the DOD that were previously approved by the Town.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Amendment. Section 17.42.070 of the Castle Rock Municipal Code is amended to read as follows:

17.42.070 - Crown design and building height.

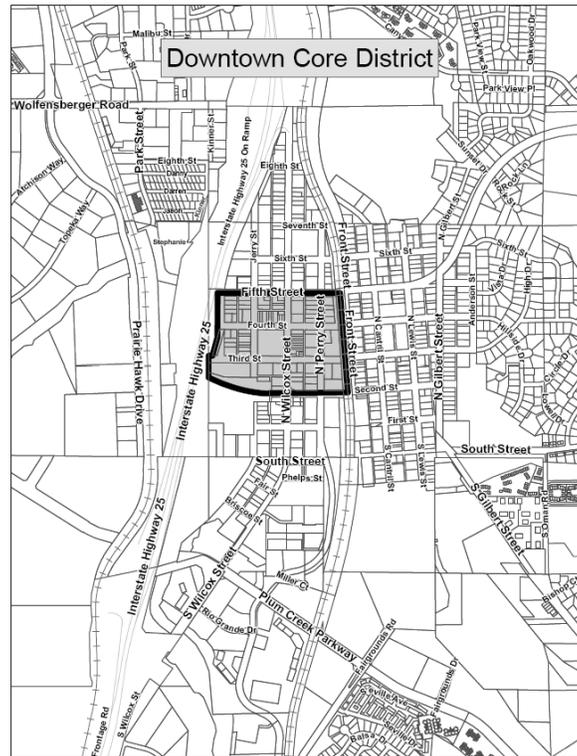
- A. A building's crown design shall be reviewed by and is subject to approval of the Board based UPON aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the

structure that is above the top floor, and may include angled roofs, decorative elements, towers and other similar construction.

B. ~~THE M-maximum building heights- within the DOD are regulated as follows:~~

- ~~1. Downtown Core District: The Downtown Core District is defined as that area depicted on Figure 1 below.~~

~~Figure 1
(to be deleted)~~



- ~~a. Building height in the Downtown Core District is limited to four stories, with a maximum height of 60 feet. A building's crown cannot exceed the sixty-foot building height limitation.~~
- ~~2. North and South Districts: The North District is defined as the area depicted on Figure 2 below. The South District is defined as the area depicted on Figure 3 below.~~

~~Figure 2
(to be deleted)~~

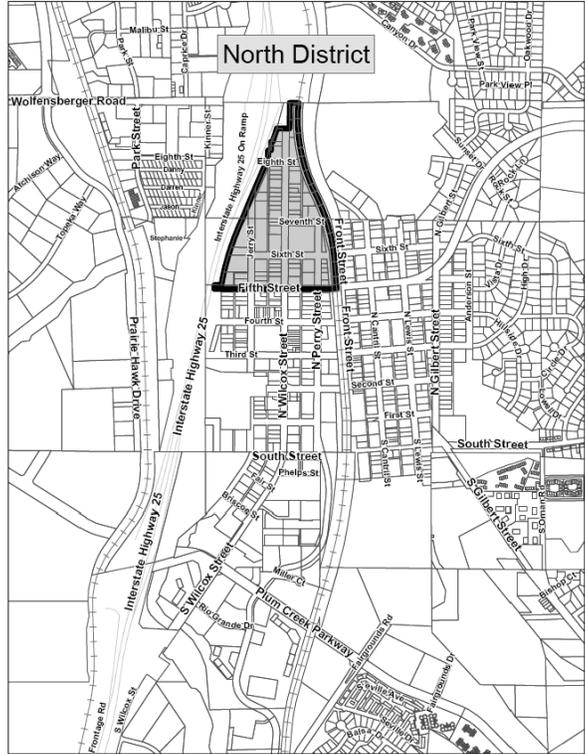
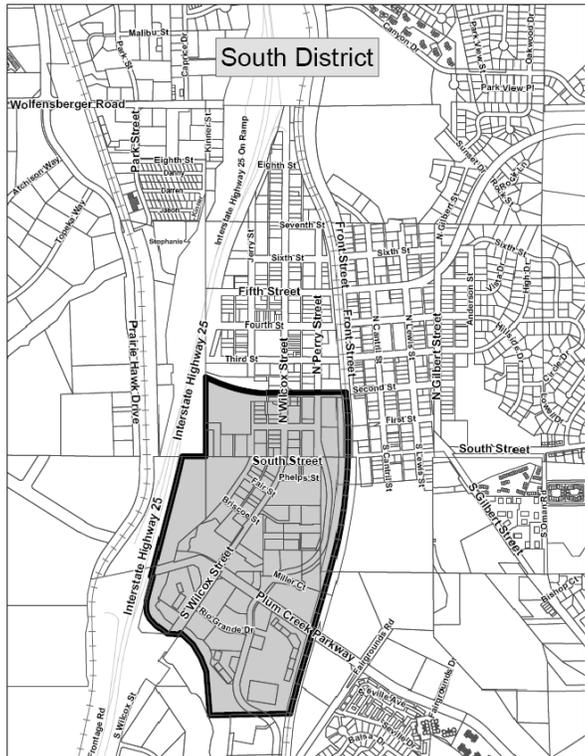


Figure 3
(to be deleted)



a. ~~Building height in the North or South Districts is limited to six (6) stories, with no maximum height limitation.~~

C. ~~A landowner may request one (1) additional floor (with the corresponding increase in building height) in the Downtown Core District, or two (2) additional floors in the North and South Districts through the Board. The Board, at its discretion, may grant an additional floor request after considering the following criteria:~~

1. ~~Whether the project will incorporate design elements found in adjacent Landmark structures; and~~

2. ~~The impacts of the increased building height on adjacent properties.~~

Section 2. Severability. If any part or provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 1st day of July, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of __ for and __ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ___ day of _____, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of __ for and __ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services



Joseph Lubinski

Direct Line: 303 • 915 • 3429

jlubinski@mdhlawgroup.com

June 30, 2025

VIA EMAIL (TownCouncil@CRgov.com)

Town of Castle Rock
100 N. Wilcox Street
Castle Rock, Colorado 80104

Ladies and Gentlemen:

This letter is delivered on behalf of our client, Confluence Companies, LLC (“Confluence”). Late in the afternoon on Friday, June 27, representatives of Confluence first became aware of proposed Ordinance No. 2025-025 that is scheduled for consideration at the July 1 Town Council meeting. Confluence asked me to provide this letter to the Town on its behalf because the principals of Confluence, like many others in the community, are not able to attend the public hearing on this important issue that has been scheduled for a holiday week.

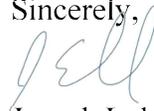
As a threshold, Confluence does not oppose a fresh look at height limitations for the Downtown Overlay District nor does it necessarily disagree with the concerns underlying this piece of proposed legislation. Confluence’s concern rests with the lack of community involvement and input on the proposed ordinance and respectfully requests that the Town table resolution of this ordinance until a true public process can be undertaken, similar to what would be required by the Town were a landowner seeking a rezoning. Such a process would not only provide community stakeholders with the opportunity to have their voices heard in a meaningful way, but would also likely result in a more well-rounded and consensus-built law.

Among other possible issues, Confluence’s preliminary review of the proposed ordinance has resulted in a few fundamental concerns that we believe a further public process could help address. First, as an existing property owner within the affected downtown area, Confluence is concerned that insufficient consideration has been given to the effect this ordinance would have on existing structures that would become “nonconforming structures” under Section 17.16 of the Municipal Code. We see no provision in the ordinance that would permit full reconstruction of existing structures within the affected zone district in the event of significant or total casualty, despite the ordinance’s recital that the ordinance “will not have any impact upon any development or redevelopment projects within the DOD that were previously approved by the Town.” Instead, it appears that the existing limitations on reconstruction of nonconforming structures currently set forth in the Municipal Code would apply. Limiting reconstruction of nonconforming structures within these new zone districts to only those circumstances currently set forth in the Municipal

Code would have a direct and significant effect on those existing property owners and could have an adverse effect on the marketability and financeability of those existing projects.

Second, Confluence believes that the approach to height limitations set forth in the draft ordinance undermines the Town's otherwise stated desire for mixed-use development in the downtown area. The methods and means of constructing mixed-use buildings with ground floor commercial are different (and more expensive) than constructing single-use buildings. Confluence believes that the current approach taken in the draft ordinance does not account for the cost complexities of mixed-use construction that often necessitate additional stories of development. Unless re-examined, the effects of the ordinance in its current form may well be less desirable uses that lack the ground floor commercial vitality otherwise sought by the Town and/or a complete abandonment of redevelopment opportunities by developers in the Town's downtown area.

As noted above, Confluence does not oppose the concepts and concerns behind Ordinance No. 2025-025. Rather, Confluence's desire is that it and other community stakeholders be provided a meaningful opportunity to participate in the planning process for any such zoning-related changes. As such, Confluence respectfully requests that consideration of Ordinance No. 2025-025 be tabled at the July 1 Town Council meeting and that the Town provide the community with a meaningful opportunity to participate in the crafting of these new limitations through a more thorough and deliberate process as would be required for rezoning applications from landowners under the provisions of Section 17.04 of the Municipal Code.

Sincerely,

Joseph Lubinski

cc: David Corliss, Town Manager (dcorliss@crgov.com)
Mike Hyman, Town Attorney (mhyman@crgov.com)
Tara Vargish, Director of Development Services (tvargish@crgov.com)
Anthony De Simone, Confluence Companies, LLC (tony@confluenceco.com)

To:

The Honorable Mayor Jason Gray and Members of the Castle Rock Town Council
Town of Castle Rock, Colorado

From:

Sarah Miles and John Egbert
Owners of Milestone Properties, LLC. (240, 302, and 314 Wilcox Street, 330 3rd Street, and 416 Perry Street)

Date: Monday, June 30th 2025

Subject: Request to Reconsider Proposed Downtown Height Restriction

Mayor Gray, Councilmembers Hollingshead, Cavey, Bracken, Davis, Brooks, and Dietz:

We are writing as long-time residents and property owners in downtown Castle Rock. Our investments in 240, 302, and 314 Wilcox Street, 330 3rd Street, and 416 Perry Street reflect our deep belief in this town and its long-term future.

We understand the Town is considering a proposal to reduce the allowed building height downtown to a uniform four-story limit. If approved, this change would significantly reduce the development potential and value of our properties. The current code allows for more, and that framework has shaped our decisions and investments. A change like this would rewrite the rules midstream.

Currently, under Castle Rock's zoning code, properties in the Downtown Core District are allowed to build up to four stories, with a maximum height of 60 feet. The building owner may seek approval for one additional story. In the North and South Downtown Districts, the limit is six stories, with the possibility of up to eight stories through Board approval.

When a similar proposal came before Council in August 2021, it led to warnings given by the public that legal action may be considered. That outcome is still a possibility now, not because we want it, but because we may have no other way to protect our property rights.

Courts have ruled against municipalities that take similar actions without clear public purpose, proper compensation, or transitional protections:

- *Dolan v. City of Tigard* (1994): The U.S. Supreme Court found that a city cannot impose disproportionate land-use conditions. Doing so constitutes a taking under the Fifth Amendment.
- *Lucas v. South Carolina Coastal Council* (1992): The Court ruled that eliminating all economically viable use of a property requires compensation.
- *Agins v. City of Tiburon* (1980): The Court held that zoning laws must substantially advance a legitimate state interest or else risk being considered a regulatory taking.

Colorado courts have affirmed these same principles. Sudden zoning restrictions that limit development potential and remove property value can trigger valid legal challenges. We are asking the Town Council not to force that outcome.

Instead, we request the Council take the following steps:

1. Commission a third-party economic impact study to fully understand how a four-story cap would affect current property owners.
2. Include clear grandfathering or phased transition provisions to protect property rights.
3. Engage directly with affected owners before advancing a vote on this change.

We are not against growth management. We are not asking for special treatment. We are asking that the Town avoid actions that would unfairly harm long-standing property owners and force them into legal disputes.

We want Castle Rock to thrive. We want to keep investing here. But we also need to know that the rules we followed yesterday will not be pulled out from under us tomorrow.

Thank you for your time and service.

Respectfully,

Sarah Miles

John Egbert

A handwritten signature in cursive script that reads "Sarah G. Miles".A handwritten signature in cursive script that reads "John Egbert".

Milestone Properties, LLC
<https://www.milestoneblock.com>

Subject: Opposition to Proposed Four-Story Height Limit – Protection of Property Rights and Investment Expectations

Dear Mayor and Members of the Castle Rock Town Council,

As a property owner and long-term investor in downtown Castle Rock, I write to respectfully express my strong opposition to the proposed amendment to the Castle Rock Municipal Code that would restrict building heights in the downtown area to four stories.

My investment decisions have been guided by the current zoning regulations under the **Castle Rock Municipal Code, Title 17 (Zoning)**—specifically within the **Downtown Overlay District (Section 17.38)**—which currently permits structures up to seven stories in designated zones. These long-standing regulations, coupled with the Town’s Comprehensive Master Plan and stated goals for vibrant downtown development, formed the basis of my good-faith investment in assembling and planning property under this framework.

The proposed height restriction raises the following serious legal and policy concerns:

1. Loss of Property Value and Development Rights

A reduction in the allowable building height would directly diminish the permissible development intensity on my property, resulting in a material and measurable decrease in its market value. Under the principles established by Colorado case law, this may constitute a **regulatory taking** if it deprives the property of reasonable economic use (*Animas Valley Sand & Gravel, Inc. v. Bd. of Cty. Comm'rs*, 38 P.3d 59, 64 (Colo. 2001)).

2. Violation of Investment-Backed Expectations

My actions have been based on the Town’s published zoning code and development policies, creating what courts recognize as “**investment-backed expectations**” protected under the **Takings Clause of the Fifth Amendment to the U.S. Constitution** and **Article II, Section 15 of the Colorado Constitution**. Sudden and retroactive downzoning without compensation undermines these expectations and may trigger a valid claim for inverse condemnation (*Westwood Meat Co. v. Logan*, 688 P.2d 1106, 1110 (Colo. 1984)).

3. Unequal and Inconsistent Application of Policy

Multiple buildings in the downtown area currently exceed four stories. Allowing these to remain while precluding others from pursuing the same scale of development introduces **inconsistencies in land use regulation** that may violate equal protection principles under both state and federal law (*City of Cleburne v. Cleburne Living Center*, 473 U.S. 432 (1985)). Such unequal treatment, especially without a compelling rational basis, may invite legal scrutiny and claims of arbitrary governance.

4. Chilling Effect on Future Investment

The predictability and stability of zoning regulations are critical to attracting private investment.

Retroactive changes erode trust in Castle Rock’s regulatory environment, discouraging future development and potentially deterring capital from flowing into our community.

Request for Grandfathering and Legal Safeguards

At a minimum, I respectfully request that any proposed changes include a “**grandfather clause**” (also known as a legal nonconforming use provision under **CRMC Section 17.70**) to protect the rights of property owners who have initiated development under current zoning. This would preserve the integrity of investments already made in reliance on existing law and reduce the risk of costly litigation for the Town.

I appreciate the Council’s commitment to shaping Castle Rock’s future. However, I urge you to approach this zoning amendment with a balanced perspective that honors both the community’s long-term goals and the legal and financial interests of stakeholders who have invested under the Town’s existing regulatory framework.

Thank you for your time, service, and thoughtful consideration.

Sincerely,
Billy Halax

Dakota Ridge Capital

303-550-1211

Halax@303realestate.com

REC.
7/1/2025

Dan Berkenkotter/Berkenkotter Holdings
11 south Wilcox street
Castle Rock, CO 80104
303-809-1618
06/27/2025

To:
Castle Rock Town Council
Town of Castle Rock
100 N Wilcox St
Castle Rock, CO 80104

Subject: Opposition to Proposed Four-Story Height Limit – Protection of Property Rights and Investment Expectations

Dear Mayor and Members of the Castle Rock Town Council,

As a property owner and long-time investor in downtown Castle Rock, I am writing to express my strong opposition to the proposed amendment that would limit building heights in the downtown area to four stories.

Over the years, I have invested considerable time, capital, and planning into assembling property under the current zoning code, which allows for buildings up to seven stories. My decisions have been based in good faith on these long-standing regulations and the Town's stated development vision. A sudden downzoning would not only derail future plans, but also significantly devalue the investments I have made.

This proposed change raises several serious concerns:

1. **Loss of Property Value:** Reducing the allowable height to four stories would materially diminish the development potential — and therefore the value — of my property.
2. **Violation of Investment-Backed Expectations:** I made substantial investments based on the Town's current zoning. Changing these rules retroactively, without compensation, raises significant legal concerns regarding regulatory takings under both the U.S. and Colorado Constitutions.

3. Unequal Treatment and Fairness: Several downtown buildings already exceed four stories. Allowing existing projects to benefit from taller development while denying that same opportunity to others is not only unfair, but may expose the Town to legal challenges for inconsistent treatment.
4. Chilling Effect on Future Investment: Sudden and retroactive zoning changes erode confidence in Castle Rock's development process. Investors must be able to rely on consistent, transparent rules — not shifting policies that penalize those who plan ahead.

I urge the Council to consider the broader implications of this proposal — not only for existing stakeholders like myself, but for the future of downtown Castle Rock. Rather than impose a blanket height limit, I encourage the Town to explore a more balanced approach that respects both community goals and private property rights.

At the very least, I respectfully request that any change include a grandfather clause for property owners and development plans that were initiated under the current seven-story zoning.

Thank you for your service and for your thoughtful consideration of this matter.

Sincerely,
Dan Berkenkotter

From: johnshepherd.tglinvestments.com
To: [TownCouncil Mailbox](#)
Cc: brettogden.tglinvestments.com; johnogden.tglinvestments.com
Subject: Opposition to ORD 2025-025
Date: Tuesday, July 1, 2025 2:50:32 PM

As the owners of 703 Wilcox, which falls in the "North District", we are strongly opposed to the proposal to adjust the building limits. We have received no notice that this is part of public discussion. We also own 309 Jerry the Central District and expect to be notified anytime there are actions that might effect your properties.

We've endured 3 years of construction with The View that is 8 stories and now it's being proposed that we won't have that option.

John Shepherd
Managing Agent Base of the Rock LLC and 309 Jerry LLC

From: [Sharon Hinton](#)
To: [TownCouncil Mailbox](#)
Subject: Four story limitations
Date: Wednesday, July 2, 2025 9:04:49 AM

Sent from my iPhone

It would be great to keep buildings at four stories in downtown.

Thank you
Sharon Hinton



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 12. **File #:** ORD 2025-026

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director of Development Services
Kevin Wrede, Planning Manager

Ordinance Amending Title 17 of the Castle Rock Municipal Code Regarding the Continued Availability of the Interchange Overlay District (First Reading)

Executive Summary

The Town Council recently evaluated the ongoing relevance of the Interchange Overlay Zone (IO) District in relation to the Town's current development objectives. In April of this year, Council directed staff to prepare an ordinance removing the IO District as an option for future zoning or rezoning efforts.

Budget Impact

There is no anticipated budgetary impact associated with this proposed change to Title 17.

Staff Recommendation

Staff recommends that Town Council approve the ordinance as presented.

Proposed Motion

Option 1: Approval

"I move to approve the Ordinance, as introduced by title."

Alternative motions for Council consideration include:

Option 2: Approval with Conditions

"I move to approve the Ordinance, with the following amendment(s) _____ and bring back to Council for 2nd reading."

Option 3: Continue item (need more information to make decision)

"I move to direct staff to _____ and bring that back to"

Item #: 12. **File #:** ORD 2025-026

Council for further discussion.”

Attachments

Attachment A: Ordinance



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Tara Vargish, Director of Development Services
Kevin Wrede, Planning Manager

Title: **AN ORDINANCE AMENDING TITLE 17 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING THE CONTINUED AVAILABILITY OF THE INTERCHANGE OVERLAY DISTRICT (First Reading)**

Executive Summary

The Town Council recently evaluated the ongoing relevance of the Interchange Overlay Zone (IO) District in relation to the Town's current development objectives. In April of this year, Council directed staff to prepare an ordinance removing the IO District as an option for future zoning or rezoning efforts.

Discussion/ Background

In 2006, the Planning Commission and Town Council initiated efforts to leverage existing and proposed Interstate 25 interchanges as catalysts for economic development through increased land use intensities. Over subsequent years, staff developed a traditional zone district framework—the Interchange Overlay Zone District—that encouraged higher-intensity commercial, industrial, and office development in exchange for enhanced design standards. The IO District was formally adopted by Town Council in 2010.

In April 2025, the Town Council revisited the purpose and effectiveness of the IO District in light of current development trends and recent project approvals in the areas adjacent to I-25 Interchanges. Based on the assessment, Council determined that the IO District is no longer necessary to achieve the Town's development goals along the I-25 corridor. Consequently, Council directed staff to return with an ordinance (Attachment A) eliminating the IO District from Title 17 of the Municipal Code as an option for any future initial zoning or rezoning actions.

Importantly, this ordinance will not affect any properties currently zoned under the IO District. Those properties will retain their existing entitlements and development rights as established in their approved Interchange Overlay Planned Developments.

Public Notice

The proposed amendment to Title 17 has been properly noticed in accordance with the requirements set forth in the Castle Rock Municipal Code.

Budget Impact

There is no anticipated budgetary impact associated with this proposed change to Title 17.

Recommendation

Staff recommends that Town Council approve the ordinance as presented.

Proposed Motion

Option 1: Approval

“I move to approve the Ordinance, as introduce by title.”

Alternative motions for Council consideration include:

Option 2: Approval with Conditions

“I move to approve the Ordinance, with the following amendment(s) _____ and bring back to Council for 2nd reading.”

Option 3: Continue item (need more information to make decision)

“I move to direct staff to _____ and bring that back to Council for further discussion.”

Attachments

Attachment A: Ordinance

ORDINANCE NO. 2025-026

AN ORDINANCE AMENDING TITLE 17 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING THE CONTINUED AVAILABILITY OF THE INTERCHANGE OVERLAY DISTRICT

WHEREAS, Town staff recommends that the Castle Rock Municipal Code (the “Code”) be amended to discontinue the Interchange Overlay District; and

WHEREAS, all properties with existing Interchange Overlay District zoning shall continue to be subject to all of the requirements that apply to such zoning districts; and

WHEREAS, the Town Council finds and determines that the enactment of this ordinance is in the best interests of the Town and its residents.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, AS FOLLOWS:

Section 1. Amendment. Section 17.02.010 of the Castle Rock Municipal Code is amended to read as follows:

17.02.010 - Districts created.

A. The following Zoning Districts ("Zoning Districts") are established within the Town. A description of each Zoning District is provided in the designated chapter of this Title 17.

<i>Name</i>	<i>District</i>	<i>Chapter</i>
Residential		
R-1	Single-Family Residence District	17.18
R-2	Single-Family and Duplex Residence District	17.22
R-3	Multifamily Residence District	17.24
MH	Manufactured Home District	17.26
Business/Commercial/Industrial		
B	Business Commercial District	17.28
I-1	Light Industrial District	17.28
I-2	General Industrial District	17.28
I-E	INDUSTRIAL EMPLOYMENT DISTRICT	17.28
Overlay		

DOD	Downtown Overlay District	17.42
FSOD	Front Street Overlay District	17.43
IO	Interchange Overlay District	17.44
WNZOD	Wolfensberger North Zoning Overlay District	17.46
SR	Skyline/Ridgeline Protection District	17.48
Open Space		
PL	Public Land District	17.30
Planned Development		
PD	Planned Development	17.32

- B. Beginning June 1, 2023, no additional properties will be zoned I-1 or I-2; provided, however, that all properties with existing I-1 or I-2 zoning will continue to be classified as I-1 or I-2, and will continue to be subject to the requirements that apply to I-1 and I-2 zoning districts.
- C. BEGINNING SEPTEMBER 1, 2025, NO ADDITIONAL PROPERTIES WILL BE ZONED IO; PROVIDED, HOWEVER, THAT ALL PROPERTIES WITH EXISTING IO ZONING WILL CONTINUE TO BE CLASSIFIED AS IO, AND WILL CONTINUE TO BE SUBJECT TO THE REQUIREMENTS THAT APPLY TO IO ZONING DISTRICTS.

Section 2. Amendment. Section 17.44.030 of the Castle Rock Municipal Code is amended to read as follows:

17.44.030 - Applicability and relationship to underlying zoning.

- A. This Chapter prescribes the process and approval criteria by which properties may obtain the right to develop under the IO zoning classification. Upon obtaining IO approval and execution and recordation of the applicable zoning documents and development agreement, the underlying zoning classification is thereafter extinguished and the zoning of the property is governed exclusively by the new IO zoning and development regulations and development agreement. Unless a landowner seeks and obtains such approval and recordation under this Chapter, development of such property shall be governed by the underlying zoning classification and development agreement, and, in such event, this Chapter shall have no effect on development of such property.
- B. BEGINNING SEPTEMBER 1, 2025, NO ADDITIONAL PROPERTIES WILL BE ZONED IO; PROVIDED, HOWEVER, THAT ALL PROPERTIES WITH EXISTING IO ZONING WILL CONTINUE TO BE CLASSIFIED AS IO, AND WILL CONTINUE TO BE SUBJECT TO THE REQUIREMENTS THAT APPLY TO IO ZONING DISTRICTS.

Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 1st day of July, 2025, by the Town Council of the Town of Castle Rock by a vote of ___ for and ___ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ___ day of _____, 2025, by the Town Council of the Town of Castle Rock by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

ORDINANCE

INTERCHANGE OVERLAY (IO) DISTRICT

TOWN COUNCIL MEETING
JULY 1, 2025



INTERCHANGE OVERLAY (IO) DISTRICT

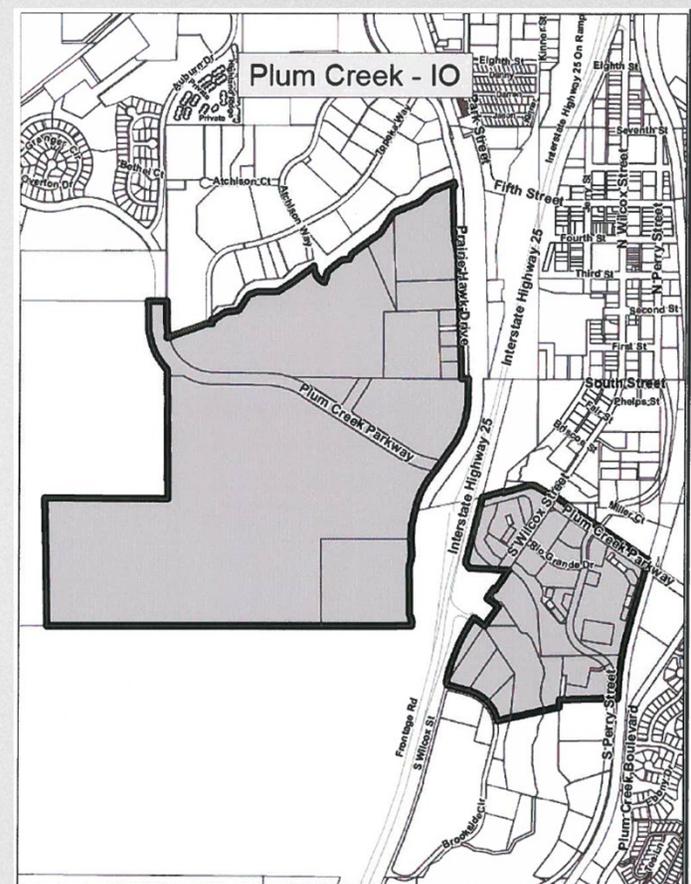
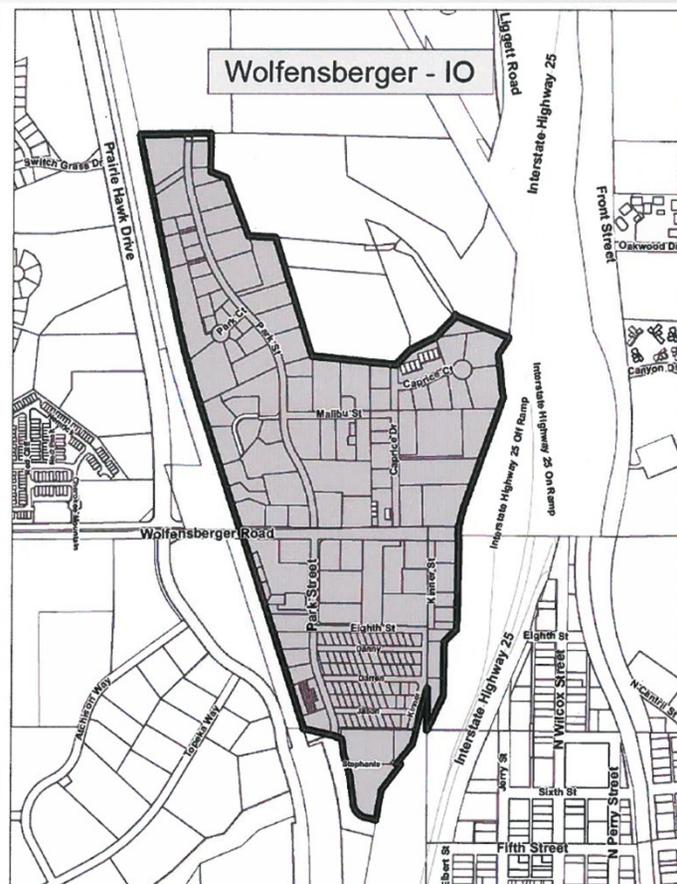
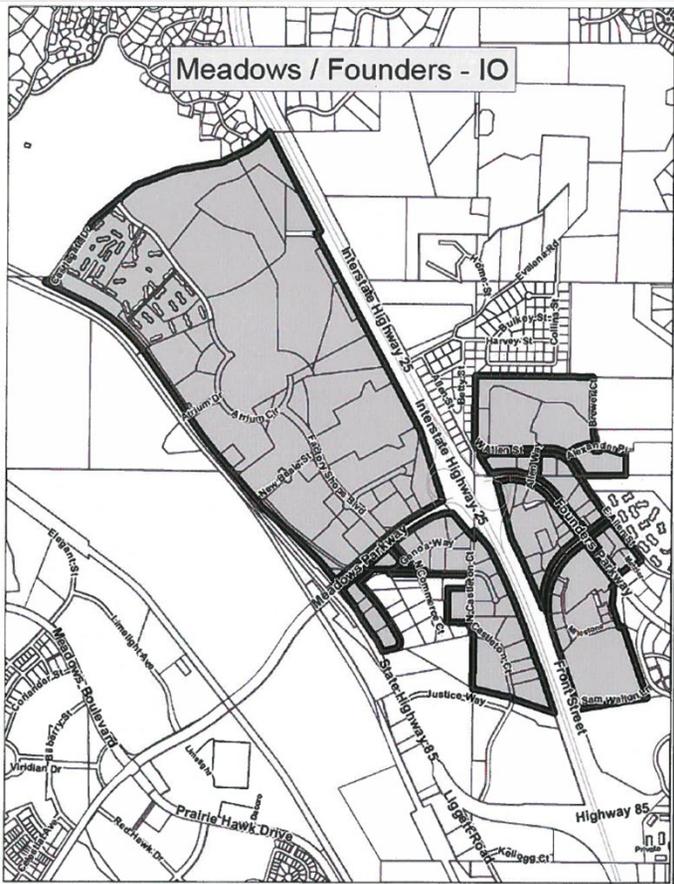
CASTLE ROCK MUNICIPAL CODE SECTION 17.44

2010 TOWN ADOPTED INTERCHANGE OVERLAY DISTRICT

Promote Economic Development At Key I-25 Interchanges:

- Leverage high-traffic areas as economic catalysts by allowing higher densities and flexible, mixed-use zoning
- Activate underutilized land and encourage reinvestment in key areas
- Create attractive and welcoming gateways into Castle Rock with high design standards

INTERCHANGE OVERLAY (IO) DISTRICT MAPS



TOWN OF CASTLE ROCK
Excellence · Dedication · Service

INTERCHANGE OVERLAY (IO) DISTRICT

CASTLE ROCK MUNICIPAL CODE SECTION 17.44

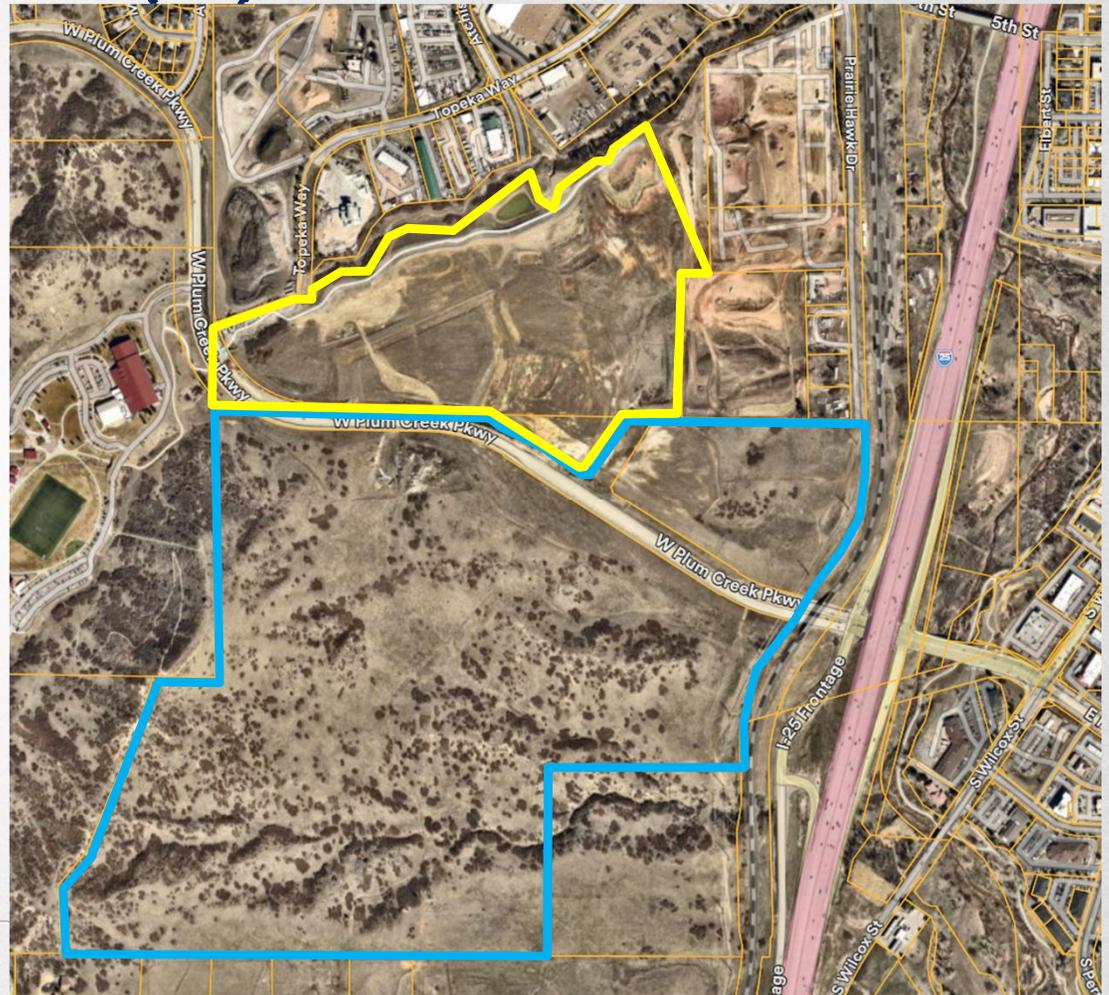
Key Features of IO Zoning:

- Voluntary – property owners must ask to rezone to IO
- Uses include residential, commercial, office, and industrial
- Encourages mixed-uses within building or block
- Allows higher building height to maximize densities (6 stories or 90 ft)
- Reduced open space and parking requirements
- Streamlined regulations (administrative review of SDPs, no Skyline/Ridgeline)
- Requires quality architecture and landscape standards in IO Design Standards

INTERCHANGE OVERLAY (IO) DISTRICT

TWO PROPERTIES HAVE
REZONED TO IO:

- Castle Meadows IO PD, (blue)
177 acres, zoned in 2016,
vested through 12/31/2035
- Miller's Landing IO PD, (yellow)
48 acres, zoned in 2017,
vested through 12/31/2036,
does not allow residential



INTERCHANGE OVERLAY (IO) DISTRICT

CASTLE ROCK MUNICIPAL CODE SECTION 17.44

PROPOSED ORDINANCE

The Interchange Overlay District will remain in the code as it is applicable to the two properties that have zoned to it.

Ordinance makes it clear that no new properties may select this zoning with language added to both sections 17.02 and 17.44:

“BEGINNING SEPTEMBER 1, 2025, NO ADDITIONAL PROPERTIES WILL BE ZONED IO; PROVIDED, HOWEVER, THAT ALL PROPERTIES WITH EXISTING IO ZONING WILL CONTINUE TO BE CLASSIFIED AS IO, AND WILL CONTINUE TO BE SUBJECT TO THE REQUIREMENTS THAT APPLY TO IO ZONING DISTRICTS.”

PROPOSED MOTIONS

Approval:

“I move to approve the Ordinance, as introduced by title.”

Approve with Conditions:

“I move to approve the Ordinance, as introduced by title, with the following conditions_____.”

Continue item (need more information):

“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on _____.”

QUESTIONS?





Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 13. **File #:** ORD 2025-023

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Tammy King, Zoning Manager
Brad Boland, AICP Long Range Project Manager

Ordinance Amending Various Provisions of Chapter 17.61 of the Castle Rock Municipal Code Regarding Accessory Dwelling Units (Second Reading - Approved on First Reading on June 17, 2025, by a vote 6-0)

Executive Summary

For second reading, staff has clarified that the size limitation set by the state is not a minimum of 750 sq ft, however a resident could go up to 750 sq ft if it was larger than 50% of the size of their primary unit. Updates to this topic in the staff report below are shown in bold.

In 2018, the Town of Castle Rock adopted regulations allowing accessory dwelling units (ADUs) town-wide, with a mix of administrative approvals for internal units and a public hearing/Use By Special Review (UBSR) process for detached units or additions. While intended to provide housing flexibility in allowing an ADU, the UBSR process-requiring neighborhood meetings and public hearings-has proven burdensome for many homeowners looking to add a detached or expanded unit. All ADU applications that have gone through the UBSR process were unanimously approved with no public opposition.

In May 2024, the State of Colorado passed House Bill 24-1152 (HB24-1152), which mandates that many municipalities, including Castle Rock, allow at least one ADU per single-family lot and approve them through an administrative process. The law also limits restrictive local regulations, including those related to setbacks and owner-occupancy.

Castle Rock's existing ADU regulations are largely consistent with the new state law. However, to ensure full compliance and improve the homeowner experience, staff recommends several updates to the ordinance. Key changes include:

- Eliminating the UBSR process for all ADUs in favor of administrative review

Item #: 13. File #: ORD 2025-023

- Removing perpetual owner-occupancy requirements, while requiring proof of owner occupancy at the time of permit
- **Allowing an interior ADU to either be 750 sq ft or 50% of the primary dwelling unit, whichever is greater. The owner could still choose a smaller size.**
- Clarifying setback rules to ensure they are not more restrictive than those for primary structures
- Expanding allowance of ADUs in all single-family areas, including those with prior PD limitations

These updates reflect feedback the Town has received from ADU applicants and aligns with state law while maintaining the original goals of the ADU program: providing alternative housing options, increasing housing flexibility, and supporting evolving family needs.

Staff presented the proposed amendments to the ADU regulations to the Town Council at its April 15, 2025, meeting to seek direction on whether to proceed with bringing the changes forward for further consideration. Town Council directed staff to proceed with public hearings to adopt the proposed changes. On May 22, Planning Commission reviewed the proposed changes and recommended approval by a vote of 4-0.

Recommendation

Planning Commission voted 4-0 to recommend to Town Council approval of the proposed changes to the ADU regulations.

Proposed Motion

Option 1: Approval

"I move to approved the ordinance, as introduce by title."

Option 2: Approval with Conditions

"I move to approve the Ordinance, with the following conditions: " (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], at [time]."

Attachments

Attachment A: Proposed Ordinance



AGENDA MEMORANDUM

To: Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Tammy King, Zoning Manager
Brad Boland, AICP Long Range Project Manager

Title: Accessory Dwelling Unit Regulations Amendment

Executive Summary

For second reading, staff has clarified that the size limitation set by the state is not a minimum of 750 sq ft, however a resident could go up to 750 sq ft if it was larger than 50% of the size of their primary unit. Updates to this topic in the staff report below are shown in bold.

In 2018, the Town of Castle Rock adopted regulations allowing accessory dwelling units (ADUs) town-wide, with a mix of administrative approvals for internal units and a public hearing/Use By Special Review (UBSR) process for detached units or additions. While intended to provide housing flexibility in allowing an ADU, the UBSR process—requiring neighborhood meetings and public hearings—has proven burdensome for many homeowners looking to add a detached or expanded unit. All ADU applications that have gone through the UBSR process were unanimously approved with no public opposition.

In May 2024, the State of Colorado passed House Bill 24-1152 (HB24-1152), which mandates that many municipalities, including Castle Rock, allow at least one ADU per single-family lot and approve them through an administrative process. The law also limits restrictive local regulations, including those related to setbacks and owner-occupancy.

Castle Rock's existing ADU regulations are largely consistent with the new state law. However, to ensure full compliance and improve the homeowner experience, staff recommends several updates to the ordinance. Key changes include:

- Eliminating the UBSR process for all ADUs in favor of administrative review
- Removing perpetual owner-occupancy requirements, while requiring proof of owner occupancy at the time of permit
- **Allowing an interior ADU to either be 750 sq ft or 50% of the primary dwelling unit, whichever is greater. The owner could still choose a smaller size.**
- Clarifying setback rules to ensure they are not more restrictive than those for

primary structures

- Expanding allowance of ADUs in all single-family areas, including those with prior PD limitations

These updates reflect feedback the Town has received from ADU applicants and aligns with state law while maintaining the original goals of the ADU program: providing alternative housing options, increasing housing flexibility, and supporting evolving family needs.

Staff presented the proposed amendments to the ADU regulations to the Town Council at its April 15, 2025, meeting to seek direction on whether to proceed with bringing the changes forward for further consideration. Town Council directed staff to proceed with public hearings to adopt the proposed changes. On May 22, Planning Commission reviewed the proposed changes and recommended approval by a vote of 4-0.

Background

Town Regulations

Town Council approved accessory dwelling unit (ADU) regulations in January 2018 to permit and regulate accessory dwelling units across the Town unless expressly prohibited in a PD. An accessory dwelling unit (ADU) is a secondary smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home.

The Town's ADU regulations were originally drafted in 2018 to allow for all ADUs to be approved through an administrative process. During the public hearing process, Town Council requested changes to the regulations that would require ADU's go through the Use By Special Review (UBSR) process unless the ADU is within an existing structure and no additional square footage is added to the structure to establish the ADU. Interior remodels, such as basement finishes would be handled administratively through the building permit process. At the time of adoption, Town Council indicated that they would be open to re-evaluate this process after a few years of seeing the outcome of these units and the public feedback to see if the UBSR process was still an appropriate process.

As of the end of 2024, a total of 81 building permits were issued for ADUs. A total of 9 ADUs were approved through the UBSR process. The UBSR process included neighborhood meetings, a hearing at Planning Commission for recommendation, and a hearing at Town Council for final decision. Every ADU that has gone through the UBSR process was approved unanimously and there was no negative public comment at the public hearings. Applicants for ADUs are residential homeowners, and staff has gotten feedback over the years that the public hearing process was lengthy for them and at times felt daunting and onerous.

Other pertinent requirements from the Town's ADU regulations for this discussion are as follows:

- Allowance – Allowed in all residential zoning districts unless expressly prohibited in PD Zoning Regulations
- Owner Occupancy - The property owner must occupy either the primary dwelling unit or the ADU
- Dual Rental Prohibited – A deed restriction is recorded prohibiting the concurrent renting of both the primary dwelling unit and the ADU.
- Size – The floor area of an ADU located interior to the primary dwelling unit shall not exceed fifty percent of the primary dwelling unit. The building footprint of a detached ADU or a new ADU addition to the primary dwelling unit shall not exceed eight hundred square (850) feet

State Law Changes

Colorado House Bill 24-1152 (HB24-1152), enacted on May 13, 2024, aims to increase the number of accessory dwelling units (ADUs) in the state. Most prominently, HB24-1152 requires that certain jurisdictions, such as the Town of Castle Rock, permit the construction of at least one ADU per single-family detached home through an administrative process and that jurisdictions cannot enforce regulations that unduly restrict ADU construction. HB24-115 requires that jurisdictions come into compliance with these requirements by June 30, 2025.

HB 24-1152 sets forth the following requirements that municipalities shall follow;

- Allow ADUs in all single family residentially zoned areas
- ADUs shall be approved through an administrative process
- **Allows flexibility in size requirements**
- Prohibits restrictive setback requirements
- Prohibits owner occupancy requirements
- Allows for proof of owner occupancy at the time of building permit issuance

Town staff submitted the proposed amendments to the Department of Local Affairs (DOLA) for review to ensure consistency with the requirements of House Bill 24-1152. DOLA staff confirmed that the proposed changes are in conformance with the legislation and did not recommend any modifications.

Discussion

Castle Rock led the way among surrounding jurisdictions by allowing ADU's generally town-wide with the 2018 ADU regulations. The Town's ADU regulations comply with the recent state law in many areas, however there are a few items that staff is recommending to change for the benefit of residents as well as to comply with state law. The proposed amended ordinance language (Attachment A) is consistent with HB24-1152. Proposed changes include:

- Allowance: Allow ADUs in all single-family residential areas regardless if they had been prohibited in a Planned Development Plan
- Process: All ADUs would go through an administrative process, removing the UBSR/public hearing steps for the detached ADUs
- Owner Occupancy: Adds requirement that proof of owner occupancy at time of building permit of ADU. Removes the requirement for owner occupancy of either

the primary dwelling or accessory dwelling unit through perpetuity.

- **Size: Allows an interior ADU to either be 750 sq ft or 50% of the primary dwelling unit, whichever is greater. The owner could still choose a smaller size.**
- **Setbacks:** Clarifies setback requirements if zoning districts are silent to accessory dwelling units and does not allow for setbacks of accessory dwellings to be more restrictive than the primary dwelling unit.

Staff Findings

Staff believes that a change to an administrative approval for all ADUs is appropriate due to the lack of controversy surrounding the projects that went through the Use by Special Review process, and the feedback received by some of the applicants. By removing the use by special review process, homeowners will have a more streamlined process that doesn't create the rigor and time to go through the neighborhood meetings and public hearings. Staff believes that the other changes, including removing the deed restriction for owner occupancy, do not significantly change the intent of the Town's ADU regulations, and help add clarity to the existing regulations.

Staff has drafted an ordinance that would amend the ADU code to address the items discussed above, while maintaining the original intent of Town Council to provide (i) alternative housing options to make more efficient use of existing housing stock and infrastructure, (ii) flexible use of space for property owners, and (iii) a mix of housing type that responds to changing family dynamics. Staff recommends that Planning Commission recommend approval of the amended ADU regulations to Town Council.

Recommendation

Planning Commission voted 4-0 to recommend to Town Council approval of the proposed changes to the ADU regulations.

Proposed Motion

Option 1: Approval

"I move to approved the ordinance, as introduce by title."

Option 2: Approval with Conditions

"I move to approve the Ordinance, with the following conditions: " (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], at [time]."

Attachments

Attachment A: Proposed Ordinance

ORDINANCE NO. 2025-023

**AN ORDINANCE AMENDING VARIOUS PROVISIONS OF CHAPTER
17.61 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING
ACCESSORY DWELLING UNITS**

WHEREAS, since the adoption of Ordinance No. 2017-032, the Town of Castle Rock (the “Town”) has allowed the construction of accessory dwelling units as an accessory use to single-family detached dwellings throughout the community; and

WHEREAS, during the 2024 Legislative Session, the Colorado General Assembly adopted House Bill 24-1152 suggesting changes to local land use laws for the purpose of increasing the number of accessory dwelling units; and

WHEREAS, Town staff has reviewed House Bill 24-1152 and has determined that the Town’s existing ordinance is generally consistent with this legislation; and

WHEREAS, Town staff recommends that, given the Town’s success with encouraging accessory dwelling units as an available housing type, the best interests of the Town and its residents would be served by amending Chapter 17.61 to adopt a streamlined administrative process for approving new accessory dwelling units and to eliminate the requirement that the primary dwelling unit be occupied by the property owner.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Amendment. Section 17.61.020 of the Castle Rock Municipal Code is amended to read as follows:

17.61.020 - Purpose and intent.

- A. The intent of permitting accessory dwelling units is to provide (i) alternative housing options to make more efficient use of existing housing stock and infrastructure, (ii) flexible use of space for property owners, and (iii) a mix of housing type that responds to changing family dynamics. Because accessory dwelling units do not require additional land, they can be incorporated into established neighborhoods more easily than other forms of housing.
- B. Irrespective of any provision in this Chapter, to the extent any PD zoning regulations expressly preempt any conflicting Town regulations REGARDING THE CREATION OF AN ACCESSORY DWELLING UNIT AS AN ACCESSORY USE TO ANY SINGLE-UNIT DETACHED DWELLING UNIT ARE IN CONFLICT WITH THIS CHAPTER 17.61, the provisions of the PD zoning regulations THIS CHAPTER shall govern and control.

Section 2. Amendment. Section 17.61.040 of the Castle Rock Municipal Code is

amended to read as follows:

17.61.040 - Applicability and compliance.

- A. Accessory Dwelling Units must comply with all provisions of this Chapter 17.61 and any applicable PD zoning regulations. In the event of a conflict between this Chapter and the PD zoning regulations, the more ~~restrictive~~ PERMISSIVE provision(s) shall apply, ~~except as provided in Section 17.61.050.B.8 as to the size of an ADU.~~

- B. Accessory Dwelling Units are prohibited in:
 - (i) ~~1. properties zoned Mobile Home-ANY MH MANUFACTURED HOME ZONE DISTRICT, OR~~

 - (ii) ~~2. a-Any residentially zoned property that contains an existing/proposed duplex, triplex, condo-CONDOMINIUM, townhouse-TOWNHOME, or multifamily units dwelling, or.~~

 - (iii) ~~where expressly prohibited in PD zoning regulations.~~

- C. Accessory Dwelling Units ~~may be~~ ARE allowed in all residential zone districts AND IN ANY AREA WITHIN A PLANNED DEVELOPMENT DISTRICT DESIGNATED FOR SINGLE-FAMILY RESIDENTIAL USES upon AN ADMINISTRATIVE REVIEW BY THE DIRECTOR AND approval of a Use ~~By Special Review ("UBSR") in accordance with Section 17.39.010-BUILDING PERMIT.;~~ provided, however, that no UBSR is required under the following circumstances:
 - 1. ~~If the ADU is within an existing structure and no additional square footage is added to the structure to establish the ADU; or~~

 - 2. ~~If, at the time of initial construction, the ADU is proposed to be included in the building permit for a new single family residence. (Note: This subsection does not except new accessory dwelling units on lots with an existing single family home from the USBR process.)~~

Section 3. Amendment. Section 17.61.050 of the Castle Rock Municipal Code is amended to read as follows:

17.61.050 - Regulation and restrictions.

- A. Criteria. In order to be classified as an ADU, a structure must meet each of the following building criteria:
 - 1. Provisions of living;

2. A kitchen;
 3. A bathroom;
 4. A facility for sleeping; and
 5. Physical separation from the primary dwelling unit, as follows:
 - a. A detached ADU is presumed to have physical separation for the purposes of this section.
 - b. When an ADU is attached to the primary dwelling unit, physical separation is required between the primary dwelling unit and the ADU. Such physical separation may be accomplished with a wall, a wall with a door, or other similar feature. Where a wall exists, the presence of a door frame, door hinges, pocket, or an opening equal to or less than thirty-eight (38) inches in width shall constitute physical separation.
- B. A building permit meeting all Town regulations must be obtained for all construction activities associated with developing Accessory Dwelling Units.
- C. The Town may issue a building permit authorizing the construction and use of an Accessory Dwelling Unit, provided the following conditions apply:
1. Number. No more than one (1) ADU may be created or maintained on a single lot or tract.
 2. Owner Occupancy.
 - a. ~~The property owner OF AN EXISTING PRIMARY DWELLING UNIT, as evidenced in the Douglas County public records, must occupy either the Primary Dwelling Unit or the Accessory Dwelling Unit, or both DEMONSTRATE THAT SUCH OWNER RESIDES IN THE PRIMARY DWELLING UNIT AT THE TIME AN APPLICATION IS SUBMITTED FOR A BUILDING PERMIT FOR CONSTRUCTION OF AN ADU.~~
 - b. ~~In the event the property is not owned by a natural person(s), then an individual with ownership or direct interest in the entity, as demonstrated to the Director, may be considered a property owner.~~
 - c. ~~The Director may waive this Owner Occupancy requirement for temporary absences of less than one (1) year provided that the owner has maintained the permitted use for a minimum of two (2) years and submits proof of temporary absence.~~

3. ~~Dual Rental Prohibited. At no time may both the Primary Dwelling Unit and Accessory Dwelling Unit be renter occupied. Prior to issuance of a building permit for an ADU, the property owner shall record a deed restriction, in a form acceptable to the Director, prohibiting the concurrent renting of both the Primary Dwelling Unit and the Accessory Dwelling Unit.~~ SHORT-TERM RENTALS. NOTHING IN THIS CHAPTER 17.61 SHALL PRECLUDE THE TOWN FROM ENACTING OR APPLYING A LOCAL LAW REGULATING THE USE OF ACCESSORY DWELLING UNITS FOR SHORT-TERM RENTALS.
4. Subdivision. Accessory Dwelling Units may not be subdivided or otherwise conveyed into separate ownership from the Primary Dwelling Unit on the lot or tract.
5. Utilities.
 - a. No separate water or sewer taps will be allowed for the ADU.
 - b. All billing for water, sewer and storm water services will be billed to the Primary Dwelling Unit account holder. As a condition to issuance of a building permit, the account holder shall certify to the Town that they will be responsible for all utility charges incurred by the ADU.
 - c. Should an ADU require the enlargement of the Primary Dwelling Unit's existing water tap, the applicant shall pay the incremental System Development Fees (as set forth in Chapter 13.12 of the Code) based on the new tap size, together with any connection fees.
6. HOA Compliance. It shall be the obligation of the property owner to obtain compliance with any homeowner association requirements for the ADU. The Town will not independently verify such compliance.
7. Design. An ADU shall be designed to maintain the architectural design, style, appearance and character of the Primary Dwelling Unit, and must be consistent with the existing façade, roof pitch, siding, eaves, window treatment and color of the Primary Dwelling Unit. The ADU shall be permanently affixed to an engineered foundation. All district zoning regulations applicable to the construction and placement of structures shall apply to ADUs.
8. Size. The floor area of an ADU located interior to the Primary Dwelling Unit, WHETHER AS PART OF, OR AS AN ADDITION TO THE PRIMARY DWELLING UNIT, shall not exceed fifty percent (50%) of THE Primary Dwelling Unit OR SEVEN HUNDRED FIFTY (750) SQUARE FEET, WHICHEVER IS GREATER. ~~The building footprint of a A detached ADU or a new ADU addition to the Primary Dwelling Unit shall not exceed AN eight hundred (800) square feet FOOT BUILDING FOOTPRINT ATTRIBUTABLE TO THE ADU, unless the~~

APPLICABLE PD zoning regulations establish a ~~different~~ MORE PERMISSIVE limitation, in which event the PD zoning regulations governing size shall apply.

9. SIDE SETBACK. THE SIDE SETBACK OF AN ADU SHALL MEET THE SIDE SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE IN THE APPLICABLE ZONE DISTRICT OR PD ZONING REGULATIONS; PROVIDED, HOWEVER, THAT IF THE SIDE SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE ARE GREATER THAN THOSE OF THE PRIMARY DWELLING UNIT, THE SIDE SETBACK OF AN ADU SHALL BE EQUAL TO THAT OF THE PRIMARY DWELLING UNIT.
10. REAR SETBACK. THE REAR SETBACK OF AN ADU SHALL MEET THE REAR SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE IN THE APPLICABLE ZONE DISTRICT OR PD ZONING REGULATIONS. IF, HOWEVER, NO REAR ACCESSORY STRUCTURE SETBACK REQUIREMENTS EXIST, THEN THE REAR SETBACK OF AN ADU SHALL BE FIVE (5) FEET.
- 9-11. Entrance. If an ADU is created by an addition to an existing Primary Dwelling Unit that requires a new separate outside entrance, only one (1) entrance may be located visible from the street upon which the property is addressed. The additional entrance may be located on the side of, or in the rear of the Primary Dwelling Unit.
- 10-12. Deviation from stated conditions. A request for deviation from the applicable regulations to install features that facilitate access and mobility for disabled persons shall be considered by the Board of Adjustment pursuant to Chapter 17.06 of the Code.
- 11-13. Pets. The restriction on the number of animals allowed under the Code shall be per lot, irrespective of the number of dwelling units located on the lot.
- 12-14. ~~Prohibited structures~~ PROHIBITION. Mobile homes, recreational vehicles, and travel trailers AND OTHER MOTOR VEHICLES, ATTACHMENTS, AND ACCESSORIES are prohibited as Accessory Dwelling Units.

Section 4. Severability. If any part or provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 17th day of June, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 1st day of July, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

To: Honorable Mayor and Members of Town Council

From: Kristin Read, Assistant Town Manager

..Title

Update: Short-Term Rentals

Executive Summary

Staff last provided Council with an update on the issue of short-term rentals within the community in February 2021 (**Attachment A**). This topic arose again during a recent Council discussion of accessory dwelling units, and Council requested staff provide updated information on the issue of short-term rentals. The purpose of this item is to provide that update.

Discussion

Council originally discussed this issue in February 2020, when there were roughly 120 short-term rentals operating in Castle Rock. By the time of staff's 2021 update a year later, that had fallen to roughly 60 short-term rentals – likely due to declines in travel related to the pandemic. In reviewing multiple available data sources in April 2025, staff believes the number of short-term rentals in Castle Rock has returned to the range of 100 to 150 properties, out of a housing stock of roughly 31,000 units.

In 2020, staff examined whether to engage a vendor to facilitate pursuing greater compliance with business licensing and sales tax collection requirements for short-term rentals and did not believe it worthwhile to pursue at that time based on cost-benefit analysis. Staff refreshed information on this option in April 2025 and believes there would now be a cost benefit to engaging a third-party vendor for licensing and tax collection compliance, should Council desire. Though the number of short-term rentals is similar to when this option was originally examined, the cost of third-party support has fallen from \$18,000 per year in 2020 to \$5,000 annually now. Further, since the time this issue was last examined, Castle Rock voters have approved a 6% lodging tax, which applies to short-term rentals, increasing the associated revenue potential.

Roughly 30 property hosts operating rentals within Town have obtained a Town business license and are remitting sales and lodging tax. Further, Airbnb recently began remitting sales and lodging tax to the Town on behalf of its hosts under the State's "marketplace facilitators" regulations. In 2024, the Town brought in \$669,050 in sales and lodging tax revenue related to short-term rentals. Estimating conservatively, staff believes this could increase to \$749,050 annually if all 100+ short-term rental properties complied with the Town's licensing and tax-collection requirements.

Beyond the issue of business licensing and sales and lodging tax collection, Council could consider implementing regulations specific to short-term rentals, up to and including a ban of such rentals in Castle Rock. Within Douglas County, Castle Pines and Parker prohibit all short-term rentals, while Lone Tree allows grandfathered short-term rentals to operate but does not allow new short-term rentals. Douglas County allows short-term rentals in unincorporated areas with a license, and as long as the area's zoning specifically allows such use.

There are no State regulations for short-term rentals. Municipal regulations vary, as summarized in an April 2022 Colorado Lawyer article, and address aspects including maximum occupancy, owner occupation, parking and the percentage of a community's housing that may be used as short-term rentals, to name a few (**Attachment B**). Regulations are typically implemented to address nuisances or to promote housing affordability, among other values. HOAs may also regulate short-term rentals.

Few concerns have been raised about the short-term rentals operating in Castle Rock since they have come onto the marketplace. Staff is happy to take Council's direction regarding any particular regulations they might wish to examine further but does not have any recommendation beyond requiring business licensing and sales and lodging tax collection, so that all lodging properties in Castle Rock are on a level playing field in this regard.

Attachment

Attachment A: Staff Report from February 2021 Short-Term Rental Update

Attachment B: The State of Short-Term Rentals in Colorado from Colorado Lawyer magazine

To: Honorable Mayor and Members of Town Council
From: Kristin Read, Assistant Town Manager
Thru: David L. Corliss, Town Manager
Title: Update: Short-Term Rentals

Executive Summary

Council in February 2020 discussed the issue of short-term rentals within the community. Council directed staff to define the rentals within Town Code and to continue efforts to collect from the rentals the sales tax due to the Town. The purpose of this memo is to provide an update on staff efforts to date in this area.

Discussion

At the time of Council's last discussion on this issue, staff found approximately 120 listings in the Castle Rock area on Airbnb and about 25 on VRBO. (Staff disclosed these numbers were not exact – especially given the unincorporated pockets that exist throughout and around Castle Rock – but they provided a ballpark figure for listings in the area. Also, property owners may choose to list on more than one service, so there could be some overlap between the two sites.) Subsequent to the Council discussion, staff purchased services from a third-party vendor that validated this analysis – in February 2020, the service found 116 listings in Castle Rock, 103 of which would be considered short-term rentals, estimated to be comprised of 93 unique properties.

Likely due to declines in travel related to the COVID-19 pandemic, listings have fallen off by about 35% over the last year. The January 2021 third-party report showed 67 listings, 60 of which would be considered short-term rentals, comprised of 60 unique properties.

The service – which staff has not renewed for 2021 and which costs \$380 annually – also estimates the annual revenue generated by each property. The most common estimate as of the January 2021 report was \$0, for 19 of the 60 properties. Of those estimated to be generating revenue, there were:

Less than \$5,000 annually:	10 properties
\$5,000-\$10,000 annually:	13 properties
\$10,000-\$25,000 annually:	14 properties
\$25,000-\$50,000 annually:	four properties

The Town's general 4% sales tax is applicable to short-term rentals. Using median figures from the above estimates, short-term rentals in Town could be estimated to be generating \$517,500 in rental charges. Applying the 4% Town sales tax, these properties could potentially generate \$20,700 in tax revenue. However, getting to that amount of remittance could come at a cost to the Town.

While Airbnb and VRBO listings generally charge renters local taxes, those services are not remitting taxes to the Town. Staff is unable to enforce remittance without either 1) cooperation from the listing services or 2) assistance from a third-party service, since the actual addresses of rentals are not made public except to renters. Staff during 2020 made an initial attempt to gain voluntary compliance from Airbnb but has not heard back from that service, which is has been inundated with similar

requests from communities throughout the country. Staff in 2021 intends to refresh its request to Airbnb and to make a voluntary request compliance of VRBO, as well.

Staff did investigate a third-party service that could assist with compliance in February 2020, and the cost for that was quoted at about \$18,000 annually. Given the potential tax revenues for these properties is presently about \$21,000 (this is down from about \$24,000, when similar analysis was completed in February 2020), staff did not believe it worthwhile to pursue a third-party option to gain compliance.

Roughly a dozen property hosts operating rentals within Town have obtained a Town business license and are remitting Town sales tax, so pursuit of compliance using a paid service would most likely be a financial “wash” as the rentals market and as the Town’s taxation policies presently stand. That said, any future lodging tax could be made applicable to these rentals. So, if the Town pursues and voters approve a lodging tax, it may make more financial sense or the Town to pursue a third-party compliance option then, should efforts to obtain voluntary compliance prove unsuccessful.

As to the additional direction given to define the rentals within Town Code, staff has generated a definition for incorporation within Town Code. However, staff’s analysis is that this definition is not necessary to collect Town sales tax on short-term rentals and is not likely to facilitate additional compliance. Staff has the goal of incorporating the definition into the Code on its radar and plans to advance that item along with other sales tax definition changes at an optimal point in the coming years.

Staff aimed to roll up the aforementioned information very succinctly in the 2021 Major Projects List presented to Council on December 15, 2020, by indicating: “Staff has concluded research regarding short-term rentals within Castle Rock but can resume activity in this area if Council so provides direction.” Staff provides this more detailed update now, based on Council’s recent request, and asks Council to please provide any additional direction desired.

Attachment

Attachment A: Staff Report from February 2020 Short-Term Rental Discussion



Town of Castle Rock

Agenda Memorandum

Agenda Date: 2/18/2020

Item #: 12. **File #:** DIR 2020-006

To: Honorable Mayor and Members of Town Council

From: Kristin Read, Assistant Town Manager

Discussion/Direction: Short-Term Rentals

Executive Summary

Council in December directed staff look into the issue of short-term rentals within the community. Among the topics requested to be researched were the prevalence in Town of such rentals - generally defined by stays of 30 days or less - as well as tax, regulatory and business-related issues. Staff has completed initial research in these areas and presents this report for Council's discussion and any further direction.

Discussion

Short-term rentals have been more prevalent across the Country since online listing service Airbnb surged in popularity over the last decade. An attached article indicates Airbnb has about half of the market share, with longtime service VRBO having the second-largest share. Numerous smaller services are in the market, too. There are three basic varieties of rentals: 1) shared accommodations, where the resident remains on site with the guests; 2) unhosted sharing, where the resident vacates the unit so it can be used by short-term guests; and 3) dedicated rentals, where there is no primary resident.

Without a reservation, the listing services generally do not release a property's exact address. Using map searches in early February, staff found approximately 120 listings in the Castle Rock area on Airbnb and about 25 on VRBO. These numbers are not exact - especially given the unincorporated pockets that exist throughout and around Castle Rock - but they provide a ballpark figure for listings in the area. Council should keep in mind that property owners may choose to list on more than one service, so there could be some overlap between the two sites. Listings exist in most neighborhoods within Castle Rock, which has roughly 21,000 total housing units, to provide context as to the prevalence of listings.

Examining a listing on either site, one will notice listed among the applicable charges taxes including "occupancy taxes and fees" on Airbnb and "lodging tax" on VRBO. However, neither Airbnb nor VRBO are presently remitting taxes to the Town of Castle Rock. Airbnb executes with municipalities "Voluntary Collection Agreements" prior to remitting taxes, and the Town does not presently have one in place. Cities with the agreements in place have experienced challenges collecting tax revenues

from Airbnb; see the “Wired” article in **Attachment A**.

Still, the Town is receiving limited sales tax revenue from a handful of property “hosts” who have obtained Town business licenses as required to operate a business within Castle Rock. The Town’s 4% general sales tax is applicable to short-term rentals. The Town does not have a lodging tax, but any future lodging tax would be applicable to the rentals, as well.

Numerous Colorado municipalities have chosen to restrict or regulate short-term rentals. See **Attachment B** for a summary compiled by the Colorado Municipal League last year. Within Douglas County, the City of Castle Pines, Highlands Ranch Community Association and the Town of Parker prohibit short-term rentals, while Lone Tree does not regulate nor require licenses for them.

Town Code at present is silent on the issue, so the presumption is they are allowed where not restricted by homeowners association rules. Checking in with the larger HOAs in Town, staff found rentals shorter than one month are not allowed in Founders Village nor The Meadows, and rentals shorter than six months are not allowed in Terrain. (Staff also checked with the Crystal Valley HOA but had not received a response as of the writing of this memo.)

There are numerous considerations when evaluating whether to regulate short-term rentals, one of the chief of which is enforcement. Companies including Harmari, Host Compliance and LODGINGRevs contract with cities to monitor listings, verify compliance and collect complaints. Airbnb itself has launched a “Neighborhood Support” webpage where concerns can be submitted. Concerns about short-term rentals generally relate to noise, parking, trash and transient occupants. Positive aspects of the rentals include that they provide supplementary income to community members and can increase tourism spending and tax dollars within the local economy. Regulations are generally seen as a way to balance these various interests, as well as to provide for life-safety inspections and to level the playing field between these rentals and other commercial lodging businesses. Though, the rentals have been found to provide low direct competition for hotels, including by the American Planning Association and within a paper by a Harvard Business School professor.

Staff offers this information in response to Council’s direction and requests any further direction arising out of this briefing.

Attachment

Attachment A: Inside Airbnb’s ‘Guerilla War’ Against Local Governments, Wired
Attachment B: Short-Term Rental Property Ordinance Matrix-March 2019, CML

PARIS MARTINEAU BUSINESS 03.28.2019 07:00 AM

Inside Airbnb's 'Guerrilla War' Against Local Governments

The high-profile unicorn is battling cities from Boston to San Diego over collecting taxes and enforcing zoning rules.



ALYSSA FODTE; GETTY IMAGES

"Read my lips: We want to pay taxes," Chris Lehane, Airbnb's global head of public policy, [told the nation's mayors](#) in 2016. In the years since, the home-sharing site has repeated the declaration in [press releases](#), [op-eds](#), [emails](#), and on [billboards](#). On its website, Airbnb says it is "democratizing revenue by generating tens of millions of new tax dollars for governments all over the world."

But when Palm Beach County, Florida, a popular tourist destination, passed an ordinance in October 2018 requiring [Airbnb](#) and other short-term rental companies to collect and pay the county's 6 percent occupancy tax on visits arranged through their sites, Airbnb sued.

Palm Beach County tax collector Anne Gannon wasn't surprised. "We knew we were going to get sued," she says. "That's what they do all over the country. It's their mode of operation."

Gannon has been cajoling, threatening, and ordering Airbnb to collect taxes for its hosts since 2014. Five years, three lawsuits, and millions in unpaid occupancy taxes later, she's still trying. "All we want them to do is pay their taxes," she says. "They absolutely don't want to pay their taxes the way we want to collect them. That's the bottom line."

Similar dramas are playing out around the country. From Nashville to New Orleans to Honolulu, Airbnb is battling local officials over requests to collect occupancy taxes and ensure that the properties listed on its site comply with zoning and safety rules. In the past five months alone, the company has spent more than half a million dollars to overturn regulations in San Diego and has sued Boston, Miami, and Palm Beach County over local ordinances that require Airbnb to collect taxes or remove illegal listings. Elsewhere, Airbnb has fought city officials over regulations aimed at preventing homes from being transformed into de facto hotels and requests from tax authorities for more specific data about hosts and visits.

Airbnb is engaged in "a city-by-city, block-by-block guerrilla war" against local governments, says Ulrik Binzer, CEO of Host Compliance, which helps cities draft and enforce rules for short-term rentals, sometimes putting it at odds with hosting platforms. "They need to essentially fight every one of these battles like it is the most important battle they have."

Founded in 2008 as an early champion of the sharing economy by allowing people to rent homes, apartments, and rooms to others, Airbnb has grown into a lodging colossus, offering more than 6

Special Offer. [Subscribe to WIRED](#)

One reason Airbnb is often a cheap option for travelers: Running a hotel or bed and breakfast is expensive; snapping photos of your home, apartment, or spare room and filling out an online profile is not. Hotels must comply with a litany of health, safety, and zoning rules—as well as register with local agencies and agree to collect certain taxes—before they can book a single guest.

Airbnb maintains that, in some cases, it's not permitted to collect occupancy taxes required of hotels and other lodgings; it's also not responsible for ensuring the rooms and homes listed on its sites comply with zoning or health regulations. The company says it follows local and state laws but considers itself a "platform," serving merely to connect hosts and visitors, rather than a lodging provider—more akin to Facebook than Marriott.

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The onus is on hosts, Airbnb argues, to collect and pay any relevant taxes and to comply with other regulations. In practice, though, few actually do—at least not without considerable effort by local authorities—according to interviews with more than a dozen local government officials and advisers.

Some officials agree with Airbnb. In an early 2018 survey of state tax departments by [Bloomberg](#), officials in 25 states said it was the host's responsibility to pay occupancy tax for an Airbnb stay. Officials in 14 states said they consider it the responsibility of Airbnb or other short-term rental operators. The survey was taken before the US Supreme Court ruled in June that states may collect sales tax from online retailers even when they don't have a physical presence in that state. The survey did not include local authorities, who are often more reliant on revenue from occupancy taxes, especially in popular tourist areas.

To be sure, these aren't Airbnb's taxes, any more than Hilton "pays" taxes for its guests' hotel stays. Rather, the officials sparring with Airbnb want the company to collect and forward the taxes from guests, much as hotels do. Airbnb says it isn't required to collect the taxes in many places; early on, it largely didn't.

Airbnb dominates the short-term rental business.

Share of US short-term rental listings on more than 100 sites.

Airbnb VRBO HomeAway Flipkey Booking Others

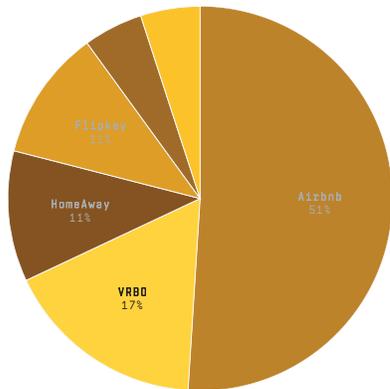


Chart: WIRED • Source: Host Compliance

That changed around 2014, when Airbnb began striking deals with officials in select cities to collect and deliver taxes from its hosts. It calls these Voluntary Collection Agreements, or VCAs. In Portland, site of the first agreement, city officials legalized home-sharing and lowered the registration fee for short-term rentals around the same time Airbnb agreed to add a 11.5 percent occupancy tax on each booking. It later negotiated similar deals in San Francisco, Chicago, Philadelphia, Washington, DC, and elsewhere. The company says it has signed more than 350 such agreements nationwide and more than 500 around the world, and has collected more than [\\$1 billion](#) in taxes.

"Some governments have rules requiring platforms like Airbnb to collect and remit taxes, and we make every attempt to comply with these obligations," says Christopher Nulty, Airbnb's head of public policy. "However, many governments do not have such rules and so Airbnb has proactively established more than 500 voluntary collection agreements globally to ensure our community is paying their fair share of taxes. We are eager to do everything we can to ensure we are paying our fair share and willing to work with any government that will work with us."

However, those agreements don't require hosts to meet other zoning, health, and safety rules, and they prohibit cities from attempting to collect back taxes. Some also create obstacles for local agencies to identify and police hosts who list through the site. Dan Bucks, former director of the Montana Department of Revenue and former executive director of the US Multistate Tax Commission, [analyzed](#) some of the few publicly available Airbnb agreements and found that most prevented city officials from learning the names or addresses of Airbnb hosts, making it impossible for officials to enforce local codes. Bucks says the agreements helped Airbnb grow by "providing a shield of secrecy" to hosts. His study was partially funded by the American Hotel and Lodging Association, which is often at odds with Airbnb and other short-term rental companies.

"All we want them to do is pay their taxes."

— ANNE GANNON, PALM BEACH COUNTY TAX COLLECTOR

Airbnb says its VCAs are designed to help government agencies collect tax revenue, not to help them enforce other laws related to short-term rentals. The company says the agreements show that it is a responsible corporate citizen.

Historically, other online rental services, such as Booking.com, HomeAway, and VRBO, have not collected these taxes in many places. In the past two years, [HomeAway](#) and [VRBO](#) have begun collecting some occupancy taxes in a handful of areas—sometimes using [their own version](#) of a VCA. Booking.com does not offer any occupancy-tax collection services, compounding the revenue drain for municipalities. Booking.com's global communications manager, Kim Soward, says the company pays all required taxes. Expedia Group—owner of HomeAway, VRBO, VacationRentals, and other sites—did not respond to multiple requests for comment.

Airbnb is the undeniable giant of the field, and is reportedly preparing for an initial public offering. About 51 percent of all short-term rental listings in the US are on Airbnb, according to an analysis by Binzer, of Host Compliance. VRBO controls 17 percent of listings and HomeAway 11 percent, he says.

Poster Child

New Orleans was hailed as the [poster child for Airbnb's work](#) with local governments after signing a VCA in December 2016. Around the same time, the city struck a deal with Airbnb to legalize short-term rentals while requesting that the company share the names and addresses of hosts, ban certain illegal listings, and create an online system that automatically registers hosts with the city, among other things. Many viewed the deal as a sign Airbnb was learning to live with local taxes and regulations.

Today, city officials say they're disappointed. They say a surge in short-term rentals has exacerbated New Orleans' affordable housing crunch and turned entire residential blocks into de facto hotels. Jane's Place Neighborhood Sustainability Initiative, a local housing group, says there were 4,319 whole-unit Airbnb listings in the city last year, more than double the 1,764 in 2015. The group found that 11 percent of operators, including many from outside Louisiana, control 42 percent of the city's short-term rentals.

The largest operator, a company called Sonder, has 197 short-term rental permits. Nearly 80 percent of Sonder's listings are booked through platforms like Airbnb, according to Sonder's director of communications, Mason Harrison. "That's a different story than the mom-and-pop" narrative that Airbnb often uses to describe its hosts, says New Orleans councilmember Kristin Gisleson Palmer.

City officials say the registration system Airbnb launched in April 2017 didn't give them some data they had requested, such as the identity of the property owner or tenant, the number of bedrooms in the property, and contact information for the property manager. To collect the missing data, city staffers say they had to contact 4,786 applicants over three months. "We could not really effectively use [the data provided] for enforcement and holding folks accountable," Palmer says.

In May 2018, the city council imposed a nine-month freeze in some areas on new permits for renting a home without an owner present. The following month, Airbnb disabled the registration system—including another enforcement-enabling feature, which displayed hosts' license numbers on their Airbnb listings.

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A February 15 report by the city's Department of Safety and Permits, obtained by WIRED, states that disabling the registration system caused a year of work by city officials tracking short-term rentals to "disappear overnight." The report concludes that Airbnb and other short-term rental companies had engaged in "deliberate data obfuscation, refusal to provide the required data, and a total failure of cooperation with any enforcement mechanisms pursued by the City." The report notes that Airbnb continues to collect and remit occupancy taxes for its listings in the city.

Airbnb says city officials' description of events is "inaccurate," and that it is supplying all the information that is required. The company says there were "initial bumps in the road that Airbnb was working with the city to address, only to have lawmakers abruptly change the rules in May 2018." Those changes, the company says, made the registration system ineffective.

"Housing affordability is a challenge in New Orleans—in fact 70 percent of our host community have said they rely on the income they make to stay in their homes," Airbnb says. The company says it is committed to working with officials to resolve any concerns.

To print the document, click the "Original Document" link to open the original PDF. At this time it is not possible to print the document with annotations.

A February report by the New Orleans Department of Safety and Permits is critical of short-term rental companies.

Blocking New Laws

Airbnb says it complies with laws that require it to collect and pay taxes for hosts. But it has also worked to forestall such laws—even seeking at times to strip cities of authority over short-term rentals. That's what happened in Nashville in late 2017 and early 2018.

As the city inched closer to prohibiting so-called "mini hotels"—non-owner-occupied homes used exclusively as vacation rentals—Airbnb shifted its focus from City Hall to the state Capitol three blocks away. In the latter half of 2017, the company more than doubled the number of lobbyists it employed in Tennessee, to from four to 11, and spent between \$225,000 and \$350,000 on lobbying between February 2017 and August 2018, according to reports the company filed with the state.

In January 2018, the Tennessee Department of Revenue signed a VCA with Airbnb. The agreement requires Airbnb to collect and pay the 7 percent state sales tax on its bookings, but does not cover the 5 percent occupancy tax in Nashville, by far its largest market in the state. A few days later, Nashville passed its ordinance prohibiting mini hotels.

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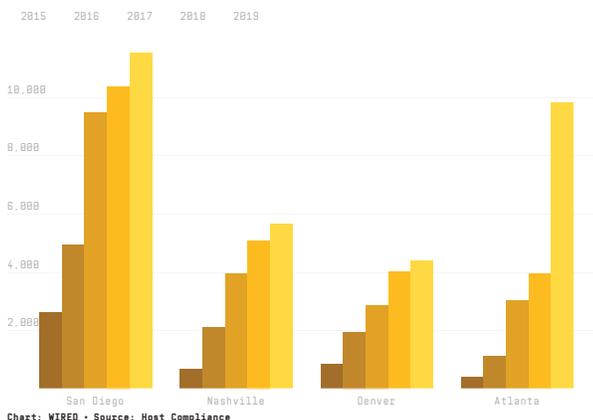
Around this time, a political action committee called the Committee to Expand Middle Class By Airbnb, Inc. donated \$10,000 to groups representing Tennessee Republicans, according to campaign finance records. The donations included \$2,500 to the campaign of state representative Cameron Sexton, who had introduced a bill in 2017 specifying that short-term rentals should not be considered hotels under state law. The bill, known as the Short-Term Rental Unit Act, was drafted in consultation with Airbnb and other short-term rental companies, including HomeAway, according to the Tennessean. It included a provision stripping cities of the power to ban existing short-term rentals. The Tennessee General Assembly passed the bill in April 2018.

Local activists say the law cripples cities' ability to tackle an important local issue. "The Tennessee state Legislature and Tennessee's governor decided to severely weaken the basic protections for the health, safety, and well-being of Nashvillians that were created by our local government," John Stern, president of the Nashville Neighborhood Alliance, a residents' group, says via email.

Airbnb says the Tennessee law was the work of "state lawmakers who care deeply about this issue and worked to organize a broad coalition of supporters—including the business, technology, property rights, and home sharing communities." Sexton did not return a request for comment.

Short-term rentals are growing in many cities.

Number of units listed on 54 platforms, in March of each year



Similar scenarios have unfolded elsewhere after cities have moved to restrict short-term rentals. In February 2016, the Austin City Council voted to phase out mini hotels in residential areas by 2022. In the following months, several other Texas cities passed similar restrictions. Then, early in 2017, Texas state lawmakers introduced two bills in the legislature preventing municipalities from banning

Airbnb says it has “excellent working relationships” with many Texas cities and hopes to extend the VCA with the state to “new tax agreements with Texas municipalities to help them collect new revenue from home sharing.”

Where's the Money?

Gannon, the Palm Beach tax collector, has been tilting at travel companies for a decade. In 2009, she sued Expedia, Orbitz, Priceline, and Travelocity for failing to collect and pay occupancy taxes on the full cost of the hotel rooms they were selling; three years later, the companies [settled](#) the suit and agreed to pay nearly \$2 million in back taxes.

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She then turned to the online home-rental companies. In 2014, she sued Airbnb, HomeAway, and TripAdvisor, alleging they should be classified as “dealers” renting accommodations under Florida law, and thus required to collect occupancy taxes on behalf of their hosts. In January, after five years, a judge ruled that the services were not dealers under Florida law and did not have to collect the taxes for hosts. Gannon is [appealing the ruling](#).

In 2015, the Florida Department of Revenue signed a VCA authorizing Airbnb to collect and remit the 6 percent sales tax for all listings in the state, plus local sales and occupancy taxes for some counties.

Soon after, Gannon asked to see the details of the agreement; state officials told her it was confidential. So she sued the Florida Department of Revenue, alleging that the agency's secrecy violated the state's public records law. A few hours later, the department faxed a copy of its Airbnb VCA to Gannon's office; she says she was instructed not to share it with anyone. It required Airbnb to provide the state only with aggregate data and allowed the company to withhold “any personally identifiable information” about hosts or guests. Most other VCAs signed with state or local governments contain identical language.

Officials say such details about hosts and their rentals are crucial to enforcing local laws and ensuring the lump sum tax payments match up with detailed data on stays. Shielding names and other details from tax officials “is a gross departure from standard practice,” says Bucks, the former tax commissioner.

"We're the middle—the hosts are stuck in the middle."

— MARIA VALE, AIRBNB HOST IN PALM BEACH COUNTY, FLORIDA

In New Orleans, the February report by the city's Department of Safety and Permits says Airbnb provided officials there with anonymous account numbers in place of addresses or taxpayer identifiers, making it difficult for the city to audit the information. “It is impossible to track whether we are getting all the money that we are supposed to get,” says Andrew Sullivan, chief of staff for Palmer, the New Orleans councilmember.

Airbnb disagrees. “Airbnb provides the necessary information to ensure tax payments are accurate, including number of nights, charges, and the amount of tax collected,” Nulty says. He says the company welcomes audits; however, many of the company's VCAs prohibit cities from auditing Airbnb more than once every two years.

To print the document, click the "Original Document" link to open the original PDF. At this time it is not possible to print the document with annotations.

Airbnb's 2016 VCA with Sonoma County, California.

A Public Clash

Palm Beach County's monthly commissioners meeting is typically a dull affair. But October 16, 2018, was different.

The chambers were packed with people dressed in white, holding hot pink flyers. The reason: Gannon's proposal to amend the county's Tourist Development Ordinance to require platforms such as Airbnb to collect and remit occupancy taxes on behalf of hosts, and to share more data with the county.

A few weeks earlier, emails from Airbnb had arrived in the inboxes of its hosts in the county. "Home-sharing in Palm Beach County is under attack," many declared in bold letters, asserting that Gannon had proposed an "unfriendly" ordinance that would make hosts' lives more difficult. The emails implored hosts to attend the hearing and "use your voice to oppose this proposal and share the benefits" of home sharing.

Around 100 hosts attended the meeting. But Gannon was prepared. Having seen several of the emails, she assembled a three-page document rebutting what she calls Airbnb's "campaign of misinformation," line by line. The packet was printed on hot pink paper and given to each person who walked through the door.

During the meeting, some hosts expressed doubts about Airbnb's position. Some recalled seeing a message from Airbnb stating that it was collecting and remitting taxes on their rentals, though the company was not. "I have this underlying fear ... that I am breaking a law that I don't really know about," said Ruth Riegelhaupt-Herzig, an Airbnb host since 2015.

"We thought Airbnb took care of everything, and I was a little scared I was in trouble with the government," host Maria Vale said at the meeting. "All I'm saying is we're the middle—the hosts are stuck in the middle."

Nulty says that Airbnb makes it clear to hosts which taxes it collects via [this webpage](#), which lists areas with VCAs and what taxes they cover. The page does not explain which taxes hosts are required to collect on their own. A [different Airbnb page](#) instructs hosts to tell guests to bring extra money when checking in so the host can collect taxes in person. Riegelhaupt-Herzig says that isn't effective, as most guests are wary of paying an additional 6 or 10 percent directly to the host, in addition to the booking charges they paid online through Airbnb.

What's more, all stays booked in the area have a charge labeled "Occupancy Taxes and Fees" added to the final bill, because of the state's VCA. "So for us to turn around and say, 'I'm sorry, you haven't paid the occupancy tax in Palm Beach County,' they think we're scamming them," which isn't good for a reviews-based business, Riegelhaupt-Herzig told WIRED. She says she has been paying the county occupancy tax since October out of her own pocket.

\$137 per night

★★★★★ 11

Dates

04/17/2019 → 04/29/2019

Guests

1 guest

\$144 x 12 nights (?)

\$1,731

Cleaning fee (?)	\$150
Service fee (?)	\$231
Occupancy taxes and fees (?)	\$126
Total	\$2,151

Request to Book

You won't be charged yet

Screenshot of the confirmation for a booking in Palm Beach County, Florida, showing occupancy taxes and fees. AIRBNB

After more than an hour of testimony, commissioner Dave Kerner said Airbnb had allowed its hosts to “be misled” about paying taxes. “That is concerning,” Palm Beach County mayor Melissa McKinlay said. “And so I will support this ordinance today.” It was approved unanimously seconds later.

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In San Diego last year, Airbnb took a different tack to counter a new law. City officials had signed a VCA with Airbnb in 2015. But they grew unhappy with the setup's lack of transparency and the inability to audit, says San Diego councilmember Barbara Bry. What's more, Airbnb use had skyrocketed in San Diego since then. In March 2015, there were more than 2,600 rental units listed on short-term rental sites in San Diego, according to Host Compliance; by 2019, that total had soared to more than 11,500. Host Compliance says two-thirds of short-term rentals in San Diego are posted on Airbnb. Bry says that the rise of full-time investor-owned short-term rentals in residential areas has hurt enrollment in public schools, transformed neighborhoods into districts of mini hotels, and contributed to a citywide housing shortage.

Last August, the San Diego City Council passed an ordinance that banned the short-term rental of homes that aren't the owner's primary residence and required platforms to collect taxes on behalf of their hosts, effectively overriding their VCA. Bry says she assumed Airbnb would sue, but it didn't. Within days, Airbnb threw its weight behind a movement to overturn the new rules through a citywide referendum.

Public records show Airbnb donated \$1.1 million to a California political action committee called “Committee To Expand the Middle Class, Supported by Airbnb, Inc.” That group reported spending \$300,000 to hire signature gatherers to circulate petitions opposing the San Diego ordinance. Airbnb also directly donated \$276,358 to a second group around the same time, records show.

Four weeks after the city council approved the new rules, representatives of Airbnb, HomeAway, and Stand for Jobs delivered more than 62,000 signatures calling for a referendum to rescind the ordinance, nearly twice the number needed to force a citywide vote.

City councilmembers said they didn't want to risk losing the vote, so they rescinded the ordinance, with plans to try again. “I'm disappointed that a corporation reportedly valued at \$31 billion descended upon our city with its unlimited millions of dollars and used deceptive tactics to force us to where we are today,” Bry said during a council meeting on October 22, just before the council voted to rescind its ordinance.

Airbnb says the petitions garnered so many signatures because the ordinance “would have devastated the local economy, impacted property rights in every San Diego neighborhood, and cost the city

Airbnb's battles with local officials have intensified since last year's Supreme Court ruling in a case involving online retailers. Some tax experts say the decision undercuts Airbnb's position that it doesn't have to collect taxes for its hosts. "There is no doubt whatsoever now that on a constitutional basis Airbnb can be required to collect [taxes]," says Bucks. "There is no justification for these special deals anymore." Airbnb says it's monitoring state-by-state developments related to the case.

Airbnb's recent lawsuits against Palm Beach, Boston, and Miami focus on another aspect of those cities' ordinances: a requirement that platforms remove listings that don't comply with the law. Airbnb says the requirements are unconstitutional and technologically unfeasible. But the company does remove illegal listings in its hometown of [San Francisco](#), and has conducted occasional or ongoing purges in New Orleans, Santa Monica, [Japan](#), [Berlin](#), [Vancouver](#), and, briefly, [New York City](#). In New York, Airbnb sued to block a city ordinance requiring it to turn over more detailed information on listings; a judge in January blocked the law from taking effect.

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In Boston, city councilor Michelle Wu helped lead the push last year for an ordinance aimed at discouraging hosts from turning apartments and homes into mini hotels. The ordinance requires hosts to register with the city and restricts short-term rentals to owner-occupied units. "Airbnb describes itself as a quaint little home-sharing service ... but the reality is that it has grown to be a corporate entity that makes millions of dollars from businesses taking advantage of loopholes and running de facto hotels," she says.

On April 17, Airbnb sent emails to thousands of Boston Airbnb users criticizing Wu. The email claimed that she was aligned with "big hotel interests" and falsely said she intended to place a "restrictive 30-day cap on unhosted stays." Wu says Airbnb never sought to discuss the ordinance or check the claims in the email. Airbnb says Wu's proposal was "anti-tenant, anti-middle class," and "overly restrictive."

Michelle Wu 吴弭 @wutrain

Interesting strategy, @Airbnb. No changes proposed since last amendment w @LydiaMEwards. Not sure where you're getting 30-day cap, but spreading fake news doesn't bode well for credibility that you'll be a partner to the city as we work to address the housing crisis #bospoli [twitter.com/chrisvillani44...](#)

Chris Villani @ChrisVillani44

.@Airbnb has sent out an E-mail to Boston area residents urging people to call Boston City Council President @wutrain & urge her to drop what they call "unreasonable" restrictions on city rentals

Hi Chris,

Boston City Councilor Michelle Wu has a proposal that would place unreasonable restrictions on home sharing in the city and we need your help to stop it. She has aligned with big hotel interests against the interests of regular Bostonians. Will you use our speakout tool and send an email to Mayor Walsh and City Council today asking them to support responsible home sharing in Boston?

[Send an email](#)

The Wu proposal would place unnecessary restrictions on home sharing by:

- Placing a restrictive 30-day cap on unhosted stays.
- Prohibiting renters from sharing their homes, something not done anywhere else in the United States.
- Requiring notification of neighbors and that platforms like Airbnb collect and share an invasive amount of personal information putting your privacy at risk.

We know that when the collective voices of the Airbnb community...

248 8:58 AM - Apr 17, 2018

136 people are talking about this

The ordinance passed in June. Four months later, Airbnb sued the city, alleging the rules—which went into effect January 1—violate state and federal laws. Wu says the city modeled its ordinance after San Francisco's, which Airbnb complies with. The Boston lawsuit—much like others recently filed by Airbnb—only challenges requirements that platforms remove illegal listings and share information with local officials to aid enforcement. The suit seeks an injunction against parts of the law, and the city has agreed not to enforce those sections until a judge rules.

A few weeks after Airbnb sued Boston, Massachusetts governor Charlie Baker signed legislation to tax and regulate short-term rentals at both the state and local levels. The law, which goes into effect

Airbnb's municipal confrontations have been a boon for Binzer, whose company Host Compliance works with 150 cities to identify short-term rental owners skirting taxes and regulations and to devise an enforcement strategy without striking deals with Airbnb. He used to be an occasional Airbnb host himself—and paid occupancy taxes—when he lived in Tiburon, California; then he was tapped to help local officials quantify Airbnb's business in town. He says cities are often overmatched by Airbnb, in part because the company periodically tweaks the site in ways that impede tax collectors and enforcement agencies.

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For example, Binzer says that until December 2016, Airbnb included the street name of a property in the metadata attached to the listing. Airbnb's terms of service prohibit third parties from scraping its site for this kind of information, but critics say it's crucial for enforcement. Officials in some cities used this data to identify hidden hosts. Then Airbnb removed the street name, and altered the geocoding for listings, changing the latitude and longitude so properties appear in slightly different locations.

"It's a cat and mouse game," Binzer says. "They literally put the pin in the wrong place of where the actual property is."

Airbnb says it shields the street name and other personal information related to hosts "to ensure an added level of privacy when third-party scrape sites aim to compile listing information."

From Negotiation to Litigation

Around the time Palm Beach County Commissioners passed the short-term rental tax ordinance in October, Gannon says she spoke with a representative from Airbnb. She recalls the company floating a gradual implementation strategy: Airbnb would comply with some of the new rules immediately, but others—like a system requiring hosts to be properly registered with tax authorities—would be phased in over time.

Gannon thought that seemed reasonable, as long as Airbnb collected and paid the taxes. But she didn't have time to see the discussion through. A month and a half after the ordinance was passed, Airbnb sued the county. The suit argues Airbnb can't be required to police illegal listings and share host information because "Airbnb is a realization of Congress's [free speech] goals" and a "classic intermediary." It doesn't question whether the company can be compelled to collect occupancy taxes; Airbnb is not collecting them in the county, though the ordinance went into effect on January 20. HomeAway also sued the county; the suits have since been combined.

"They were just stringing us along until they had their lawsuit ready to file," Gannon says. "It's typical of Airbnb ... They're getting ready to issue an IPO and go public."

To print the document, click the "Original Document" link to open the original PDF. At this time it is not possible to print the document with annotations.

Airbnb's lawsuit against Palm Beach County, Florida.

Updated 3-21-2019, 5:30 pm EDT: This story was updated to clarify the relationship between the American Hotel and Lodging Association and Airbnb, to clarify a characterization of Airbnb's corporate citizenship, and to add a comment clarifying Airbnb's position about its cooperation with the city of New Orleans. The updated story also makes clear that HomeAway was among the companies that helped draft a Tennessee law and that HomeAway has sued Palm Beach County.

Updated 4-5-2019, 4:50 pm EDT: This story was updated to correct the amount Airbnb spent to oppose a San Diego ordinance.

Updated 4-12-2019, 6:00 pm EDT: This story was updated to incorporate additional comment from Airbnb regarding the company's stance on collecting taxes.

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City	Primary Allowed	Non-Primary Allowed	Which Taxes Required	Tax Collected by Listing Agency	Licenses Required	Neighbor Notification	Concentration Limit	Zoning Limitations	Fees	Occupancy Requirement	Requires a local responsible party to take complaints?	Mandatory response time to address the complaint?	Utilize a 24 hour call center for complaints?	Compliance Efforts? (How are you ensuring compliance with the ordinance, municipal staff, software, other)	Website to STR ordinance/regulations	Number of listings (Approx.)	Other
Avon	yes	yes	yes	yes	yes, non-transferable	no	no	Short Term Overlay Districts - primarily town code	Annual Business License none fee is \$75	no other than require building and zoning code	No	No	No	MultiPhase http://www.avon.org/str	135		
Alamosa	yes	no	7% lodging tax	municipality	yes	no	no	yes, secondary to primary residence; no external evidence of business activity	\$39 fee	no other than require building and zoning code	No	No	No	STR Helper http://www.alamosa.org/str	300	requires location parties in public area, no limit on number of days or amount of permits used in the city. Permits are required for all units, including a part being primarily for family or friends.	
Beaumont	yes	no	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, annually renewable	no	no	no other than require building and zoning code	\$150 annually plus \$150 annual renovation charge on initial license	no other than require building and zoning code	No	No	No	STR Helper http://www.beaumont.org/str	1200	Not permitted in employee housing units. Requires local permit.	
Beaver Creek	no	yes	yes	by BCRD	yes, annual Business License	no	no	yes, determine occupancy limits	\$300 annually	no other than require building and zoning code	No	No	No	STR Helper http://www.beaver-creek.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Blue River	yes	yes	7% lodging tax	municipality	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.blueriver.com/str	145	Not permitted in employee housing units. Requires local permit.	
Bozeman	yes	no	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, annually renewable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.bozeman.org/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Breckenridge	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.breckenridge.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Castle Rock	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.castlerock.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Denver	yes	no	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.denver.org/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Dillon	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.dillon.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Durango	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.durango.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Estes Park	no	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.estespark.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Fort Collins	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.fortcollins.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Fraser	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.fraser.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Frisco	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.frisco.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Georgetown	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.georgetown.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Golden	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.golden.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Grand Lake	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.grandlake.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Shelton	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.shelton.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Snowmass Village	Yes	Yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.snowmassvillage.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Steamboat Springs	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.steamboat.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Telluride	yes	yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.telluride.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	
Vail	Yes	Yes	4% lodging tax, 5% sales tax, 5% occupancy tax	city	yes, non-transferable	no	no	yes, determine occupancy limits	\$200 fee, time, \$75 annually, \$1000 business license \$105 for 4 year license renewal	no other than require building and zoning code	No	No	No	STR Helper http://www.vail.com/str	145	ICRC subject STR. City Assessment and Codes, Using Homeowners at STR.	

The State of Short-Term Rentals in Colorado

BY REAGAN LARKIN AND AMY BRIMAH

This article provides an overview of the current state of short-term rental regulation in Colorado. It focuses on local requirements across the state.

Colorado property owners have enjoyed record-setting appreciation in property values over the last decade. But soaring property prices have arguably caused a housing crisis, which has contributed to a severe labor shortage, particularly in resort communities. Causes of the housing crisis have been targeted through legislation, ballot initiatives, and local ordinances, with short-term residential lodging rentals (STRs) singled out as a primary culprit. This article offers an overview of STR regulation in Colorado. It focuses on county and municipal requirements throughout the state.

Regulatory Overview

STRs are governed by layers of state and local laws and regulations, and through private leases and covenants enforced by homeowners' associations (HOAs). STRs are generally defined as residential properties available for rent for a period of fewer than 30 days.¹ STRs may include all or a portion of a property and range from entire luxury homes to single rooms. STR owners and/or authorized property managers must typically obtain an STR-specific license and a sales and lodging tax or business license.²

In recent years, and especially in the last few months, state legislators and local officials have introduced a rash of legislation, ballot initiatives, and local regulations aimed at controlling the growth of STRs and, in some cases, curbing or banning them altogether.³

Legislative Initiatives

During the 2020 legislative session, the Colorado General Assembly passed HB 20-1093, which authorizes counties to adopt ordinances to license and regulate STRs.⁴ The bill became effective September 14, 2020.

Legislators have also attempted to increase taxes on STRs in recent years. Legislation was

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In recent years, and especially in the last few months, state legislators and local officials have introduced a rash of legislation, ballot initiatives, and local regulations aimed at controlling the growth of STRs and, in some cases, curbing or banning them altogether.
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introduced in 2020 proposing to reclassify residential properties leased as STRs, which are currently taxed at a lower rate, to “non-residential” (i.e., commercial) properties that are taxed at a rate more than three times

higher than residential properties.⁵ A similar bill was introduced by the General Assembly's Legislative Oversight Committee Concerning Tax Policy and Task Force in 2021.⁶ While the 2020 and 2021 bills were ultimately rejected, a bill to reclassify the tax status of STRs is expected to be introduced in the 2022 legislative session.

Ballot Initiatives

Ballot initiatives to increase taxes on STRs to support initiatives to offset or counteract the effects of STRs have become increasingly popular. These efforts are particularly popular in mountain towns, which face critical housing shortages for resort workers. For example, in November 2019 Telluride voters approved a 2.5% tax on all STRs, effective January 1, 2020, to be applied to an affordable housing fund.⁷

In 2021, voters in Avon, Crested Butte, Leadville, and Ouray considered similar taxes. Avon voters approved a 2% tax on STRs.⁸ The proceeds from the tax, which went into effect on January 1, 2022, are earmarked for community housing funds and expected to generate between \$1 and \$1.5 million in revenue annually.⁹ Crested Butte voters approved a 2.5% increase on STRs, increasing the total excise tax on STRs to 7.5%,¹⁰ to support workforce housing.¹¹ Leadville voters approved a 4.92% accommodation tax on STRs units, among other accommodations,¹² to fund affordable and community housing.¹³ Ouray voters approved a 15% excise tax to support workforce housing and wastewater treatment facilities.¹⁴

In 2021, Telluride voters also raised the business license fees for STRs, with the increased revenue to be dedicated to Telluride's Affordable Housing Fund.¹⁵ In addition, Telluride voters considered two competing ballot initiatives on capping STR licenses. Voters rejected a cap on short-term rental licenses at 400 and an annual lottery system for permits,¹⁶

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Thus, the increase in municipal tax proceeds resulting from spending by STR renters, versus the negative impacts STRs have on communities where they're located, continues to be a policy and legal struggle for local governments, police departments, and other regulators. Accordingly, local governments around the state have imposed a range of regulations, and some have either capped or suspended the issuance of new STR licenses.

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which would have cut the existing number of licenses nearly in half.¹⁷ Instead, Telluride voters approved a cap to limit the number of STR licenses to the number that had been issued as of election day, November 2, 2021.¹⁸

Local Rules and Ordinances

Even before boards of county commissioners were handed specific authority to license and regulate STRs, municipalities regulated them by requiring licenses or permits to rent STRs and collecting taxes on the rentals.¹⁹ Local and county requirements vary substantially. For example, unincorporated Eagle County has no restrictions on STRs, and unincorporated Routt County bans them altogether.²⁰ Durango and Breckenridge cap STR permits and have long permit waiting lists.²¹

Many other counties and municipalities have similar ordinances and rules. As noted above, STRs are typically defined as rentals of residential dwellings for less than 30 consecutive days. Some jurisdictions add occupancy limits²² and parking requirements to the duration requirement.²³ In counties and municipalities that require STR licenses or permits, those licenses and permits are typically effective for one- or two-year terms and must be renewed before such period expires.²⁴ Proof of insurance is typically required,²⁵ as is designation of a point

person who must be available 24 hours a day to respond to emergencies.²⁶

Some municipalities engage third-party companies that monitor STRs to identify illegal STR operations within the municipalities and to ensure compliance.²⁷

Notwithstanding the breadth of regulations, the STR market continues to expand, with more companies competing with giants such as Airbnb and VRBO to attract both listings and renters. Local realtors also participate in brokering STRs. Not to be left behind, the traditional hospitality industry also has a presence in the STR market through platforms such as Homes & Villas by Marriott International.²⁸ And aggregator and property management sites offer strong analytical tools to sell data to subscribers about everything from nightly pricing to the STR market strength in particular locations.²⁹

Yet local governments must balance the competing and conflicting desired policy outcomes of various players. Some constituents want less STR regulation to benefit STR operators and listing owners, tourism, and the resulting STR-generated tax dollars. Others want more regulation to limit STRs based on the perceived negative impact STRs have had on housing prices in general, the affordable housing market, neighborhood safety, and the character of communities that are not designed for tourists.

The push for increased regulation is driven in part by studies indicating the negative effects of STRs. For example, according to several studies, the conversion of leases for periods over 30 days into STRs has exacerbated the housing crisis,³⁰ which may have created worker shortages as workforce housing evaporates in some communities. A study in Boston concluded that “home sharing is increasing rents by decreasing the supply of units available to potential residents.”³¹ This study also concluded that an increase in Airbnb listings relative to total housing units is correlated with a decrease in the number of non-STR units offered for rent.³² Thus, the increase in municipal tax proceeds resulting from spending by STR renters, versus the negative impacts STRs have on communities where they're located, continues to be a policy and legal struggle for local governments, police departments, and other regulators. Accordingly, local governments around the state have imposed a range of regulations, and some have either capped or suspended the issuance of new STR licenses. Regulations for specific counties and, where applicable, their constituent municipalities, are described below.

The City and County of Denver

The City and County of Denver (Denver) implemented its first STR licensing requirements

in 2016.³³ Denver requires a license to offer a short-term rental in a primary residence, which is the only type of premises eligible for an STR license. A person can have only one primary residence, which is where the person's habitation is fixed for the term of the license and is the person's usual place of return, as documented by specified identification such as a driver's license.³⁴ Accordingly, Denver does not allow investor-owned STRs or multiple licenses per person.³⁵ The license applicant must provide a valid Colorado driver's license or state identification card and at least two other documents to demonstrate primary residency.³⁶ The applicant must also self-certify that the information on the application is accurate and truthful under penalty of perjury.³⁷

Denver limits the services offered by third-party booking providers to facilitating STRs. It is unlawful for booking service providers to receive payment, directly or indirectly, for an unlicensed STR located in Denver, and providers face strict liability and civil penalties of \$1,000 per violation per day.³⁸ STR owners and third-party booking providers must collect Denver's lodger's tax at 10.75% of the listing price, including cleaning fees, for the first 29 nights of any reservation.

El Paso County

The El Paso County commissioners discussed STRs at meetings in 2019³⁹ but did not adopt a countywide permitting or licensing system. However, several municipalities within the county have permitting systems.

Colorado Springs

In 2018, the Colorado Springs City Council adopted a permitting system for STRs.⁴⁰ In 2019, the city amended its STR permitting ordinance to establish two types of permits, owner occupied and non-owner occupied.⁴¹ "Owner occupied" means the property owner occupies the dwelling for at least 185 days each year.⁴² Permissible STR locations are also limited. Owner-occupied STR units are allowed in lawful dwelling units in zones where residential units are allowed.⁴³ Non-owner-occupied STRs are not permitted in single-family zoning districts and must be 500 feet from another permitted STR unit.⁴⁴

While the city does not cap the number of permits issued, the limitation on non-owner-occupied permits likely acts to suppress or decrease the number of non-owner-occupied permits sought and issued. Further, the city limits the number of licenses to one permit per lawful dwelling unit⁴⁵ on a property and up to four STR units per property.⁴⁶ Each owner of a condominium or similar building is limited to two STR units per property.⁴⁷ And the use of STRs for commercial or large social events, including weddings, is prohibited.⁴⁸

Manitou Springs

Manitou Springs limits STRs to 2% of the available residential structures within city limits.⁴⁹ According to official data, that figure is 58 potential permits.⁵⁰ STR units must be a minimum of 500 feet from other STRs.⁵¹ Property owners who meet these conditions may apply for a Minor Conditional Use Permit (MCUP), to be approved by the planning commission.⁵² To maintain the MCUP, the property owner must rent the property for a minimum of 21 days per year.⁵³ On December 7, 2021, Manitou Springs promulgated a temporary one-year moratorium for the acceptance and processing of applications for STRs, which is effective until October 31, 2022.⁵⁴

Boulder County

Boulder County requires a license to operate an STR in unincorporated Boulder County.⁵⁵ It offers a primary dwelling license or a secondary dwelling license for STRs, and a vacation rental license.⁵⁶ A vacation rental license is permitted only in certain zone districts in unsubdivided land and is not permitted in subdivisions. The difference between a secondary dwelling license and a vacation rental license is based on the number of nights rented, with rentals for over 60 nights per year subject to a vacation rental license.

Boulder

Boulder has a "system of rental licenses for all dwelling and rooming accommodations in the city that are rented to tenants"⁵⁷ and requires a valid license for all rental properties in Boulder.⁵⁸ Additional rules apply to STRs.⁵⁹

Owners are required to obtain an STR license before advertising their property for rent, and the property must be the owner's principal residence.⁶⁰ "Principal residence" is defined as the dwelling unit in which a person resides for more than one half of the year.⁶¹ The name on the license must be the same as the name on the deed for the property, and the owner must be a natural person, trust, or nonprofit organization.⁶² The owner must follow the city's occupancy limits, and advertisements must contain the maximum allowed unrelated occupancy as well as the rental housing license.⁶³ A license will not be issued for a permanently affordable dwelling unit.⁶⁴ An accessory unit or a principal dwelling unit on a single-family lot or parcel with an accessory unit may not be rented as an STR unless certain additional requirements are met, and it may not be rented for more than 120 days in a calendar year.⁶⁵

City and County of Broomfield

The City and County of Broomfield (Broomfield) prohibits STRs of a residence that is not the property owner's principal residence.⁶⁶ A principal residence is defined as the dwelling unit in which a person resides for more than half the year, with additional limitations based on the address on the license and number of days listed.⁶⁷ The property owner must be a natural person or the beneficiary of a trust whose name appears on the deed to the property on which the dwelling unit to be rented is located.⁶⁸ Broomfield limits the number of occupants based on the square feet of the interior living space and does not permit more than four cars at or near the property.⁶⁹

Larimer County

Larimer County passed an ordinance for the enforcement of STRs on November 8, 2021, and a license is now required in unincorporated Larimer County for STRs.⁷⁰

Fort Collins

Fort Collins requires an STR license for both primary and non-primary residences.⁷¹ A primary STR is one occupied by the property owner for at least nine months and includes a duplex or carriage house on the same property. Non-primary STRs are not owner occupied.

STRs are only permitted in single-family (R-1) dwellings.⁷² STRs are not allowed in multifamily R-2 buildings, which are apartment or condominium buildings with three or more dwelling units on a single property, unless such buildings were built to R-1 building standards. Fort Collins considers STR use of multifamily buildings to be too risky, because only single-family homes have extra fire wall protection at the property lines and roof areas.⁷³

Fort Collins also requires a certification from the owner that the dwelling unit complies with specific sanitation, mechanical, electrical, structural, and fire safety requirements.⁷⁴ The dwelling unit must be located in a zone district that allows short-term primary rentals as specified in the Fort Collins Land Use Code;⁷⁵ or it must have been used as an STR since before March 31, 2017, and owners must show that a valid sales and use and lodging tax license was obtained before October 31, 2017.⁷⁶ The lodging tax in Fort Collins is 3%.

Eagle County

Eagle County has not adopted a permitting or licensing system for STRs.

Vail

Vail requires the owner or property management firm to register the STR.⁷⁷ Registration requires an affidavit, signed by the owner or the property management firm, under penalty of perjury, certifying that the STR is in habitable condition and complies with certain health and safety standards.⁷⁸ If the STR is located within a duplex, the owner or property manager must provide written notice to the last known address of the adjoining residential dwelling unit.⁷⁹ Each owner or property management firm is required to appoint a natural person who remains within “a sixty (60) minute distance” of the STR and is available 24 hours per day, seven days a week, to serve as the STR’s local representative.⁸⁰ Complaints related to the STR are to be directed to the local representative.⁸¹

Grand County

All property owners who engage in STRs in unincorporated Grand County must obtain a license.

Winter Park

Winter Park requires STR registration before advertising or operating the STR.⁸² A “high impact” STR, which is one that accommodates more than 20 people, must also apply for a special use permit before registration.⁸³

The Winter Park Town Council recently passed an incentive program, “The Short Term Fix,” to encourage owners to rent their properties to full-time tenants rather than nightly visitors.⁸⁴ For a one-bedroom unit, the town offers property owners who choose to rent to an employee working at least 35 hours a week in Winter Park \$5,000 for a six-month lease and \$10,000 for a year lease.⁸⁵ For a two- or three-bedroom unit, the town provides a \$10,000 upfront payment for a six-month lease and \$20,000 for a year lease.⁸⁶ Winter Park’s Short-Term Fix 2021–22 budget was exhausted, so applications are no longer being accepted at this time.

Summit County

Summit County has been regulating short-term lodging and vacation rentals since 2018 when it initially began requiring property owners to obtain permits.⁸⁷ In June 2021, the Summit County Board of County Commissioners (Board) adopted Ordinance 20 to improve existing STR regulations.⁸⁸

Shortly after adopting Ordinance 20, in September 2021, the Board noted that “more than 30% of all Summit County’s housing stock [was] being utilized as short-term vacation rentals.”⁸⁹ Further, an increase in short-term rentals was contributing to a loss of workforce housing, “resulting in local businesses being understaffed and cutting hours and services due to the lack of employees.”⁹⁰ With such concerns in mind, and to “prevent [] the further conversion of potential long-term housing stock,” the Board instituted a 90-day moratorium on the acceptance of new STR applications to give the county time to review data and propose further regulations and amendments.⁹¹ The moratorium was effective from September 17, 2021, to December 17, 2021.⁹²

Six months after adopting Ordinance 20, on December 16, 2021, Summit County adopted Ordinance 20-B, amending and revising Ordinance 20.⁹³ Under Ordinance 20-B, the county adopted

regulations creating a two-tier license system, assigned by zones—the STR Resort Overlay Zone and the STR Neighborhood Overlay Zone.⁹⁴ As their names suggest, the zones distinguish between resort communities and residential neighborhoods.⁹⁵ Resort licenses are required for areas within the STR Resort Overlay Zone, which includes Keystone, Copper Mountain, Tiger Run Resort, and unincorporated areas at the base of Peak 8 in Breckenridge.⁹⁶ Resort licenses have greater occupancy and allowances, and place no restrictions on the number of nights rented.⁹⁷ On the other hand, the STR Neighborhood Overlay Zone provides for three types of licenses, varying by the number of nights leased.⁹⁸

Breckenridge

According to its city council, Breckenridge has experienced a “steady and dramatic” increase in the issuance of STR licenses from 2012 to 2020.⁹⁹ Accordingly, Breckenridge imposed a cap on the number of licenses allowed for nonexempt STR properties at 2,200, effective November 2, 2021.¹⁰⁰ The city council believes the cap will achieve an overall reduction of 276 nonexempt accommodation unit licenses.¹⁰¹

Routt County

STRs are prohibited in unincorporated Routt County, except in commercial districts.¹⁰²

Steamboat Springs

Steamboat Springs requires owners of residential properties used for “vacation home rentals” to obtain a vacation home rental permit, except for properties located in resort and gondola districts.¹⁰³ A “vacation home rental” is defined as a single-family dwelling or duplex used as a lodging establishment where the owner does not reside and in which the owner is not residing during the rental period.¹⁰⁴ The resort and gondola districts are not currently subject to restrictions and are referred to as “by-right” areas—places where property owners have the right to rent their properties without a permit or approval from the city.¹⁰⁵ STRs are prohibited in the city’s open space, industrial, and commercial districts.¹⁰⁶ The permitting process requires public notice and the opportunity for objections

to be filed with the planning director.¹⁰⁷ Valid objections are referred to the city council for review at a public hearing.¹⁰⁸

Steamboat Springs also allows STRs under its temporary use regulations, without requiring the property owner to obtain a vacation home rental permit.¹⁰⁹ Under a temporary use permit, a single-family dwelling or duplex may be used as an STR two or less times per year for a maximum of 30 days per calendar year.¹¹⁰

A “vacation rental” (as opposed to a vacation home rental) is defined as “[a] dwelling unit, in a multiple-family or mixed-use building, used as a lodging establishment where the owner does not reside in the dwelling unit.”¹¹¹ Vacation rentals may be rented on a short-term basis by-right, except in open space and industrial zones.¹¹² A permit is not required for a vacation rental.¹¹³

After members of the Steamboat community expressed concerns regarding the impacts of vacation homes and STRs,¹¹⁴ the Steamboat Springs City Council imposed a 90-day moratorium on receipt of applications for permits in June 2021, citing “a severe shortage of housing of the local workforce” and the diversion of existing and new housing into the STR pool as a contributing factor to the housing shortage.¹¹⁵ The city council later extended the moratorium to January 31, 2022, to allow time for the planning commissioners to continue their comprehensive review of the city’s policies regarding vacation home rentals and STRs.¹¹⁶

During the moratorium, the council has been engaging with the community to obtain feedback concerning STR regulations and the impacts of STRs on the community.¹¹⁷ In early 2022, the Steamboat Springs Planning Commission director and the City Attorney’s Office began the process of creating a proposed set of “overlay zones” for review and approval by the planning commission. The zones will dictate how the properties in each zone are regulated with regard to STRs. There will likely be three levels of regulation: STRs will be banned, restricted, or not subject to any restrictions, depending on their locations within the overlay zones.¹¹⁸

Steamboat Springs seems to be unique in that it doesn’t define the period or length of stay of vacation rentals or STRs.

Pitkin County

Pitkin County is currently considering imposing license requirements for STRs in unincorporated parts of the county. On December 15, 2021, the Pitkin County commissioners unanimously approved the first reading of an ordinance that would require short-term rentals to be licensed with the county and in compliance with various regulations.¹¹⁹ A second reading of the ordinance and a public hearing occurred on January 26, 2022, and was continued for subsequent public hearings.¹²⁰

Aspen

Aspen requires STR owners to obtain a vacation rental permit to operate a vacation rental,¹²¹ which is defined as “[t]he short term occupancy of a residential dwelling unit by the general public for a fee.”¹²² Individual rooms within a residential dwelling unit are expressly exempt from the definition of vacation rental.¹²³ The requirement to obtain a permit does not apply to lodges, timeshare lodges, bed and breakfasts, and hotels.¹²⁴ Currently, Aspen allows a dwelling unit to be leased on a short-term basis (i.e., 30 consecutive days or less) without limitations in most city zones.¹²⁵ Aspen also requires property owners to notify any applicable HOAs when they apply for a vacation rental permit.¹²⁶

However, changes to Aspen’s STR regulations are forthcoming. On December 8, 2021, the Aspen City Council imposed an immediate, emergency moratorium on the acceptance of residential development and building permits and applications for STR licenses based, at least partially, on concerns for lack of availability of affordable local housing for employees and residents.¹²⁷ The moratorium is being challenged in court by the Aspen Board of Realtors, which is seeking declaratory and injunctive relief to stop the city from enforcing the moratorium.¹²⁸

San Miguel County

San Miguel County approved STRs of single-family residences in 2014 and requires owners to obtain a permit for such use.¹²⁹

Telluride

Telluride allows STRs for a period of 29 days or less.¹³⁰ However, in Residential Zone Districts,

STRs are capped at three STRs annually for a cumulative number of rental days not to exceed 29 days.¹³¹ Notably, “long-term rentals” (for periods of at least 30 consecutive days) are allowed throughout the entire town, but a single property may not exceed three rentals in a calendar year.¹³²

Tax Issues

In 2019, the Colorado Legislature passed HB 19-1240, which assigned sales tax collection responsibilities to “marketplace facilitators,” who must collect and remit sales tax for sales made by “marketplace sellers” on the marketplace facilitator’s marketplace.¹³³ As a result of this legislation, STR facilitators must now collect and remit Colorado sales tax. According to the Colorado Department of Revenue, “[o]wners and managers of units rented for less than 30 consecutive days are required to collect and remit sales taxes. Applicable state, special district taxes, county lodging and local marketing district taxes, [and] all state-collected local and county sales taxes are also due on the rental price.”¹³⁴ Although the legislature has considered the issue, Colorado has not passed a change in the property tax classification of property used for STRs.¹³⁵

HOA Issues

STR-related issues may also be regulated by HOAs, which struggle with many of the same issues that local governments face. HOAs do not enjoy the power that local governments have over STR issues because the Colorado Common Interest Ownership Act¹³⁶ governs most HOAs and limits their ability to make regulations that differ from the recorded covenants and declarations establishing the HOA community. For example, CRS § 38-33.3-205(1)(I) requires that any restrictions on the use, occupancy, and alienation of units be contained in the recorded declaration. CRS § 38-33.3-217(4.5) requires that no amendment may change the uses to which any unit is restricted in the absence of a vote or agreement of at least 67% of owners, or any larger percentage specified in the declaration. As a result, declarations that permit STRs must be amended to change the provisions in the declaration governing STRs,

to the extent the HOA community desires to prohibit or limit STRs.

The Colorado Court of Appeals has upheld the statutory provisions, stating that “[f]or short-term vacation rentals to be prohibited, the covenants themselves must be amended. . . . [T]he board’s attempt to accomplish such amendment through its administrative procedures was unenforceable.”¹³⁷ From a practical standpoint, practitioners drafting new documents for an HOA or amending existing documents should discuss STR issues with the developer and HOA board, including the differences between a covenant that runs with the land and a rule or regulation that may be amended by the board, because HOA boards lack authority to change covenants in the declaration through rules.

Lease Considerations

Given the potential profitability in rental arbitrage, when drafting residential leases for clients, practitioners should encourage clients to consider including either a prohibition of STRs or, alternatively, a specific permitted use. Although many jurisdictions surveyed in this article require the owner’s written consent as part of the application for a third party to obtain a license (whether a property manager or tenant), third-party facilitators do not ask for verification that the person creating the listing has permission to list the property as an STR. If the premises are located in an area with an HOA, the lease’s STR terms should be consistent with those in the HOA documents, because the property owner must answer for any violations.

Practice Tips

STR regulation is a constantly changing area. Practitioners advising clients on owning or operating an STR should

- review local government regulations and determine if additional updates are pending.
- advise the client on tax compliance issues. Notably, third-party facilitators must now collect the taxes on behalf of the listing party, but if the third-party facilitator fails to perform, the owner becomes liable for complying with the tax regulations.
- understand applicable HOA requirements.

“

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Only some local government license application processes include confirmation that the property is not subject to HOA regulations pertaining to STRs, so attorneys should review HOA documents before advising the client on whether an STR is permitted at the property.

- confirm that there are no additional applicable covenants recorded against the property or rental restrictions in the deed.

Ultimately, the property owner retains liability for compliance with all regulations and covenants, as STR platforms and facilitators to date have faced no liability for listings that do not comply with government regulations. Further, when a potential client informs the attorney that the client’s property was successfully listed on an STR platform, the attorney should not assume that the client has complied with the regulations or covenants governing the property.

Conclusion

Regulations concerning STRs continue to evolve as counties, municipalities, and HOAs balance competing demands. The shortage of housing in many parts of Colorado is not expected to resolve any time soon, and it is unclear whether STR regulations will stem such shortages. When advising clients about STRs, practitioners should be up to date on all regulations governing the premises and monitor changes at the state and local levels.¹³⁸ 



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NOTES

1. See, e.g., Colorado Springs, Colo., Code § 7.2.201 (defining “short term rental unit”).
2. See, e.g., Manitou Springs, Colo., Mun. Code § 18.89.020; Aspen, Colo., Mun. Code § 26.575.220(b)(1) and (e)(1)(b); Telluride, Colo., Land Use Code art. 3, §§ 3-201.B, 3-202.B, 3-203.B, 3-204.B, 3-205.B, 3-206.B, 3-219.B, and 3-601.G.
3. The legislation, regulations, and ballot initiatives cited in this article were current as of January 15, 2022. But given the swiftly changing nature of STR laws, practitioners should always verify the currency of laws and regulations before advising clients on STRs.
4. HB 20-1093, Concerning County Authority

- To License And Regulate Short-Term Lodging Rentals, codified at CRS § 30-15-401(1)(s)(l).
5. SB 20-109, Concerning the Property Tax Classification of Property Used for Short-Term Rentals. Residential properties are currently taxed at 6.95% (CRS § 39-1-104.2(r)), while nonresidential lodging properties are taxed at 29% (CRS § 39-1-104(1)).
 6. Interim Comm. Bill 9, Concerning the Property Tax Treatment of Real Property That is Used to Provide Lodging for Short-Term Stays, https://leg.colorado.gov/sites/default/files/images/lcs/bill_9_22-0168.pdf.
 7. 2019 Telluride, Colo., Ballot Question 300, https://results.enr.clarityelections.com/CO/San_Miguel/97201/web/#/detail/13.
 8. 2021 Avon, Colo., Ballot Issue 2C, <https://www.avon.org/civicalerts.aspx?aid=1827>.
 9. Longwell, "Voters go for Avon short term rental tax," *Vail Daily* (Nov. 2, 2021), <https://www.vaildaily.com/news/eagle-valley/voters-show-support-for-avon-short-term-rental-tax-in-early-results>.
 10. Crested Butte, Colo., Ballot Question 2D, <https://results.enr.clarityelections.com/CO/Gunnison/111084/web.278093/#/detail/16>.
 11. *Id.*
 12. Leadville, Colo., Ballot Issue 2A, <https://results.enr.clarityelections.com/CO/Lake/111090/web.278093/#/detail/9>.
 13. *Id.*
 14. Ouray, Colo., Ballot Issue 2A, <https://results.enr.clarityelections.com/CO/Ouray/111103/web.278093/#/detail/13?v=281565%2F>.
 15. Telluride, Colo., Ballot Question 2D, https://results.enr.clarityelections.com/CO/San_Miguel/111114/web.278093/#/detail/11?v=282268%2F.
 16. Telluride, Colo., Ballot Question 300, https://results.enr.clarityelections.com/CO/San_Miguel/111114/web.278093/#/detail/12?v=282268%2F.
 17. See Blevins, "Colorado mountain communities vote 'yes' on new short-term rental fees but reject heavier regulation," *Colo. Sun* (Nov. 5, 2021), <https://coloradosun.com/2021/11/05/colorado-resort-town-voters-airbnb-vrbo-election>.
 18. Telluride, Colo., Ballot Question 2D, *supra* note 15.
 19. Municipalities have the power to regulate businesses that operate within the municipality under several laws, including, but not limited to (1) CRS § 31-15-501 (concerning municipal power to regulate businesses); (2) CRS § 31-15-401 (concerning municipal police powers); (3) the authority granted to home rule municipalities by Colo. Const. art. XX; and (4) the powers contained in local town and city charters.
 20. Berg, "Colorado conundrum: How communities around the state are handling short-term rentals," *Aspen Times* (Sept. 18, 2021), <https://www.aspentimes.com/news/colorado-conundrum-how-communities-around-the-state-are-handling-short-term-rentals>. See also Town of Breckenridge's Short Term Rentals webpage, <https://www.townofbreckenridge.com/your-government/finance/short-term-rentals>.
 21. *Id.*
 22. See, e.g., Colorado Springs, Colo., Code § 7.5.1706(H); Manitou Springs, Colo., Mun. Code § 18.89.040(E).
 23. See, e.g., Manitou Springs, Colo., Mun. Code § 18.89.030(D)(5), (F); Fort Collins, Colo., Mun. Code § 15-644(a)(3).
 24. See, e.g., Colorado Springs, Colo., Code § 7.5.1702(C).
 25. See, e.g., Colorado Springs, Colo., Code § 7.5.1704(G); Fort Collins, Colo., Mun. Code § 15-644(a)(5).
 26. See, e.g., Colorado Springs, Colo., Ordinance No. 18-112 § 7.5.1703(B)(4).
 27. See, e.g., Manitou Springs, Short-Term Rental Operations, <https://www.manitouspringsgov.com/450/Short-Term-Rental-Operations>; Town of Breckenridge, Short Term Rentals, <https://www.townofbreckenridge.com/your-government/finance/short-term-rentals>; Berg, "Steamboat Springs hires short-term rental compliance company" *Steamboat Pilot & Today* (Aug. 10, 2021), <https://www.steamboatpilot.com/news/steamboat-springs-hires-short-term-rental-compliance-company>.
 28. <https://homes-and-villas.marriott.com>.
 29. See, e.g., <https://www.beyondpricing.com>; <https://www.airdna.co>. Denver is listed as the 15th best market for STR arbitrage in 2021 by AirDNA, <https://www.airdna.co/blog/short-term-rental-arbitrage-2021>.
 30. Lee, "How Airbnb Short-Term Rentals Exacerbate Los Angeles's Affordable Housing Crisis: Analysis and Policy Recommendations," 10 *Harvard L. & Policy Rev.* 229, 230-35 (2016), https://harvardlpr.com/wp-content/uploads/sites/20/2016/02/10.10_Lee.pdf. See also Barron et al., "Research: When Airbnb Listings in a City Increase, So Do Rent Prices," *Harvard Bus. Rev.* (Apr. 17, 2019), <https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices>; Bivens, "The economic costs and benefits of Airbnb: No Reason for Local Policymakers to Let Airbnb Bypass Tax or Regulatory Obligations," Economic Policy Institute (Jan. 30, 2019), epi.org/157766; and Barker, "The Airbnb Effect On Housing And Rent," *Forbes* (Feb. 21, 2020), <https://www.forbes.com/sites/garybarker/2020/02/21/the-airbnb-effect-on-housing-and-rent/?sh=5191edb92226>.
 31. Merante and Horn, Is Home Sharing Driving up Rents? Evidence from Airbnb in Boston at 3 (Department of Economics University of Massachusetts Boston, Working Paper 2016-03), http://repec.umb.edu/RePEc/files/2016_03.pdf.
 32. *Id.* at 4.
 33. Revised Mun. Code, City and Cty. of Denver, Colo., Ordinance No. 262-16.
 34. *Id.* at § 33-46(4).
 35. *Id.* at §§ 33-49(b) and -48(f).
 36. *Id.* at § 33-46(4).
 37. *Id.* at § 33-48(b).
 38. *Id.* at § 33-49(f) and (h).
 39. Minutes from July 30, 2019, and October 15, 2019, El Paso County Board of County Commissioners Meetings, <https://www.agendasuite.org/iip/elpaso/file/getfile/10707>; <https://www.agendasuite.org/iip/elpaso/file/getfile/12025>.
 40. See generally Colorado Springs, Colo., Ordinance No. 18-112.
 41. See generally Colorado Springs, Colo., Ordinance No. 19-101.
 42. Colorado Springs, Colo., Code § 7.2.201.
 43. See generally Colorado Springs, Colo., Code § 7.5.1704.
 44. Colorado Springs, Colo., Ordinance No. 19-101; Colorado Springs, Colo., Code § 7.5.1704(C), (D).
 45. Colorado Springs, Colo., Code § 7.5.1704(B).
 46. Colorado Springs, Colo., Ordinance No. 18-112; City of Colorado Springs, Colo., Code § 7.5.1704(B).
 47. *Id.*
 48. Colorado Springs, Colo., Ordinance No. 18-112, § 7.5.1706(D).
 49. Manitou Springs, Colo., Mun. Code § 18.89.040(A).
 50. See Manitou Springs' Short-Term Rental Operations, *supra* note 27.
 51. Manitou Springs, Colo., Mun. Code § 18.89.040(I).
 52. Manitou Springs, Colo., Mun. Code § 18.89.020(A).
 53. Manitou Springs, Colo., Mun. Code § 18.89.040(B).
 54. Manitou Springs, Colo., City Council Ordinance No. 1621, <https://www.manitouspringsgov.com/DocumentCenter/View/3669/ORD-1621-Moratorium-on-Short-Term-Rentals---Third>.
 55. Boulder County, Colo., Ordinance 2020-01 (Dec. 3, 2020), <https://assets.bouldercounty.org/wp-content/uploads/2021/01/ordinance-2020-1.pdf>.
 56. Boulder County, Colo., Land Use Code § 9-6-4; <https://www.bouldercounty.org/departments/land-use/short-term-dwelling-vacation-licensing>.
 57. Boulder, Colo., Revised Code § 10-3-1.
 58. Boulder, Colo., Revised Code § 10-3-2.
 59. Boulder, Colo., Revised Code § 10-3-19.
 60. Boulder, Colo., Revised Code § 10-3-19(I) and (j).
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 62. Boulder, Colo., Revised Code § 10-3-19(b) and (d).
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 66. Broomfield, Colo., Mun. Code § 5-39-050.
 67. Broomfield, Colo., Mun. Code § 5-39-010(B).
 68. Broomfield, Colo., Mun. Code § 5-39-050.
 69. Broomfield, Colo., Mun. Code § 5-39-070.
 70. Larimer County, Colo., Ordinance for Implementation and Enforcement of Short-Term



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71. Fort Collins, Colo., Mun. Code § 15-645.
 72. Fort Collins, Colo., Mun. Code § 15-644.
 73. City of Fort Collins, Short Term Rentals webpage, <https://www.fcgov.com/shorttermrentals>.
 74. Fort Collins, Colo., Mun. Code § 15-644.
 75. Fort Collins, Colo., Mun. Code § 15-646(a); Fort Collins, Colo., Land Use Code § 3.8.34.
 76. Fort Collins, Colo., Mun. Code § 15-646(a).
 77. Town Code of Vail, Colo., § 4-14-4.
 78. Town Code of Vail, Colo., § 4-14-4(D). See § 4-14-6 for health and safety standards.
 79. Town Code of Vail, Colo., § 4-14-4(C).
 80. Town Code of Vail, Colo., § 4-14-5.
 81. Town Code of Vail, Colo., § 4-14-13.
 82. Town Code of Winter Park, Colo., § 3-10-4(A).
 83. Town Code of Winter Park, Colo., § 3-10-3.
 84. Town of Winter Park, The Short-Term Fix, <https://wpgov.com/the-short-term-fix>.
 85. *Id.*
 86. *Id.*
 87. See generally Summit County, Colo., Land and Development Code § 3821.
 88. See Summit County Board of County Commissioners, Ordinance 20, <https://www.summitcountyco.gov/DocumentCenter/View/32668/Ordinance-No-20--Short-term-Vacation-Rental-Regulations>.
 89. See Summit County Board of County Commissioners, Board Resolution 2021-66, <https://www.summitcountyco.gov/DocumentCenter/View/33310/2021-66-Temporary-Moratorium-on-License-Applications-for-Short-Term-Rentals?bidId=>.
 90. *Id.*
 91. Summit County Government, “STR Moratorium for Unincorporated Summit County to Take Effect Friday,” <https://www.summitcountyco.gov/CivicAlerts.aspx?AID=835>.
 92. Summit County Board of County Commissioners, Board Resolution 2021-66.
 93. Summit County Board of County Commissioners, Ordinance 20-B, <https://www.summitcountyco.gov/DocumentCenter/View/23986/STR-Regulations?bidId=>.
 94. Summit County, Colo., Land Development Code § 3821.04.
 95. *Id.*
 96. Summit County, Colo., Land Development Code §§ 3821.04(A)(1)(a), 4302(A).
 97. Summit County, Colo., Ordinance 20-B § 3.1.
 98. Summit County, Colo., Ordinance 20-B § 3.2.
 99. Breckenridge, Colo., Ordinance No. 29, Series 2021 (Sept. 28, 2021).
 100. *Id.* at § 1.S.3.
 101. *Id.*
 102. See Routt County, Colo., Zoning Regulations §§ 2.3(151) and 4, chart at 4-7.
 103. Steamboat Springs, Colo., Mun. Code, ch. 26, § 706.A.
 104. Steamboat Springs, Colo., Mun. Code, ch. 26, § 302.E.4. Manufactured housing is specifically excluded from this definition.
 105. See Steamboat Springs, Colo., Mun. Code, ch. 26, § 706.A; § 300.E, Table 300-1. “By-right uses” is defined at ch. 26, § 300D.1.
 106. Steamboat Springs, Colo., Mun. Code, ch. 26, § 706.A; art. 3, Table 300-1.
 107. Steamboat Springs, Colo., Mun. Code, ch. 26, §§ 703.A(1), 706.B.
 108. Steamboat Springs, Colo., Mun. Code, ch. 26, § 706.B.2.
 109. “Temporary use” is defined as “[a] use that is established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.” Steamboat Springs, Colo., Mun. Code, ch. 26, § 307.A.
 110. Steamboat Springs, Colo., Mun. Code, ch. 26, § 307.A.8.
 111. Steamboat Springs, Colo., Mun. Code, ch. 26, § 302.E(5).
 112. Steamboat Springs, Colo., Mun. Code, ch. 26, §§ 300.D, 300.E, Table 300-1.
 113. See generally Steamboat Springs Mun. Code, ch. 26, § 706.
 114. Berg, “Steamboat likely to extend vacation home rental moratorium until June 30,” *Steamboat Pilot & Today* (Dec. 10, 2021), <https://www.steamboatpilot.com/news/steamboat-likely-to-extend-vacation-home-rental-moratorium-until-june-30>.
 115. Steamboat Springs, Colo., City Council Ordinance No. 2819.
 116. See Steamboat Springs City Council, Minutes of Regular Meeting No. 2021-26 (Oct. 19, 2021), <http://docs.steamboatsprings.net:10100/OnBaseAgendaOnline/Meetings/ViewMeeting?id=1331&doctype=2>.
 117. Berg, “Steamboat continues discussions on where short-term rentals should be allowed, restricted or prohibited,” *Steamboat Pilot & Today* (Dec. 14, 2021), <https://www.steamboatpilot.com/news/steamboat-continues-discussions-on-where-short-term-rentals-should-be-allowed-restricted-or-prohibited>.
 118. *Id.*
 119. Pitkin County Board of Commissioners, Regular Meeting Agenda (Dec. 15, 2021), <https://civicclerk.blob.core.windows.net/stream/PITKINCOCO/ce9efe63-dcae-4681-9a04-c00e19473640.pdf?sv=2015-12-11&sr=b&sig=RS4jh9jY51tv07EYvD37fJ9T5FRrS2pBpfPab4lOdPs%3D&st=2022-01-15T14%3A56%3A35Z&se=2023-01-15T15%3A01%3A35Z&sp=r&rscc=no-cache&rsct=application%2Fpdf>.
 120. Pitkin County Board of Commissioners, Regular Meeting Agenda (Jan. 26, 2022), <https://records.pitkincounty.com/WebLink/DocView.aspx?id=346899&dbid=0&repo=LFRrecords>.
 121. Aspen, Colo., Mun. Code § 26.575.220(b).
 122. Aspen, Colo., Mun. Code § 26.104.100.
 123. *Id.*
 124. Aspen, Colo., Mun. Code § 26.575.220(b) (2).
 125. Aspen, Colo., Mun. Code § 26.575.220(c).
 126. Aspen, Colo., Mun. Code § 26.575.220(d) (1).
 127. Aspen, Colo., City Council Ordinance No. 27 (Series of 2021).
 128. See *Aspen Board of Realtors, Inc. v. City of Aspen, et al.*, Pitkin County Dist. Court, Case No. 2021CV30131. On March 11, 2022, the court granted plaintiff’s motion for preliminary injunction.
 129. San Miguel, Colo., County Land Use Code § 5-3001.B.
 130. Telluride, Colo., Land Use Code §§ 3-201.B, 3-202.B, 3-203.B, 3-204.B, 3-205.B, 3-206.B, 3-219.B, 3-601.
 131. Telluride, Colo., Land Use Code art. 3, § 3-601.A.
 132. Telluride, Colo., Land Use Code art. 3, § 3-601.B.
 133. CRS § 39-26-102.
 134. https://tax.colorado.gov/sites/tax/files/DR1917_2020.pdf.
 135. SB 20-109, concerning the property tax classification of property used for short-term rentals, was introduced on January 15, 2020, but postponed indefinitely in committee.
 136. CRS §§ 38-33.3-101 et seq.
 137. *Houston v. Wilson Mesa Ranch Homeowners Ass’n, Inc.*, 360 P.3d 255, 261 (Colo.App. 2015).
 138. Several municipalities enacted additional or new legislation while this article was being produced.

Rob Piskorowski
Sales Director
(586) 215-3934
rob@deckard.com

Price Proposal

FOR

Town of Castle Rock, CO

April 25, 2025

presented by



RENTALSCAPE

engineered by



1620 Fifth Ave • Suite 400 • San Diego, CA 92101

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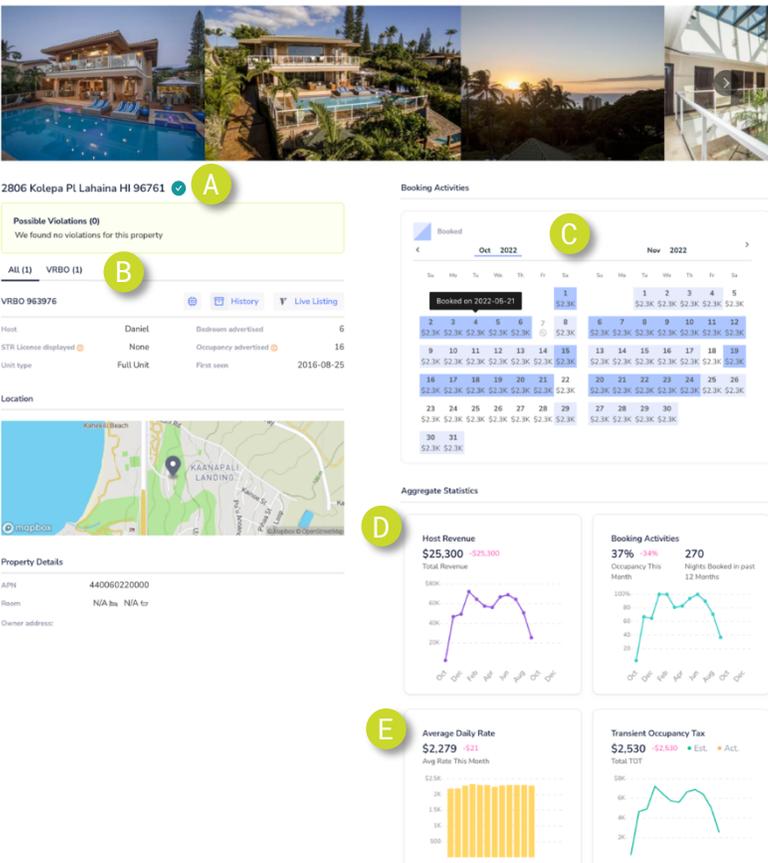
Executive Summary

Rentalscape Short-Term Rental ID & Monitoring Platform

Deckard Technologies utilizes data science expertise to assist local governments with managing their compliance activity and enforcement, such as short-term rental (STR) properties. Our technology ensures that everyone is held accountable to play by the same set of rules, follow all guidelines and ordinances, and pay their fair share of fees and taxes. To accurately track activity within the Town of Castle Rock, the Rentalscape platform identifies the exact address of the STR listings within the Town limits, enabling accurate display of STR activity within the Town and within community districts. Rentalscape groups listings and calculates statistics on a per-property basis. By mapping the exact location of properties, Rentalscape avoids double-counting activity. Knowing the exact location of STR properties enables compliance, enforcement, tax collection and complaint management activities.

About Rentalscape

Deckard’s Dashboard management platform for STR will discover, identify, and efficiently present all STR activity in **the Town of Castle Rock**, using unique technical capabilities such as its proprietary future booking detection software, automatic non-compliance recognition, industry-best address identification.



Rentalscape is the only platform that automatically updates upcoming rentals and bookings shortly after reservations are made.

This allows Rentalscape users to reach out to owners and hosts who are unlawfully renting and address any issues relating to these future rentals long before guests arrive, thereby eliminating disturbances, neighbor complaints and other common issues that often arise from illegal rentals.

- (A) Address
- (B) Sites Monitored
- (C) Bookings, Cost, Occupancy
- (D) Host Revenue
- (E) Average Daily Rate

Figure 1: Rentalscape Property Card

Rentalscape maintains a database of every booking and stay made on all major platforms. Our system contains information dating back to late 2019 for every STR in the Town of Castle Rock. All data can be viewed interactively on the Rentalscape portal with unlimited user access and downloaded on demand in Microsoft Excel format.

Rentalscape dashboard map view shows the exact location of all STR activity, includes districts as defined by the Town and displays individual property information and aggregate statistics on a per district basis.

Rentalscape presents detailed STR activities including the precise address, owner information, booking history, availability and more. For each individual booking, the platform provides the actual date the reservation was made as well as the start and end date of each booking, ensuring that the Town is able to distinguish back-to-back bookings. These insights are not possible to achieve by simply viewing the listings itself.

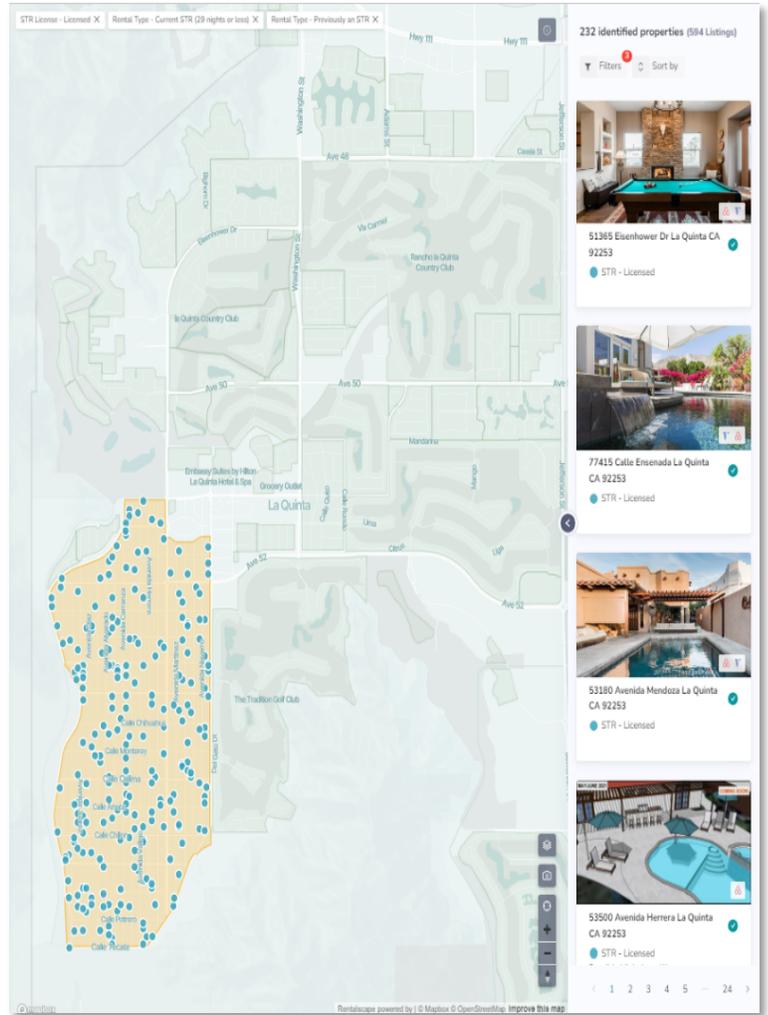


Figure 2: Rentalscape Map

In Summary

In every jurisdiction in which we are providing service we have increased compliance and improved tax collection. Our process starts with producing the cleanest data possible – ensuring reporting is accurate and compliance levels are carefully monitored. We have in-house property appraisers and STR property managers. We also regularly consult with Town staff to ensure we are always up to date with the latest STR best practices. Our systems come with unlimited user access and unlimited end-user training. Our customers give testimonials regarding the ease of use of our systems and vastly superior level of customer service when compared to other providers in the market.

References

We believe that **continuous innovation** is required to face the challenges of today and of tomorrow. We are proud of our achievements and solutions that enable cities and counties to manage short-term rental activities and to ensure local rules and ordinances are enforced for the betterment of local residents.

The following references are examples of successful partnerships between Deckard Technologies & its clients.

City of Westminster, CO

Aric Otzelberger
Operations Manager

aotzelbe@cityofwestminster.us
303-658-2122

Product:
Rentalscape, Outreach, Registration Portal, Tax Portal,
Complaint Portal, 24/7 Complaint Hotline, Payment
Integration

Town of Mount Pleasant, SC

Jane Yager-Baumrind
Planning & Development

jyager-baumrind@tompsc.com
843-884-1229

Product:
Rentalscape, 24/7 Complaint Line, Public facing portal,
Registration portal

City of Norman, OK

Jeanne Snider
Assistant City Attorney

jeanne.sinder@normanok.gov
405-217-7700

Product:
Rentalscape, Outreach Campaign, Tax Portal,
Registration Portal, Complaint Portal

City of Rockport, TX

Judy Emerson
Code Enforcement Officer

jemerson@cityofrockport.com
361-556-5310

Product:
Rentalscape, Outreach Campaign, Registration Portal, Tax
Portal

City of Charlevoix, MI

Jonathan Scheel
Director of Planning and Zoning

jonathans@charlevoixmi.gov
231-547-3251

Product:
Rentalscape

Proposed Products

The Rentalscape Portal

The Rentalscape portal is a cloud-based system for Town staff to track STR properties, monitor STR activity, manage STR permits and record information about properties. The data in the system is constantly being updated as new properties are discovered and address identified, as new permit applications are made and as permits are expired or revoked.

The Rentalscape portal displays information on all STR listings found within the Town going back at least 12 months. We use US Census data to identify Town limits and any parcels or listings within the limits are monitored. Rentalscape also tracks properties outside the Town until they are accurately identified. On occasion, the STR listing estimated location for a property falls outside the Town, but the actual location of the property once address identified is inside the Town. Rentalscape displays:

1. Any permitted STR property
2. Any property with a currently live STR listing
3. Any property with historic STR listings
4. Any property with a future or past STR booking (even if the property currently does not have a live listing)

Rentalscape includes the ability to filter the properties displayed (e.g., only permitted properties, or only properties in a specific HOA), and to download all results. All data displayed is available for direct download from Rentalscape.

Information shown in Rentalscape for each property includes:

Property characteristics

1. Property address
2. Owner name and mailing address
3. Residential type (primary residence, secondary/investment property)
4. Property type
5. Number of bedrooms and bathroom at the property, per public records data
6. A map showing the property's location
7. Maximum occupancy per the Town of Castle Rock ordinance

Listing characteristics

1. Listing URL for each listing associated with each specific property
2. Listing ad ID for each listing associated with each specific property
3. Rental calendar showing current month's activity as well as past twelve months and upcoming three months booking activity (frequently updated calendar)
4. Rentalscape clearly and easily differentiates between regular bookings and host-blocked dates that are not revenue-generating
5. Host name (when available)
6. Stay limitations (minimum/maximum)
7. Permit/license number if included in the listing
8. Daily Rental rate at time of booking
9. Rental frequency
10. Individual links to all active listing for the property
11. **PDF copy of each listing, as well as a history of all previous versions of the listing**, to identify any possible changes, as well as keep a record in case the listing is taken down by the host. Each image has a date-stamp showing when it was created and is kept indefinitely.
12. Rental type (Whole home, shared home)
13. Bedrooms and bathrooms advertised
14. Maximum occupancy, per listing

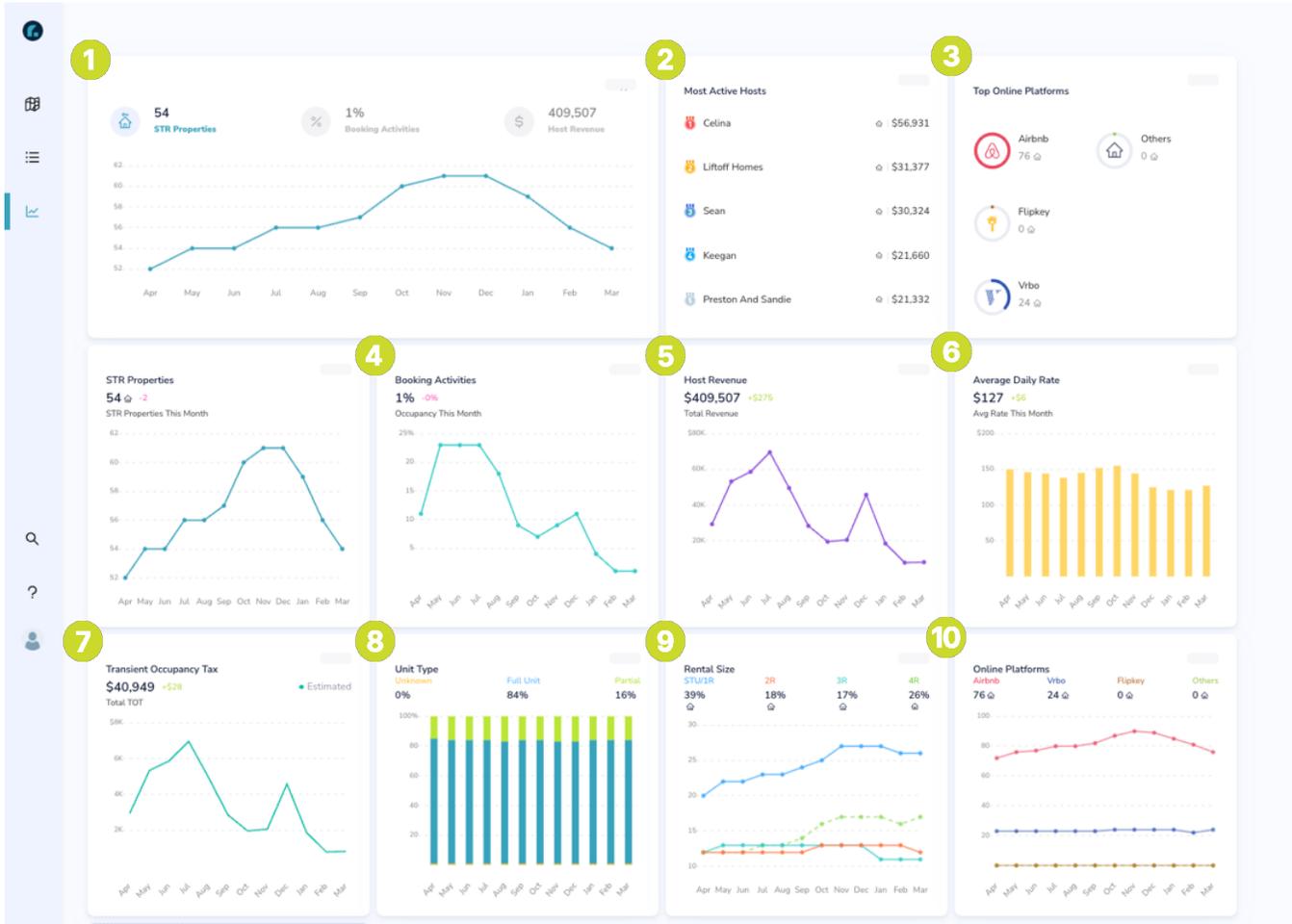
Estimated sales tax based on rental activity

1. Occupancy rate
2. Estimated rental income
3. Estimated tax

Rentalscape is configured to match the Town 's ordinance and is capable of flagging violations following the Town 's exact rules, including but not limited to permit registration and occupancy advertised versus permitted occupancy. Rentalscape looks for bookings less than 30 days when flagging STRs. When bookings longer than 30 days are created, these are correctly categorized as long-term rentals and do not cause a property to be treated as an STR.

Rentalscape actively monitors permit status and STR listings daily, flagging violations as they occur. We have encountered situations where other providers have flagged properties as "no longer listed" or "only performing long-term rentals", that later re-list or take a short-term booking, and are subsequently missed by these other vendors as violating the Town ordinance. **Rentalscape continuously monitors every listing every day** including bookings up to a year in advance. As soon as an unpermitted booking is taken, Rentalscape sets a violation.

Rentalscape includes a **Dashboard** that provides an overview of all STR activity in the Town. This Dashboard includes aggregated revenue, bookings, and property data, and highlights top-earning hosts and owners as seen below. Please note that some charts will not be activated until we go live in the Town of Castle Rock.



- 1** STR PROPERTIES
- 7** ESTIMATED TAX REVENUE
- 2** MOST ACTIVE HOSTS
- 8** UNIT TYPE
- 3** TOP PLATFORMS
- 9** RENTAL SIZE
- 4** BOOKING ACTIVITIES
- 10** ONLINE PLATFORMS
- 5** HOST REVENUE
- 6** AVERAGE DAILY RATE

Implementation & Training

Implementation is on your timeline!! Upon Contract signing, Deckard will assign the Town of Castle Rock a Dedicated Account Manager, who will work with the Town to develop “best practices” based on Deckard’s experiences with other clients. The Client Success Manager will ensure that the implementation process proceeds smoothly and will be the main point of contact for any questions, suggestions, training, or concerns. The Client Success Manager will also participate in periodic calls with Town staff as requested.

Since Rentalscape is cloud-based, no hardware or software installation is required.

Most jurisdictions have been up and running with Rentalscape within a couple weeks with Address Identification complete within 4 weeks of receipt of the permit and listing data.

Sample Timeline

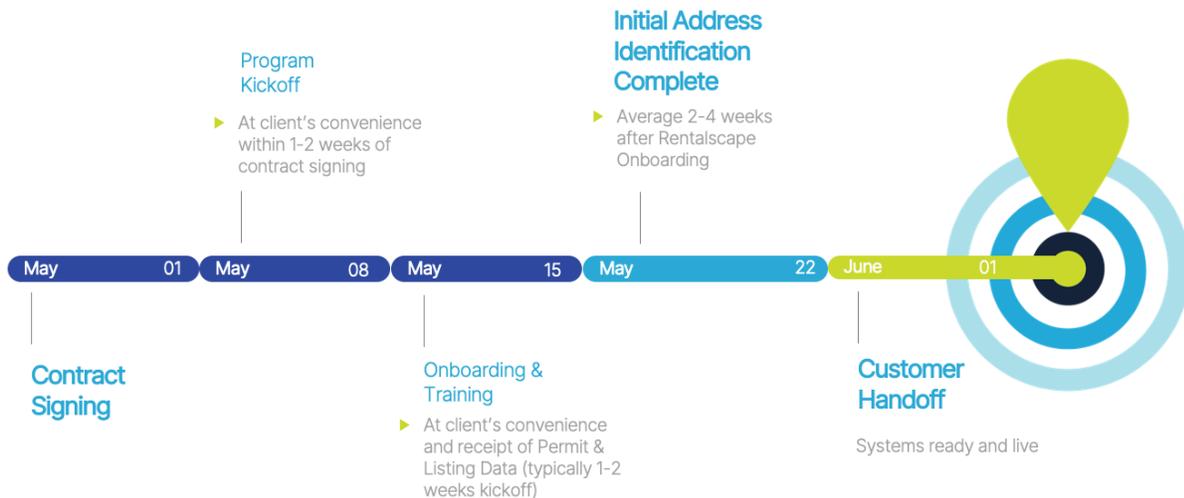


Figure 4: Sample Timeline for Rentalscape

Pricing Proposal

Currently, Rentalscape is showing close to **147 live STR listings in the Town of Castle Rock**. Based on the number of live STR listings, we estimate there are **100+ short-term rental properties in the Town**, advertised on one or more platforms.

Deckard Technologies can provide a comprehensive, all-inclusive system that meets the requirements specified in the Proposal. Alternatively, each of our products is available for individual purchase as standalone items, allowing for tailored solutions to meet specific needs.

We only **charge fees on a per property, not per listing, basis**. Since a single property can have multiple listings, we feel it is unfair to charge fees based on listing count. Finally, we do not charge one fee for compliance monitoring and another for rental activity monitoring as, in our view, these are the same service.



Base Product Pricing

ADDRESS IDENTIFICATION, COMPLIANCE MONITORING, & RENTAL ACTIVITY REPORTING	Price
<ul style="list-style-type: none"> Identify property & address Identify property owner address Real-time reporting of all new listings & frequent calendar monitoring 10,000+ Websites monitored Daily, worldwide FutureCast™ - Identify future bookings as they are made on the rental platform 	\$5,000 Annually
OUTREACH CAMPAIGN <ul style="list-style-type: none"> Letter campaign to inform STR illegal operators regarding compliance requirements and procedures All letter templates will receive Town approval pre-campaign Campaign includes one Introductory letter and two additional escalation letters 	INCLUDED
REPORTING & ANALYSIS <ul style="list-style-type: none"> On Demand, Dynamic reporting, offering multiple ad hoc reports Filters allowing users to focus on specific segments of the STR population 	INCLUDED
DEDICATED ACCOUNT MANAGER <ul style="list-style-type: none"> Single Point of Contact for Town staff for all matters Ensures the Town is following Industry best practices Shepherds the implementation process from start to finish Periodic meetings/calls throughout the life of the account 	INCLUDED
UNLIMITED ACCOUNTS & TRAINING SESSIONS <ul style="list-style-type: none"> No limit on the number of Rentalscape user accounts No per-session training costs Single Sign-On (SSO) available Dedicated client support staff available to assist with customer request 	INCLUDED
TOTAL YEAR ONE	\$5,000

Note: Pricing valid for 90 days
Note 2: Pricing Confidential

Optional Products Pricing

STR REGISTRATION PORTAL

- Online, intuitive portal for registration and renewal
- Fields configurable to meet Town needs
- Identify properties that need registration fee
- Provide daily reports on new and modified permits

\$5,000
(OPTIONAL)

TAX PAYMENT PORTAL

- Easy to use online tax payment portal
- Configurable tax, late fee and interest rates on a per-property basis
- Provide daily reports on tax payments and remittances to the Town

\$5,000
(OPTIONAL)

COMPLAINT 24/7 HOTLINE & ONLINE FORM

- 24/7 US bilingual (upon request) call center with live agents – **Classic** (see Page 13 for Detail Information)
- Online complaint form (Complaint Form only \$2,000)

\$3,500
(OPTIONAL)

CONSTITUENT PORTAL

- Public facing portal (Link placed on Jurisdiction's website)
- Permit/Licensing Data and Responsible Party Contact Info for every STR Property (Standard)

\$5,000
(OPTIONAL)

INSPECTION MODULE

- Enables field agents to create notes, comments, complaints, or tickets directly from the field during the inspections (mobile enabled)
- Record inspection data, including notes and complaints
- E-mail inspection results to property owners and Town staff

\$5,000
(OPTIONAL)

Product Line



STR Registration and Renewal Portal

This system is fully configurable and tailored to each client, featuring custom branding and fields specific to jurisdiction requirements, such as occupancy limits and bedroom counts. It securely collects necessary documents for the STR registration process and includes an approval portal for efficient registration management. The platform offers configurable permit/license pricing and expiration settings, facilitates the collection of permit fees, supports renewals and updates, and provides regular reporting capabilities.



Letter Campaign for STR Hosts

Rentalscape will create and distribute letters to illegal operators, detailing the jurisdiction's STR ordinances, requirements, and procedures. All letter templates will be reviewed and approved by the jurisdiction's staff before mailings commence. Our strategically timed, targeted letter campaigns have proven highly effective, reducing the number of unregistered hosts by over 50% within the first six months of new client engagement.



Tax Payment Portal

The portal facilitates tax collection from STR operators on a monthly, quarterly, or yearly basis. The Rentalscape Tax Payment system gathers data on nights available for booking and nights booked, and it is customized to each jurisdiction. It features automatic tax calculation based on the jurisdiction's tax rate, incorporates late fee and penalty computations, and provides the flexibility to apply leniency on a collective jurisdiction basis when necessary. Using Stripe for payment processing, the system accepts credit card and ACH payments, with funds remitted directly to the jurisdiction. It also generates nightly reports for easy reconciliation, significantly reducing the manual effort associated with processing paper forms.



24/7 Complaint Line & Online Complaint Portal

The Complaint Line is available 24/7 to field public complaints related to short-term rentals, operated by live, U.S.-based call takers. Call takers collect essential information, such as the address, property owner, type of incident, and date, and then notify the designated jurisdiction contact. Our hotline services are offered at three different levels to accommodate various needs.

▶ **Basic:** Standard call flow. Information is taken and forwarded to the jurisdiction. Calls are referred to the appropriate staff without follow up required.

▶ **Premier:** Premium call flow. Dispatcher will attempt to get a complaint resolution. The local contact can be contacted up to 3 times before referring caller out to appropriate staff.

▶ **Classic:** Call Center will contact the local contact when information is available (permitted properties), notify them of the complaint then forward the information to the local jurisdiction contact.

▶ **Rentalscape Online Complaint Form:** Neighbors can report and provide evidence for non-emergency concerns with photos and videos. The Complaint Form is customized with your logo. All complaints are logged and reported to the appropriate staff/department.



STR Constituent Portal

The Constituent Portal is an interactive public online map that displays all registered short-term rentals within the jurisdiction. It is fully configurable to meet the jurisdiction's needs, providing information such as the property owner and emergency contact details. The portal is branded with the jurisdiction's identity and can include links to related systems, like the short-term rental registration platform.



Inspection Module

This module streamlines the inspection process, enhancing efficiency and effectiveness for field agents and jurisdiction staff. It is a mobile-enabled system that allows agents to conduct and document health and safety inspections directly in the field. Agents can add notes, comments, and even generate complaints or tickets in PDF format on-site.

ACCESSORY DWELLING UNIT (ADU) CODE AMENDMENT

TOWN COUNCIL
JULY 1, 2025



>

RECOMMENDATION

Staff recommends updating the ADU code to improve the homeowner permitting process and to be in compliance with HB24-1152. Staff recommends approving an amendment to the ADU regulations to:

1. Eliminate the UBSR process, making all ADUs an administrative review
2. Remove owner-occupancy requirements, while requiring proof of owner occupancy at the time of permit
3. Allow interior ADUs to be at least 750 sq ft
4. Clarify setbacks are not more restrictive than those for primary structures
5. Allow ADUs in all single-family areas, including those with prior PD limitations

PROPOSED CHANGES

- Size – Interior ADU floor area shall not exceed 50% of the primary dwelling unit, **or 750 sqft whichever is greater.** ~~Detached or Addition's to the primary dwelling~~ unit shall not exceed eight hundred square (800) feet building footprint.



PROPOSED MOTIONS

“I move to approve the Ordinance as introduced by title.”

Alternative Motions

“I move to direct staff to bring back an ordinance amending the ADU regulations as discussed tonight with the following changes _____.”

“I move to continue this item to the Town Council meeting scheduled for [date] at 6pm. ”

QUESTIONS?



GOALS OF CODE UPDATE

- Streamline process for external ADUs and home additions – making all ADUs Administrative
 - 81 ADUs permits since 2018:
 - 9 public hearing- all non-controversial
 - Added time and meetings for these residents
- Align with State HB 24-1152 on variety of areas including:
 - Remove owner-occupancy requirements
 - Allow interior ADUs to be at least 750 sq ft minimum
 - Clarify setbacks are not more restrictive than those for primary unit
 - Allow ADUs in all single-family areas, regardless of PD limitations

ACCESSORY DWELLING UNITS (ADU)

2018 Town Adopted Chapter 17.61 Regulating ADUs

- An “accessory dwelling unit” (ADU) is a secondary smaller, independent residential dwelling unit located on the same lot as a single-family home.
- Intent of Town ADU regulations is to provide:
 - (i) alternative housing options to make more efficient use of existing housing stock and infrastructure,
 - (ii) flexible use of space for property owners, and
 - (iii) a mix of housing type that responds to changing family dynamics.

June 2025: Code Changes approved on 1st reading

ACCESSORY DWELLING UNITS (ADU)

- Allowance – Allowed in all residential zoning districts unless expressly prohibited in PD Zoning Regulations
- Approval Process – Internal ADU's are Administrative, Detached or Addition's are UBSR (Neighborhood meetings & two Public Hearings)
- Owner Occupancy/Dual Rental - The property owner must occupy either the primary dwelling unit or the ADU. A deed restriction is recorded prohibiting the concurrent renting of both the primary dwelling unit and the ADU.
- Size – Interior ADU floor area shall not exceed 50% of the primary dwelling unit. Detached ADUs or Addition's to the primary dwelling unit shall not exceed eight hundred square (800) feet building footprint.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 14. **File #:** DIR 2025-023

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Discussion/Direction: Sign Plazas

Executive Summary

The Town Code provides for a sign plaza program that allows for off-site signage within the community to advertise for certain non-profit organizations and businesses. The Code provides as follows:

19.04.076 - Sign plaza.

To further the purposes of this Code, the Town intends upon owning and maintaining certain signs and sign locations upon which private advertisements may be maintained. These may be in the form of sign plazas whereon businesses may acquire regulated advertising, public gazebos upon which churches, clubs and other civic organizations, as well as local businesses, can advertise or any such other type of sign plaza as may be deemed appropriate by the Town. Regulations for the use, rental, maintenance and other circumstances concerning each sign plaza shall be adopted by the Town Council and administered by the Town Manager when such sign plazas come into existence.

(Ord. 2007-24 §7, 2007; Ord. 87-05 §1(part), 1987; Ord. 86-13 §1(part), 1986)

This Code section has been used by real estate developers to advertise their new residential lot locations in the Meadows since the inception of the Meadows. There is now interest in having additional signage plazas within the community to assist the public in locating new residential subdivisions and existing/ new build residences currently for sale. This interest is driven in part with the Town Code provision prohibiting any signage in the public right-of-way, such as real estate signs. Recent court cases interpreting First Amendment rights have larger foreclosed government authority to regulate the content of signs placed in public right-of-way. That is, the Town cannot prohibit signage for one type of business and allow other businesses to advertise in the Town right-of-way. An alternative to signage plazas in the Town right-of-way is for similar signage plazas to be permitted on the developer property as part of approved or amended development plans, similar to monument signage at entrances to subdivisions.

Town staff will take direction from Council on the request for additional signage plazas.

DISCUSSION

SIGN PLAZAS

TOWN COUNCIL MEETING
JULY 1, 2025



SIGN PLAZA DISCUSSION

CASTLE ROCK MUNICIPAL CODE SECTION 19.04.076

The Town Code provides for a sign plaza program that allows for off-site signage within the community to advertise for certain non-profit organizations and businesses. The Code provides as follows:

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(Ord. 2007-24 §7, 2007; Ord. 87-05 §1(part), 1987; Ord. 86-13 §1(part), 1986)

SIGN PLAZA DISCUSSION

Two examples of Sign Plaza programs

Meadows HomeBuilder Signage



Previous Town Sign Plazas



SIGN PLAZA DISCUSSION

- Town-wide sign plaza contract expired 2023
- Town Code provision prohibiting any signage in the public right-of-way, such as real estate signs. Weekend enforcement began May 2023.
 - Removed 2,500+ signs in 2023; 4,000+ signs in 2024; 1,200+ through May 2025
- Interest in having signage plazas within the community to assist the public in locating new residential subdivisions and existing/ new build residences currently for sale.
- Recent court cases interpreting First Amendment rights make it challenging to regulate the content of signs placed in public right-of-way.
- Town cannot prohibit signage for one type of business and allow other businesses to advertise in the Town right-of-way.
- An alternative to signage plazas in the Town right-of-way is for similar signage plazas to be permitted on the developer property as part of approved or amended development plans, similar to monument signage at entrances to subdivisions.

DISCUSSION/ QUESTIONS?



CLIENT:
TOWN OF CASTLE ROCK

FILE NAME:
City Wide Signs

DESIGNER:
STEVE S.

PROJECT NAME:
HOMEBUILDER WAYFINDERS

ACCOUNT MANAGER:

DATE: 9/4/24

REVISIONS:

PRODUCT REVISION: EXISTING

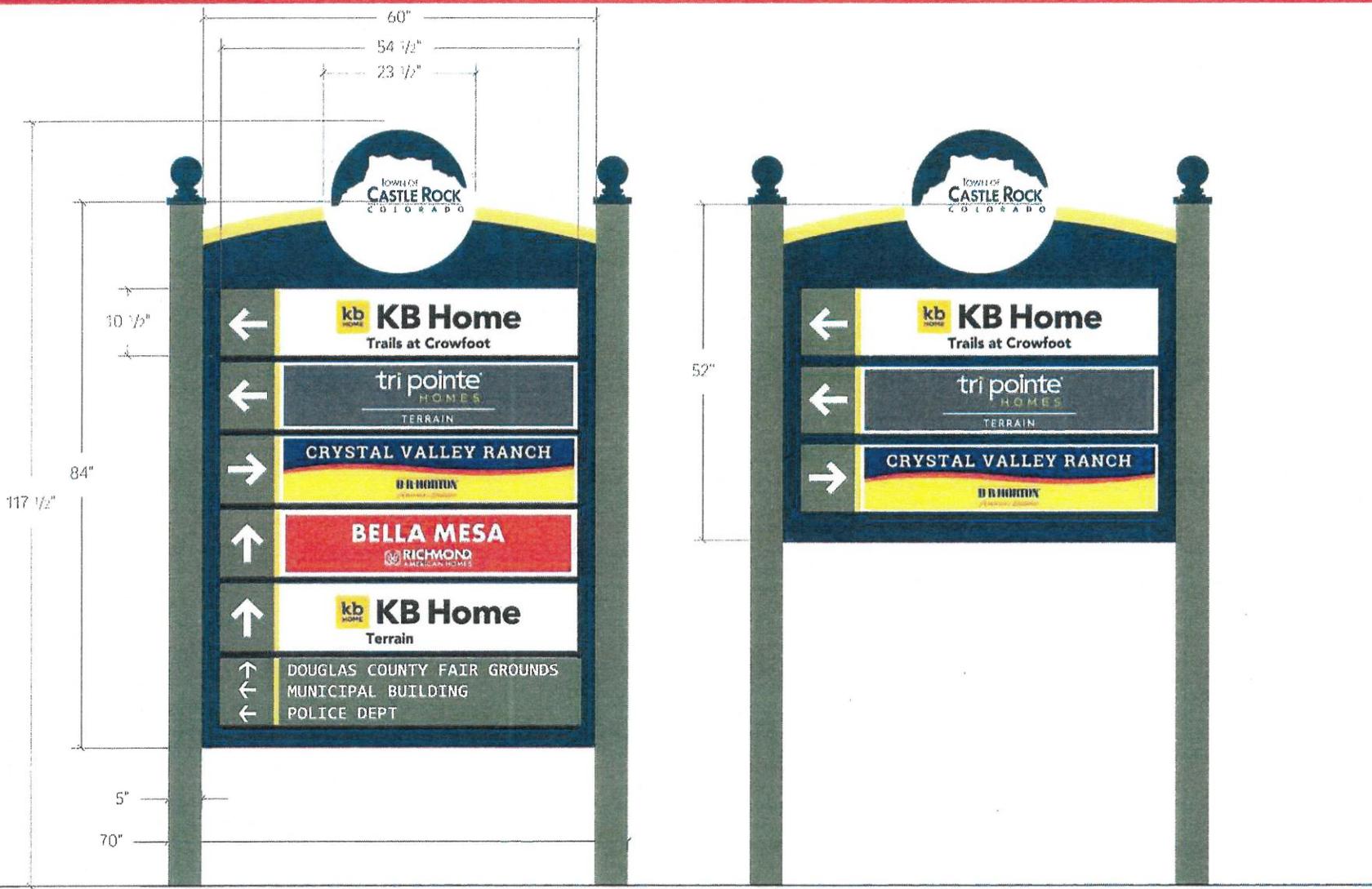
By signing you authorize FB&D to proceed as shown and release FB&D from any liability if any information is incorrect or changes are made after approval. *Read disclaimer regarding color accuracy.

APPROVAL (AS IS) **APPROVAL (WITH CHANGES)**

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SCALE: 1/2" = 1'

QTY: See Sales Order

WAYFINDER SIGNAGE

- ALUM PLATE BACKER
- PANEL W/CAST VINYL AND MTTHWS ACRY/PU PAINTED GRAPHICS
- ACM TENANT PANELS (INTERCHANGEABLE) SCREW MOUNTED W/ CAPS
- 5IN SQ ALU POSTS SET INTO CONCRETE FOOTINGS.

- Pantone ___ C
- Pantone ___ C
- Pantone ___ C

FOR FUSION USE ONLY

INSTALLER

- TAKE PHOTO
- NUMBER AND UPLOAD PHOTO

D.O.#
89454

S.O.#
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Castle Rock

Summary of Builder Fees (per unit)	Single-Family Detached	Townhome
County	Douglas	Douglas
Water Meter	3/4"	3/4"
Permit/Plan Review	\$3,334.93	\$2,195.36
Use Tax	\$12,309.14	\$8,072.27
Development Impact	\$30,324.00	\$27,579.00
System Development	\$47,490.00	\$47,490.00
Total Estimated Builder Fees (per unit)	\$93,458.07	\$85,336.63

Permit/Plan Review		
Building Valuation Data/Source	ICC Building Valuation Table 08/2024	ICC Building Valuation Table 08/2024
Total Living Area SF (\$167.37 x SF)	2,400	1,600
Garage SF (\$64.85 x SF)	600	500
Porch/Patio Cover SF (\$16.94 x SF)	200	0
Finished Basement SF (\$20.51 x SF)	1,000	700
Unit Valuation	\$464,496.00	\$310,472.00
Permit Charge (first \$100,000)	\$993.75	\$993.75
Permit Charge (additional \$1,000)	\$5.60	\$5.60
Building Permit	\$3,034.93	\$2,172.39
Master Plan Check Fee	\$300.00	\$300.00
Total	\$3,334.93	\$2,195.36

Use Tax		
Castle Rock Use Tax	4.2% of 50% of Unit Valuation	4.2% of 50% of Unit Valuation
Douglas County Use Tax	1% of 50% of Unit Valuation	1% of 50% of Unit Valuation
Total	\$12,309.14	\$8,072.27

Development Impact		
Impact		
Parks and Recreation	\$9,513.00	\$7,702.00
Municipal Facilities	\$500.00	\$404.00
Fire	\$1,427.00	\$1,155.00
Police Facilities	\$766.00	\$619.00
Transportation	\$16,853.00	\$16,853.00
Stormwater (Select from Dropdown)	Plum Creek Basin	Plum Creek Basin
Fee	\$2,575.00	\$1,720.00
Total	\$31,634.00	\$28,453.00

System Development		
Water System		
Water District	Castle Rock	Castle Rock
Tap Fee	\$8,276.00	\$8,276.00
Sanitation Tap		
Sewer District	Castle Rock	Castle Rock
Tap Fee	\$5,729.00	\$5,729.00
Water Resources		
Water Provider	Castle Rock	Castle Rock
Tap Fee	\$33,485.00	\$33,485.00
Total	\$47,490.00	\$47,490.00

Total Builder Fees (Single-Family Detached): **\$93,458.07**
 Total Builder Fees (Single-Family Attached): **\$85,336.63**

Top 10 municipalities with highest development fees in Denver Metro area (Single-Family Detached)

Total Fees	SFD
Castle Rock	\$94,113.07
Erie	\$86,577.66
Brighton	\$81,633.74
Parker	\$80,322.44
Thornton	\$78,586.09
Longmont	\$75,315.30
Aurora	\$69,411.96
Commerce City	\$68,949.62
Arvada	\$60,997.60
Arapahoe County	\$57,032.05

Top 10 municipalities with highest development fees in Denver Metro area (Single-Family Attached)

Total Fees	SFA
Castle Rock	\$85,773.63
Erie	\$75,634.35
Parker	\$69,591.66
Brighton	\$66,215.75
Douglas County	\$52,068.82
Longmont	\$49,331.08
Aurora	\$47,497.98
Lone Tree	\$46,487.64
Commerce City	\$46,470.66
Arvada	\$46,237.87



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 15. **File #:** RES 2025-077

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager
Daniel Sailer, Director of Public Works

From: Thomas Reiff, Transportation Planner

Resolution Approving the Town of Castle Rock Transportation Master Plan

Executive Summary

This project updated the traffic volume forecast in the Town's Transportation Master Plan (TMP) in order to update identified project priorities, and understand any new project needs since the last update. The TMP is the guiding transportation document for the Town and is part of the Town's overall Comprehensive Master Plan. The goals of the update are to identify transportation projects that will maintain capacity of existing roadways, ensure efficient road network connections for future development, and fill existing gaps in the street network to accommodate growth continues as envisioned in the Town's Comprehensive Master Plan. No changes to the recommended bike and pedestrian system have occurred with this update.

This update allowed the Town to confirm and amend the current roadway project priority list, and analyze eight new intersections as budget allowed. These intersections were selected based on proposed development projects and projected growth areas. The eight intersections and analysis can be viewed in Section 5 (page 27) of the report. Improvement projects have been tiered based on priority and what projects are needed within the short range (by 2030), mid-range (by 2040), and long range (by full build out, or 2040-2050+). Short term and mid-term needs can aid staff and Town Council in identifying future Capital Improvement Program (CIP) projects that will accommodate future transportation needs. The long-range tiered projects assume full build out of the Town by 2050 or beyond. Identified years are meant to illustrate recommended project priorities. Forecasted traffic growth can vary greatly from actual traffic growth based on market conditions.

The traffic forecast update accounted for future developments, such as Dawson Trails, Brickyard, Founders Vista, and Pine Canyon, as well adjacent developments in Castle Pines and Parker. The last time the TMP was updated was in 2017. Since the update there has been land use changes within Town and surrounding communities, and the Denver Regional Council of Governments (DRCOG) has released a new regional travel demand model. This new regional traffic forecasting model was used for the study.

Notification and Outreach Efforts

The Castle Rock TMP Traffic Forecast Update was a technical study to determine the new traffic forecasts for the Town and surrounding area. It did not include a public outreach element. However, the City of Castle Pines, Town of Parker, and Douglas County were all contacted to collect their growth projections and land uses for communities surrounding Castle Rock.

History of Past Town Council, Boards & Commissions, or Other Discussions

Town Council approved the budget for the TMP traffic forecast update in the 2023 budget. Since this was a technical study no public outreach was included in the scope of work.

On May 5, 2025 Town staff presented the TMP update to the Public Works Commission for a recommendation of approval. The Commission voted unanimously to recommend Town Council approve the TMP update.

Discussion

The last major update of the Town's TMP was completed in 2017. Since 2017, the Town has seen a tremendous growth in population and in the number of residences. While not as pronounced, there has also been a significant growth in commercial, retail, and industrial developments. For example, the Promenade development and the Meadows retail areas have mostly built out and new developments have been built in Downtown since 2017. All of this has led to an increase in daily traffic volumes on the Town's street network.

Felsburg, Holt, and Ullevig (FHU) was chosen from the Town's On-call list of consultants to conduct the evaluation and update. FHU was chosen because they performed the last TMP update and can cost effectively update their analysis. They are also approved by DRCOG to utilize the new regional travel demand model and are very familiar with Castle Rock's transportation system.

Since 2017, the Town has completed significant transportation projects that were identified in the 2017 Transportation Master Plan. These projects have been removed from the updated TMP project list. Among these improvements are:

1. Ridge Road widening
2. Plum Creek Parkway widening
3. 4 Corners intersection (Founders Pkwy/Ridge Rd/5th Street/SH-86) improvements
4. Founders Parkway widening
5. Founders Parkway and Crowfoot Valley Road intersection improvements

The TMP update focused on reevaluating the street network needs and priorities. The update identified short, mid, and long-range transportation projects, and prioritized them based on the projected growth, and land use changes in Town and the surrounding communities. Future land uses were verified with the Town's Development Services Department and staff from the County, Castle

Pines, and Parker. This included updating

the proposed development in Pine Canyon with more housing than the 2017 TMP. Dawson Trails land uses were also updated for less housing, but more jobs than shown in the 2017 TMP. Another development that was added to the new model was the Brickyard and Founders Vista developments. The growth projections assumed full build out of the Town by 2050 in order to identify all transportation projects that may be needed to accommodate the growth.

While many of the projects identified in the 2017 TMP remain, there are new and updated projects to account for the projected growth. Some of the new and updated projects identified include the following;

1. Plum Creek Parkway corridor improvements between Perry Street and the new Dawson Trails Boulevard intersection, including improvements at the I-25 interchange
2. Blackfeather Trail widening to four lanes
3. Intersection improvements at Front Street and Blackfeather Trail/ Hwy 85 intersection
4. Removed the I-25 interchange in the vicinity of the Blackfeather Trail/ Hwy 85 overpass
5. Addition of several new development driven collector streets

There are also four transportation studies recommended in the TMP update. These studies include a feasibility study to extend S. Perry Street from S. Wilcox Street under I-25 to Dawson Trails Boulevard, and a long-term interchange study for reconfiguration of the I-25 and Plum Creek Parkway interchange.

Town staff will utilize this update to assist with recommending budget priorities each year. While the priorities developed within this updated plan are focused on operations and capacity, staff will also base recommendations on impact to the community and revenue forecasts.

Budget Impact

The Plan project was budgeted for Fiscal Year 2023 (FY23) with account number 120- 3120-431.30 -70. The overall amount to complete the task order was \$158,225. Project and cost estimates were completed in April 2025.

In coordination with the Public Works Engineering Division, updated project planning cost estimates were developed. Public Works staff will continue to update these program estimates based on inflationary changes.

In order to finance the projects recommended in the TMP update, a few options are identified here for initial discussion. Options two through five would advance the implementation of projects identified in the TMP:

1. Keep funding as it currently exists. Completion of the projects identified in the TMP would likely take several decades to build. The current Transportation Impact Fee on a single-family home is \$16,853, and \$13,002 on a multi-family unit. Based on forecasted annual growth, the current impact fee is forecasted to generate an average of \$10.4 Million each year. It would take close to 22 years to complete all of the recommended projects within the Plan if this

amount is extrapolated into the future.

2. Increase Transportation Impact Fees: This will generate revenue at the expense of increased cost to developers, which may be passed on as indirect costs to homeowners and customers of local businesses. See Attachment D illustrating past and current impact fees. For example, if the Transportation Impact Fee was increased approximately 50% this would increase the fees listed in the first option to \$25,280 and \$19,503 for single and multi-family units respectively. This would potentially decrease the amount of time to complete all projects from 22 years to 16 years.
3. Revised Crystal Valley Interchange exaction fee. Several properties on the east and west side of the Crystal Valley / I-25 interchange have contributed a pro-rata share for the construction of the interchange, usually through existing development agreements. There will likely be other properties in the vicinity that will either develop or annex/develop in the future. Staff has started the process of updating possible exactions for any future developments that might be approved. Revenue from this source is difficult to predict depending upon future development interests, however, it could be used to repay Town funds previously expended for CVI allowing for expenditures on other projects.
4. Issue revenue bonds: Specific projects would be identified and a bond initiative would require approval by a majority of voters. Bond debt is typically paid back from sales tax revenue and impact fee revenue.
5. Capital improvement tax: This would take the form of an increased sales or property tax which would require voter approval. This potential revenue is not recommended.
6. Town staff recommends adoption of the Transportation Master Plan update. Additionally, staff plans to pursue options 2 (revised impact fee) and 3 (revised CVI fee) as noted above, with some exploration of option 4 (revenue bonds) as well.

Staff Recommendation

This update was reviewed with the Public Works Commission at their May 5th meeting. They unanimously recommend that Town Council approve the TMP update.

Proposed Motion

“I move that Town Council approve the Resolution as introduced by title.”

Alternative motions:

“I move to recommend that the Town Council approve the Resolution, with the following conditions: (list conditions)”

“I move to continue this item to the next Town Council meeting on June 3 to allow additional time to

Item #: 15. File #: RES 2025-077

(list information needed)"

Attachments

Attachment A: Resolution

Attachment B: TMP Traffic Forecast Update Final May 2025

Attachment C: TMP Update Roadway Improvement Recommendations List

Attachment D: Past and Current Impact Fees

RESOLUTION NO. 2025-077

**A RESOLUTION APPROVING THE TOWN OF CASTLE ROCK
TRANSPORTATION MASTER PLAN**

WHEREAS, the Town of Castle Rock (the “Town”) utilizes a Comprehensive Master Plan to inform strategic planning decisions and ensure that the Town accomplishes its identified goals; and

WHEREAS, the Transportation Master Plan is the guiding transportation document for the Town and is part of the Town’s Comprehensive Master Plan; and

WHEREAS, by Resolution No. 2017-076 the Town Council adopted the current version of the Transportation Master Plan (the “2017 Plan”); and

WHEREAS, the population and economic growth rates of the Town have changed considerably since adoption of the 2017 Plan, which has led to an increase in daily traffic volumes on the Town’s street network; and

WHEREAS, travel patterns have changed since adoption of the 2017 Plan due to the completion of numerous transportation projects throughout the Town; and

WHEREAS, said increase in daily traffic volumes and changes in travel patterns necessitate an updated traffic volume forecast in order to identify transportation projects that will maintain capacity of existing roadways, ensure efficient road network connections for future development, and fill existing gaps in the Town’s street network to accommodate growth as envisioned in the Town’s Comprehensive Master Plan; and

WHEREAS, the Town, through its consultant, Felsburg, Holt, and Ullevig, Inc., has prepared an updated Transportation Master Plan that incorporates an updated traffic volume forecast, which was presented to and approved unanimously by the Public Works Commission on May 5, 2025; and

WHEREAS, Town Council finds that the Transportation Master Plan is a sound and appropriate guide for the Town’s growth and development over the next twenty-five years, including all necessary goals, policies, and implementation strategies, subject to periodic review and update.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Adoption. The Town of Castle Rock Transportation Master Plan in the form as presented at tonight’s meeting is hereby approved and adopted by the Town Council for the Town of Castle Rock, Colorado.

PASSED, APPROVED AND ADOPTED this 1st day of July, 2025, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Sarah Jean Rodger, Assistant Town Attorney

Daniel Sailer, Public Works Director

Attachment B

Castle Rock Transportation Master Plan Traffic Forecast Update

Prepared for:



Town of Castle Rock
Public Works Department
4175 Castleton Ct.
Castle Rock, CO 80109

Prepared by:



Felsburg Holt & Ullevig
6400 S Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
303.721.1440

FHU Reference No. 122623-03

November 2024

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Executive Summary

This report is intended to provide an update to the roadway element of the 2017 Castle Rock Transportation Master Plan (TMP). The Town of Castle Rock and surrounding communities have continued to grow rapidly since the development of the 2017 TMP. After the completion of the 2017 TMP, the Denver Regional Council of Governments' (DRCOG) new regional travel model was updated to a 2050 horizon year with updated land use forecasts. The regional roadway and transit networks were updated to reflect the 2050 Metro Vision Regional Transportation Plan. Vehicle trip generation rates were also updated to reflect observed changes in behavior due to COVID-19 and other factors.

Given the continued development and changes in travel demand that have occurred and are continuing to occur in Castle Rock and surrounding areas, this evaluation is needed to help the Town plan, prioritize, and obtain funding for needed roadway improvements. The study identifies priorities to aid the Town in developing the annual Capital Improvement Program (CIP). Broader community outreach was not conducted because this was a technical update with oversight by Castle Rock town staff.

Similar to the 2017 TMP, there are three primary goals of the traffic forecast update study:

- ▶ Maintain adequate capacity along existing transportation corridors
- ▶ Ensure efficient road network connections for future development
- ▶ Fill existing network gaps with new road facilities

Together these three goals aim to ensure that there is roadway capacity and mobility with the projected full buildout of the town. Based on projected growth within the town and surrounding communities, significant roadway improvements are necessary. All previously identified widening projects were confirmed with this effort, along with new widening projects and intersection improvement projects.

Figure ES-1 depicts two general improvement types:

- ▶ **Intersection projects** include new intersection configurations, turn lanes, signalization changes, and other geometric and operational improvements. Included are improvements at eight intersections, including four intersections on Plum Creek Parkway, that were analyzed in detail as part of this Road System Evaluation.
- ▶ **Road capacity improvements** represent projects that would add capacity to existing roads. In most cases improvements would provide additional through lanes. In some cases, improvements would consist of upgrades to meet higher road classification standards without additional through lanes. This category also includes several **new roads** that are predominantly new connections or extensions of existing roads. It also includes some road connections that fully or partially run through unincorporated Douglas County, such as the Woodlands Boulevard connection and the Macanta Boulevard extension.

Table ES-1 lists 34 roadway improvement recommendations. **Figure ES-2** shows the location of the recommended improvements with numbers corresponding to the first column in **Table ES-1**.

In addition to the road, location, and improvement type listed in **Table ES-1**, the table summarizes other aspects of each recommendation including:

- ▶ **Existing TMP:** This column identifies projects included in the current Castle Rock TMP and indicates whether they are new projects or proposed for an amendment to the existing TMP.
- ▶ **When Needed:** This column defines the estimated time frame when improvements would be needed, including short-range needs by 2030, mid-range needs from 2030 to 2040, and long-range

needs from 2040 to 2050 or beyond. In many cases, the “When Needed” column does not list a time frame but rather a development trigger. The first 24 projects are recommended for the short-range, mid-range, or long-range and are listed in rough order of priority. Projects 25 through 34 are listed as being development driven. Because specific time frame and priority are not determined, these projects are listed alphabetically.

The final recommendation category in **Table ES-I** is Feasibility Studies. These major investments have potential benefits but require more detailed analysis to fully develop and evaluate alternatives and determine whether they should be added to Castle Rock’s transportation plans:

- ▶ **New road connection across I-25** would be an extension of the Perry Street extension listed as Project #19. This extension would provide connectivity across I-25 for the developing area on both sides of the interstate and would provide some relief to the Plum Creek and Crystal Valley interchanges.
- ▶ **I-25/Plum Creek Parkway interchange reconstruction** has been identified as a potential long-range project to improve traffic signal spacing and traffic flow as Plum Creek Parkway traffic grows. This project would potentially reconstruct the existing interchange to a single point urban interchange.
- ▶ **Meadows Parkway (US 85) safety and intersection improvements** between I-25 and US 85 (Santa Fe Drive) have been identified as a need, but a detailed study is required to define and evaluate specific improvements.
- ▶ **Founders Parkway (SH 86) safety and intersection improvements** between I-25 and Fifth Street has similarly been identified as a need, but a detailed study is required to define and evaluate specific improvements.

Figure ES-2 presents the master street plan, showing the planned Castle Rock roadway network in 2050 with all recommendations implemented.

Table ES-1. Roadway Improvement Recommendations List

Short Range (2030)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Cost Estimate	Notes
1	1	Crowfoot Valley Rd.	Founders Pkwy. to Sapphire Pointe Blvd.	Widen to four lanes	Yes	Short Range	\$8.8M	Planned for construction in 2025
2	2	Fifth St.	Woodlands Blvd. to Ridge Rd./Founders Pkwy.	Widen to four lanes	Yes	Short Range	\$27M	Planned for construction in 2026 and 2028
3	3	Plum Creek Pkwy.	Southbound I-25 Ramp to Perry St.	Intersection turn lanes & sidewalk conversions	No	Short Range	Phase I – \$3.3M Phase II – \$1.5M Phase III – \$4.5M Phase IV-\$12.3M	Roadway slightly over capacity, intersections queue into adjacent intersections, Existing AM westbound through and right turn failing at Perry St. Improvements needed even with Crystal Valley Interchange completed, Phased improvements – Ph. I: I-25 SB ramp add SB free right turn, Ph. II: Perry St. intersection, Ph. III: add WB right turn lane at NB ramp, Ph. IV: add 2 nd EB left turn at NB ramp, ped bridge over creek and add queuing capacity
4	4	Prairie Hawk Dr.	Wolfensberger Rd. Intersection	Intersection turn lane & signal improvements	Yes (Amended)	Short Range	\$5.4M	Currently Level of Service E in the AM, new improvements shown in study
5	5	Enderud Blvd.	Mikelson Blvd. Intersection	"Florida T" intersection or roundabout	No	Short Range	\$800K	Westbound left currently fails in AM; Florida T may be best short-range option
6	6	Wolfensberger Rd.	Coachline Rd. to Prairie Hawk Dr.	Widen to four lanes	Yes	Short Range/ Development	\$22.3M	Widening includes roundabout at Red Hawk Dr.
7	7	SH 86	Ridge Rd. to Enerud Rd.	Widen to four lanes	Yes	Short Range	\$21.1M	Existing roadway volumes at or slightly above capacity
8	8	N. Meadows Dr.	Meadows Blvd. to Santa Fe Dr. (Hwy 85)	Widen to four lanes (bridge expansion)	Yes	Short Range	\$33.5M	Existing volumes approaching capacity
9	9	Prairie Hawk Dr.	Melting Snow to Wolfensberger Rd.	Widen to four lanes	Yes	Short Range	\$8.9M	Currently shown in TMP with construction by 2030

Mid Range (2030–2040)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Cost Estimate	Notes
10	10	N. Meadows Dr.	Meadows Blvd. Intersection	Intersection turn lane & signal improvements	No	Mid Range	TBD	Improvements identified in study
11	11	Plum Creek Pkwy.	I-25 to Dawson Trails Blvd.	Widen to six lanes	No	Mid Range/ Development	\$3.1M	Widen to three lanes in each direction with continuous acceleration/deceleration lanes Some developer responsibilities
12	12	Prairie Hawk Dr. (realignment)	Topeka Way to Prairie Hawk Dr.	Widen to four lanes	Yes	Mid Range/ Development	\$9.9M	Realign along Atchinson Way Private development could trigger earlier need for improvements
13	13	Blackfeather Trail	Front St. to Woodlands Blvd.	Widen to four lanes	No	Mid Range/ Development	\$2.5M	Woodlands Blvd. connection could trigger earlier need for improvements Some development responsibilities
14	14	Front St.	Black Feather Trl. Intersection	Intersection improvements	Yes (Amended)	Mid Range/ Development	\$3.9M	Currently Level of Service F in the PM Improvements constrained by I-25 bridge width Some development responsibilities
15	15	Meadows Pkwy.	Meadows Blvd. to Santa Fe Dr. (Hwy. 85)	Widen to six lanes (bridge expansion)	Yes	Mid Range	\$39M	Existing volumes approaching capacity Widening N. Meadows Dr. (Project #8) first should provide relief
16	16	Plum Creek Pkwy.	Prairie Hawk Drive to Coachline	Widen to four lanes	Yes	Mid Range	\$14.9M	Four lanes to the MAC may be needed sooner

Long Range (2040 to 2050+)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Cost Estimate	Notes
17	17	Liggett Rd.	Hwy 85 to Front St.	Widen from two to four lanes (collector to arterial)	Yes	Long Range/ Development	\$14.2M	Splits at bridge: two lanes over I-25 bridge, two lanes from bridge to Caprice Some developer responsibilities
18	18	Caprice Dr. North Extension	Liggett Rd. to Caprice Dr. (bridge)	New two lane Collector (bridge) across East Plum Creek	Yes	Long Range/ Development	\$22M	Connection relieves Front St. and reduces traffic cutting through downtown
19	19	Perry St. South Extension	Perry St. to Wilcox St./Frontage Rd.	New two lane road (bridge) across East Plum Creek (river)	Yes	Long Range	\$11.2M	Relieves Wilcox and Plum Creek Pkwy. intersection
20	20	Ridge Rd.	Plum Creek Pkwy. to Appleton Way	Improve to two lane Minor Arterial standards	Yes	Long Range	\$4M	Complete two lane Minor Arterial improvements between Appleton Way and Plum Creek Pkwy.
21	21	Wolfensberger Rd.	Coachline Rd. to Midnight St.	Improve to two lane minor arterial standards	Yes (Amended)	Long Range/ Development	\$6M	Currently shown as four lane Major Arterial in TMP Amend to 2-lane Minor Arterial per 2050 projected volumes
22	22	Wilcox St. (E. Frontage St.)	Plum Creek Pkwy. to Crystal Valley Pkwy.	Construct to two lane Minor Arterial with turn lane improvements	Yes	Long Range/ Development	\$8.3M	Turn lane improvements are implemented as development occurs
23	23	Founders Pkwy. (SH 86)	Crowfoot Valley Rd. to Fifth St.	Turn lane improvements between Crimson Sky Drive and Rising Moon Drive	Yes (Amended)	Long Range/ Development	\$4.4M	Potential long-range six lanes to Fifth St.
24	24	Coachline Rd.	Foothills Dr. intersection	Convert to roundabout	Yes	Long Range	\$2.5M	Monitor level of service to determine if needed sooner

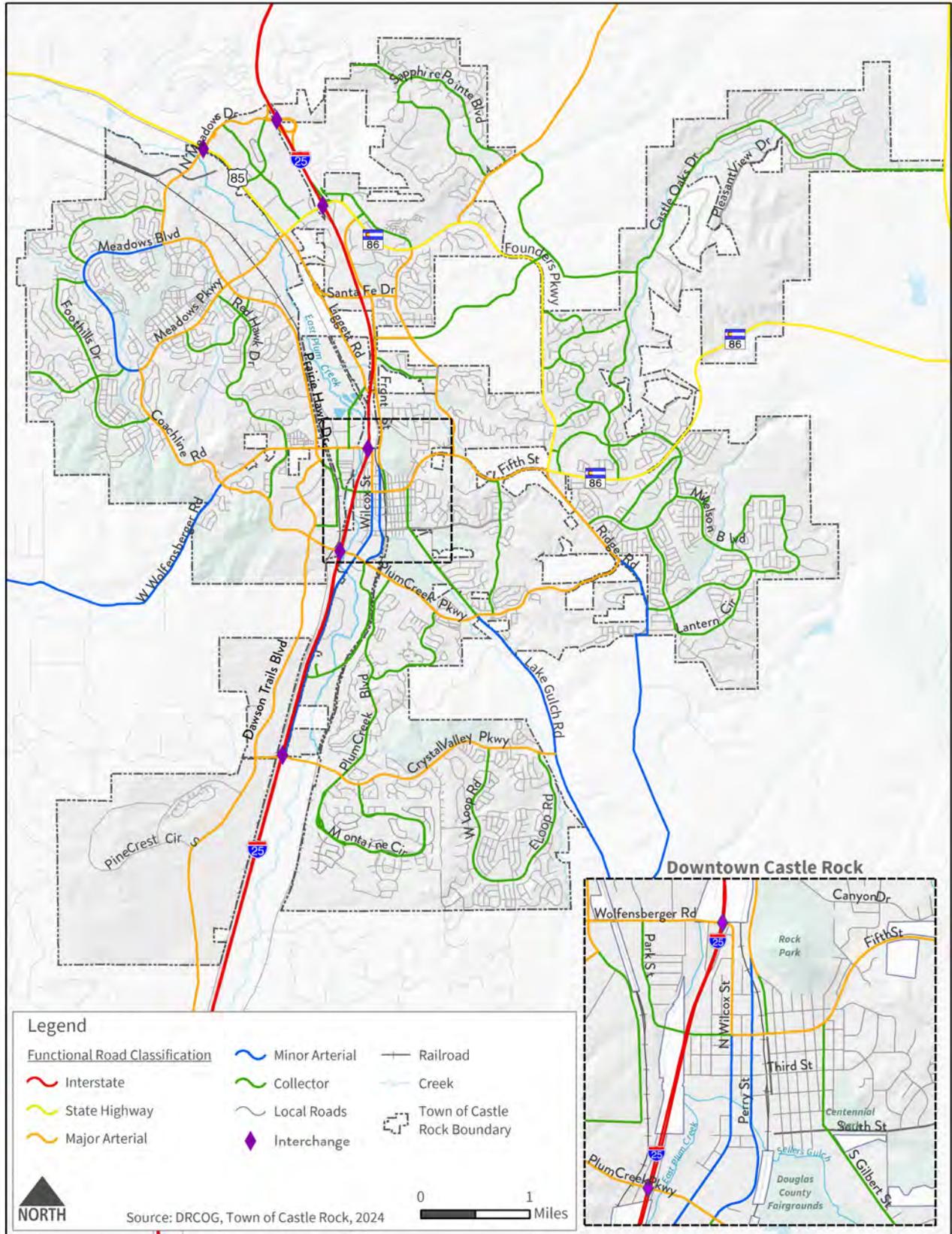
Development Driven

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Cost Estimate	Notes
25	NA	Dawson Trails Blvd.	Plum Creek Pkwy. to Town limits	New four to six lane major arterial (frontage road relocation)	Yes	Development Driven	\$6M	Private development responsible for widening project
26	NA	Macanta Blvd. south extension	Town limits to Castle Oaks Dr.	New two lane road connecting Crowfoot Valley Rd. to Castle Oaks Dr.	No	Development Driven	\$6.5M	Road to be built by private development
27	NA	New road connection	Founders Pkwy. to Macanta (Castle Oaks/Crowfoot)	New two lane road (Founders Pkwy. to Macanta extension)	No	Development Driven	\$5.5M	Road to be built by private development
28	NA	Liggett Rd.	Santa Fe Dr. (Hwy. 85) intersection	Convert to roundabout	Yes	Development Driven	\$4.3M	Roundabout to be built by private development
29	NA	New road connection	Founders Pkwy. to Woodlands Blvd.	New two lane Collector	Yes	Development Driven	\$7M	Noted in previous TMP as Pine Canyon Development
30	NA	New road connection	Woodlands Blvd. to Front St.	New four lane major arterial	Yes	Development Driven	\$5M	Noted in previous TMP as Pine Canyon/Pioneer Ranch Developments
31	NA	Prairie Hawk Dr. extension	Plum Creek Pkwy. to Topeka Way	New four lane major arterial	Yes	Development Driven	\$9.7M	Private development could trigger earlier need for improvements
32	NA	US 85	Meadows Pkwy. to town limits	Part of larger US 85 improvement project	Yes	CDOT Project	\$17M	Project is in CDOT's 10-year plan to construct (not a town project)
33	NA	Valley Dr. south extension	Hover Dr. to Hudson Ln.	New two lane Collector	Yes	Development Driven	\$3.5M	Private development responsible for project
34	NA	Woodlands Blvd.	Tippen Pl/Dale Pony Dr. to Scott Blvd.	New four lane major arterial	Yes	Development Driven	\$5.2M	Woodlands Blvd. connection to be made by private development (Pine Canyon & Pioneer Ranch)

Feasibility Studies

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Notes
	NA	Extend Perry St. across I-25	Wilcox St. to Dawson Trails Blvd.	New two lane road (bridge) across I-25	No	Feasibility Study	Relieves both Plum Creek Pkwy. and Crystal Valley Pkwy. interchanges
	NA	I-25 Interchange	Plum Creek Pkwy.	Feasibility Study	No	Feasibility Study	Examine long-term interchange improvements, including a single point urban interchange
	NA	Meadows Pkwy. (Hwy 85)	I-25 to Santa Fe Dr.	Corridor Improvements	Yes	Traffic and Safety Study	Part of SH 86 / US 85 traffic and safety study
	NA	Founders Pkwy. (SH 86)	I-25 to Crowfoot Valley Rd.	Corridor Improvements	Yes	Traffic and Safety Study	Part of SH 86 / US 85 traffic and safety study

Figure ES-2. Master Street Plan



I. Introduction

Purpose of Study

This report is intended to provide an update to the roadway element of the 2017 Castle Rock Transportation Master Plan (TMP). The Town and surrounding communities have continued to grow rapidly since the development of the 2017 TMP. The Colorado State Demographer reports Castle Rock's population at 79,084 in 2022, representing a 42 percent increase compared with the 2015 population of 55,591 cited in the TMP.

After the completion of the 2017 TMP, the Denver Regional Council of Governments' (DRCOG) regional travel model was updated to a 2050 horizon year with updated land use forecasts. The regional roadway and transit networks were updated to reflect the 2050 Metro Vision Regional Transportation Plan. Additionally, vehicle trip generation rates were also updated to reflect observed changes in behavior due to COVID-19 and other factors.

Given the continued development and changes in travel demand that have occurred and are continuing to occur in Castle Rock and surrounding areas, this evaluation is needed to help the Town plan, prioritize, and obtain funding for needed roadway improvements. The study identifies priorities to aid the Town in developing the annual Capital Improvement Program (CIP). Broader community outreach was not conducted because this was a technical update with oversight by Castle Rock staff.

Report Contents

Following the Introduction, this report is presented in five Chapters as follows:

- ▶ **Chapter 2 – Existing Roadway Network** presents information on the existing roadway system including traffic counts and evaluation of existing congestion levels.
- ▶ **Chapter 3 – Traffic Forecasting Model** describes the refinement and use of the DRCOG regional travel model to develop traffic forecasting for the long-range horizon year 2050.
- ▶ **Chapter 4 – Traffic Forecasts and Analysis** presents the evaluation of forecasted 2050 operations and congestion on the road network and the improvements needed to accommodate projected demand.
- ▶ **Chapter 5 – Intersection Analysis** presents detailed analysis and recommendations for eight intersections selected as ones needing improvements to accommodate growing demand.
- ▶ **Chapter 6 – Road System Improvement Recommendations** provides a prioritized set of roadway system improvements, including road capacity (widening), new roads, intersection improvements, and recommended feasibility studies to evaluate potential major improvement projects.

2. Existing Road Network

Functional Classification

The road network in Castle Rock was established with a hierarchy of road classifications designed to provide efficient and safe travel. Due to the Town's unique topography, the network substantially deviates from the grid system that is more prevalent in many other Colorado Front Range communities.

Interstate 25 is Castle Rock's only freeway serving uninterrupted, long-distance travel between Colorado communities and neighboring states.

Major Arterials include State Highways (SH) 85 and 86 and several Town arterials. These roads serve longer distance regional trips at relatively high speeds. Major Arterials generally have four to six through lanes or are currently two lane roads with the potential to expand to four lanes. This category is equivalent to the principal arterial designation by DRCOG and several other jurisdictions.

Minor Arterials serve medium length trips and deliver traffic from Collector and local roads to the Major Arterials and freeways. They may have two or four through lanes but generally have the potential to be widened to four lanes.

Collectors are typically two-lane roads that serve short to medium length trips between Local Streets and the arterial road system.

Local Streets provide direct access to adjacent land uses.

Figure 1 shows existing Castle Rock roadways and functional classifications. The Major Arterial, Minor Arterial, and Collector roadways constitute the Town's major roadway system and are the primary focus of this analysis. **Figure 2** shows the existing numbers of through lanes.

Traffic Volumes

Figure 3 shows the existing daily traffic volumes on major roadways based on the latest available traffic counts. The Town has taken most counts over the past four years, between 2021 and 2024. In cases where these more recent counts were not available, counts from 2017 to 2019 are shown; 2020 counts were not considered representative due to the influence of COVID-19 and are not shown.

Figure 1. Existing Roadways and Classification

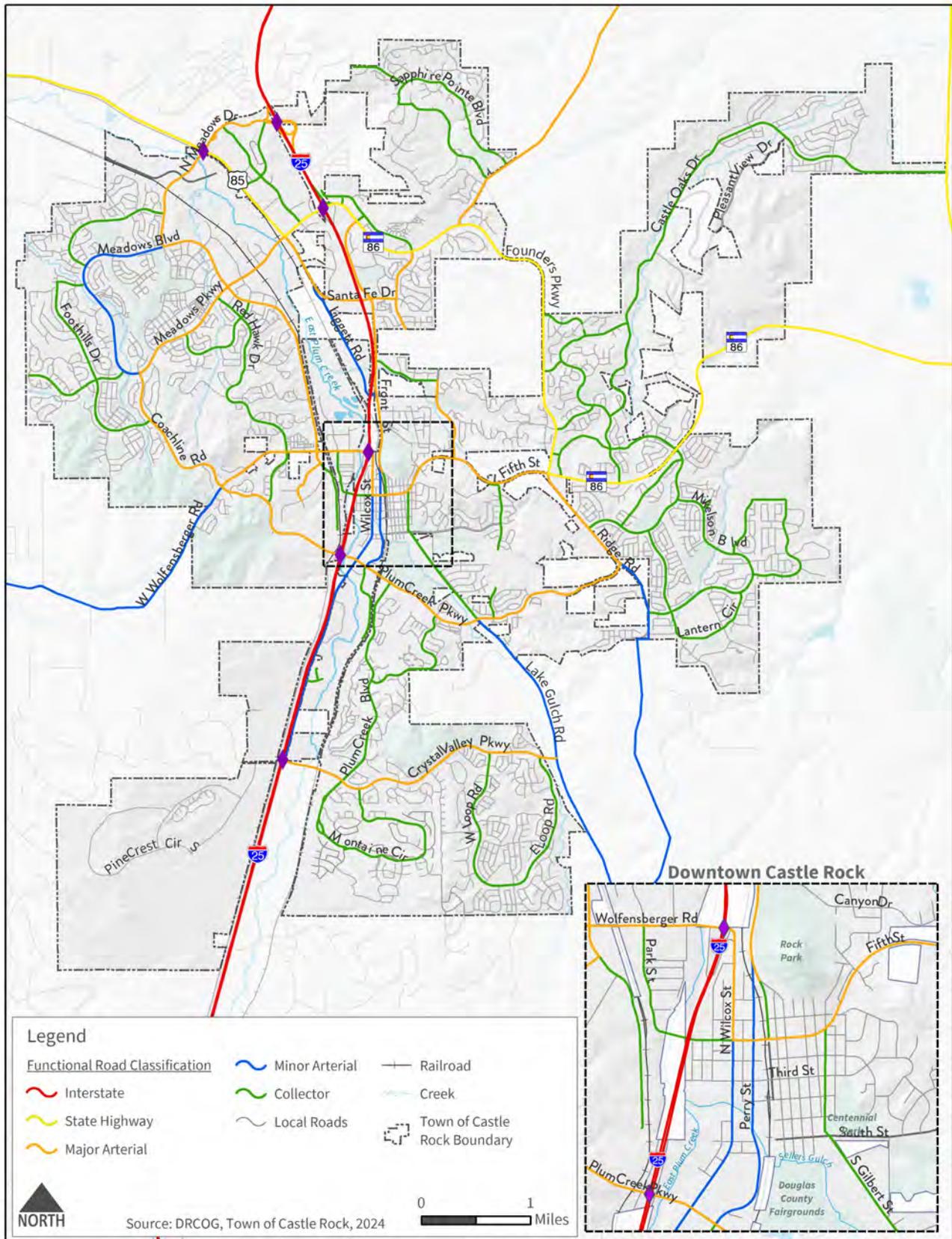


Figure 2. Existing Number of Lanes

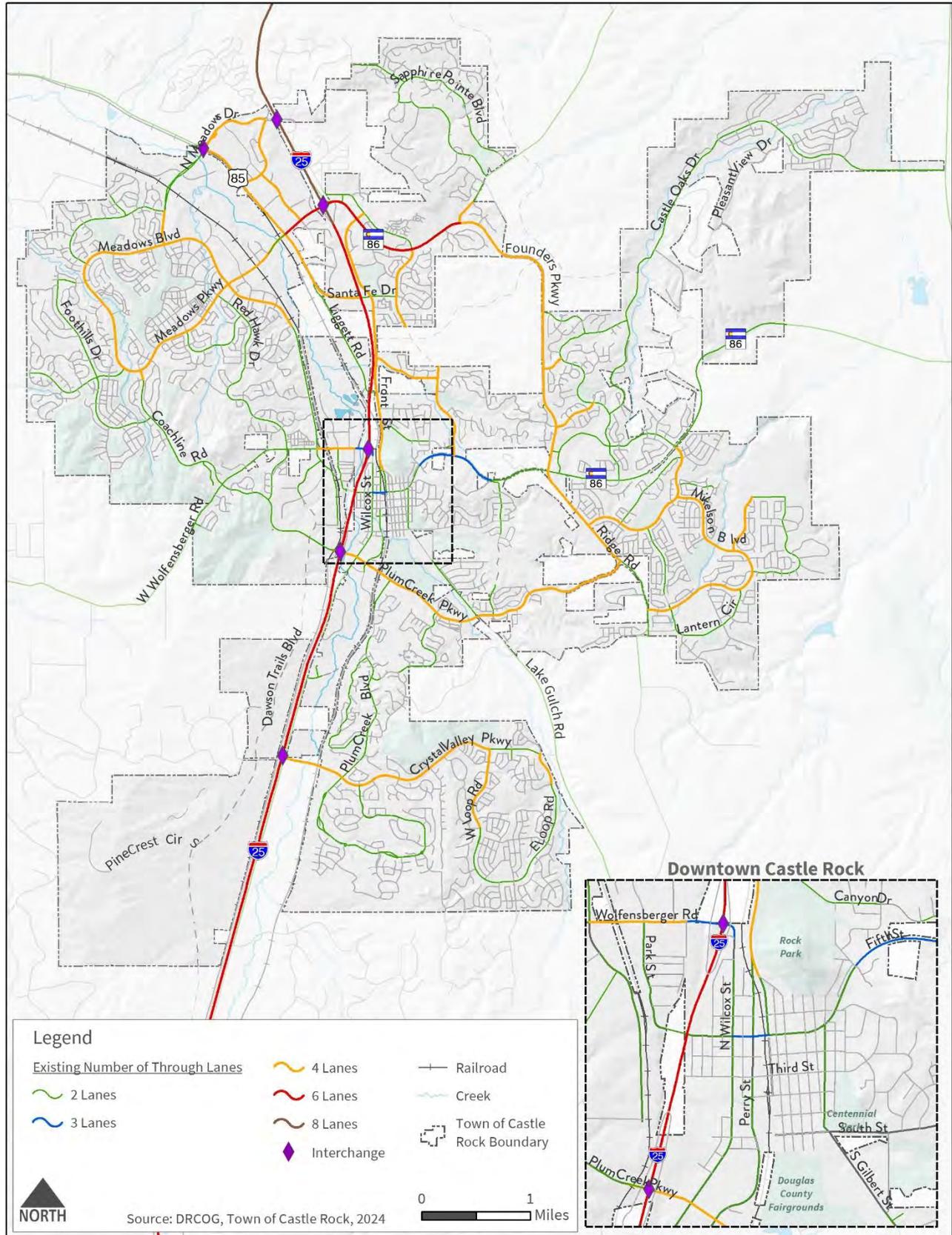
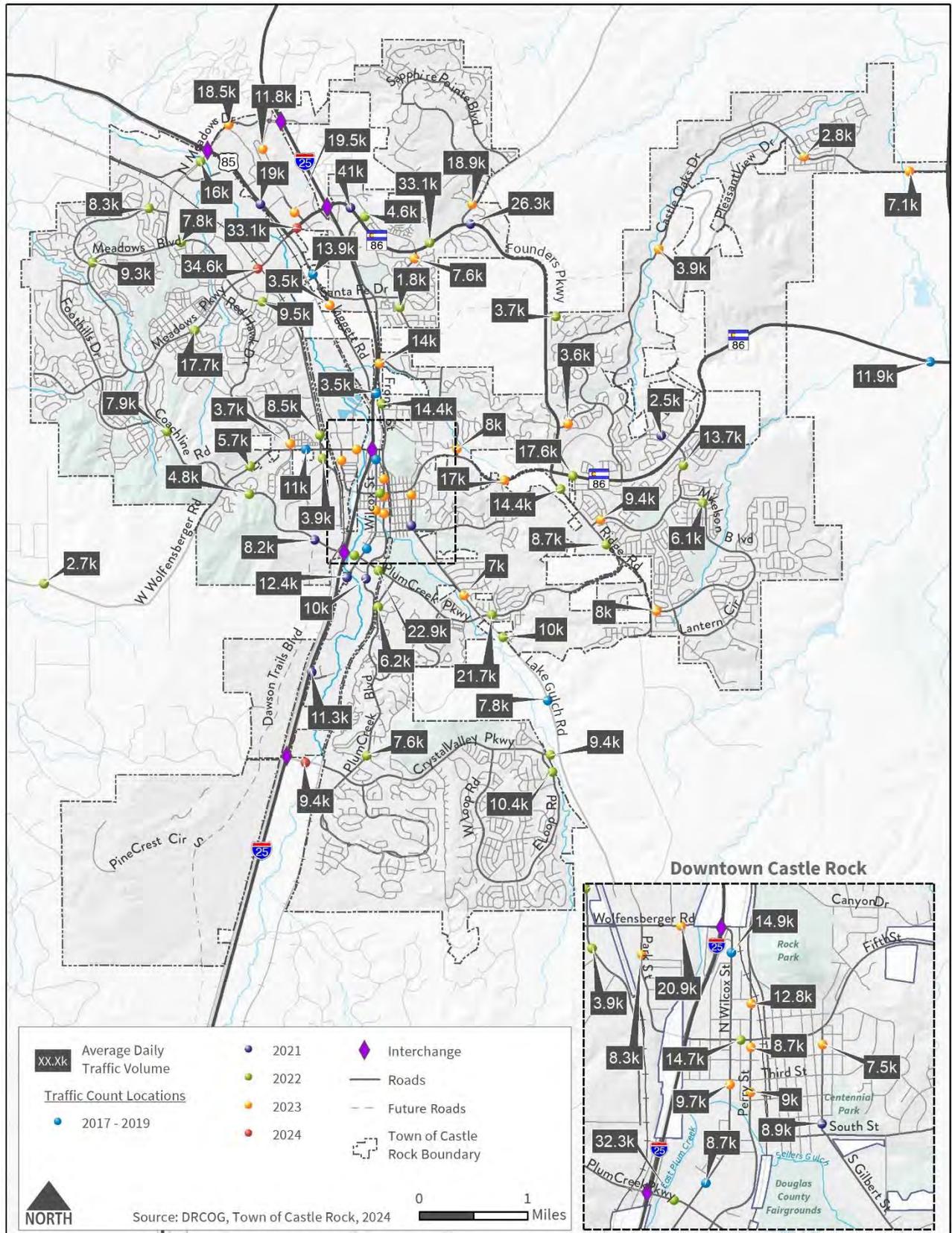


Figure 3. Daily Traffic Counts



Capacity Analysis

Traffic volumes can be compared against generalized capacities to determine road deficiencies and the need to consider road system improvements. Although each road has different characteristics and specific capacities may vary, generalized capacities can be assigned to different roadway classifications as a tool to evaluate operations and plan for improvement needs. **Table I** provides planning level capacities per through lane for the different major road classifications. These are the same capacities developed and used in the 2017 TMP.

The bottom half of **Table I** provides thresholds for the relationship between daily traffic volumes and capacities on roadways. Roads with volume/capacity ratios (v/c) greater than 1.2 are listed as over capacity and roads with v/c between 1.0 and 1.2 are listed as slightly over capacity. Those roads are expected to be highly congested during peak periods and warrant consideration of improvements.

Table I. Planning Level Capacities

Functional Classification	Daily Traffic Volume Capacity (per through lane)
Freeway	20,000
Major Arterial / State Highway	8,750
Minor Arterial	7,500
Collector	6,000

Volume/Capacity Ratio	Capacity Category
< 0.8	Below Capacity
0.8 – 1.0	Near Capacity
1.0 – 1.2	Slightly Over Capacity
>1.2	Over Capacity

Figure 4 shows existing v/c ratios on Castle Rock roads. No roads currently exceed the 1.2 v/c threshold. Roads with v/c measured as greater than 1.0 are shown in orange and include segments of SH 86, Fifth Street, Plum Creek Parkway, and Crowfoot Valley Road.

3. Traffic Forecasting Model

Model Overview

The most current DRCOG regional travel model, FOCUS Version 2.3.1, was used to develop traffic forecasts for the planning horizon year 2050. This model updates demographic forecasts, road and transit networks, trip generation rates, and other model parameters used in the 2017 TMP. For this Castle Rock road system analysis, refinements to the DRCOG 2050 model were made to the Castle Rock area demographic forecasts and roadway networks as described in the following sections.

Demographic Forecasts

Demographic forecasts, including households and employment, are a primary building block of travel models. Forecasts are developed for designated areas of the Denver model region referred to as Transportation Analysis Zones (TAZs). Castle Rock planners carefully review DRCOG's 2050 household and employment forecasts for TAZs in and around the town to determine how well regional forecasts reflect the latest development plans and expectations.

Updates were made to DRCOG forecasts in an attempt to represent an essentially full buildout of the town, along with growth expectations for major developments surrounding the town. Forecasts were reviewed and updated at the TAZ level, and those detailed forecasts, along with a TAZ map, are provided in **Appendix A**.

To illustrate the compared growth patterns, TAZs in the town and surrounding area were aggregated into seven subareas, as shown on **Figure 5** and **Figure 6**. Subareas 1 through 4 represent the four quadrants of Castle Rock divided by I-25 and SH 86/Wolfensberger Road. Subareas 5, 6, and 7 represent surrounding areas to the northeast, northwest, and southeast that most affect Castle Rock roads.

Table 2 shows DRCOG's households and employment data and forecasts by subarea for 2023 and 2050. Employment refers to all jobs that are based on the illustrated parts of Castle Rock or surrounding areas.

The "2050 Updated" columns show the adjustments to 2050 forecasts made by Castle Rock planners. In reflecting most current growth expectations, the adjusted forecasts added more than 10,000 households (64,491 versus 54,355) and more than 7,000 employment (47,496 versus 40,268) to DRCOG forecasts. Most of the added households and all of the added employment are in Subarea 4, reflecting accelerated development expectations in the southwest part of the town, including the Dawson Trails and surrounding developments.

The right columns of **Table 2** show the 2017 TMP's 2040 forecasts for comparison. The comparison shows that DRCOG 2050 forecasts are substantially higher than the previous 2040 forecasts, particularly for households in Subarea 6 north of Castle Rock, including new development expectations in Castle Pines and unincorporated Douglas County.

Figure 5. Household Growth by Subarea

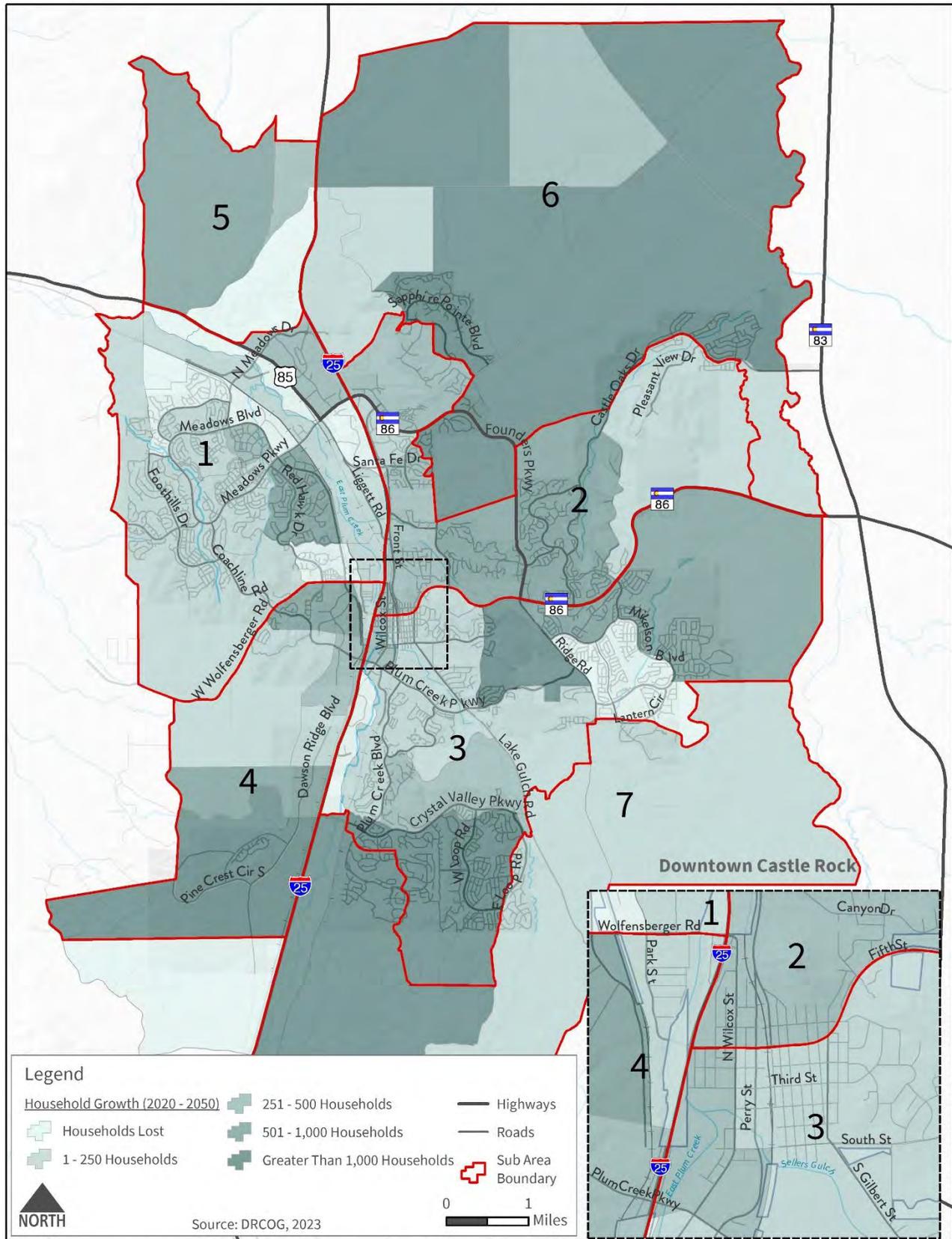


Figure 6. Employment Growth by Subarea

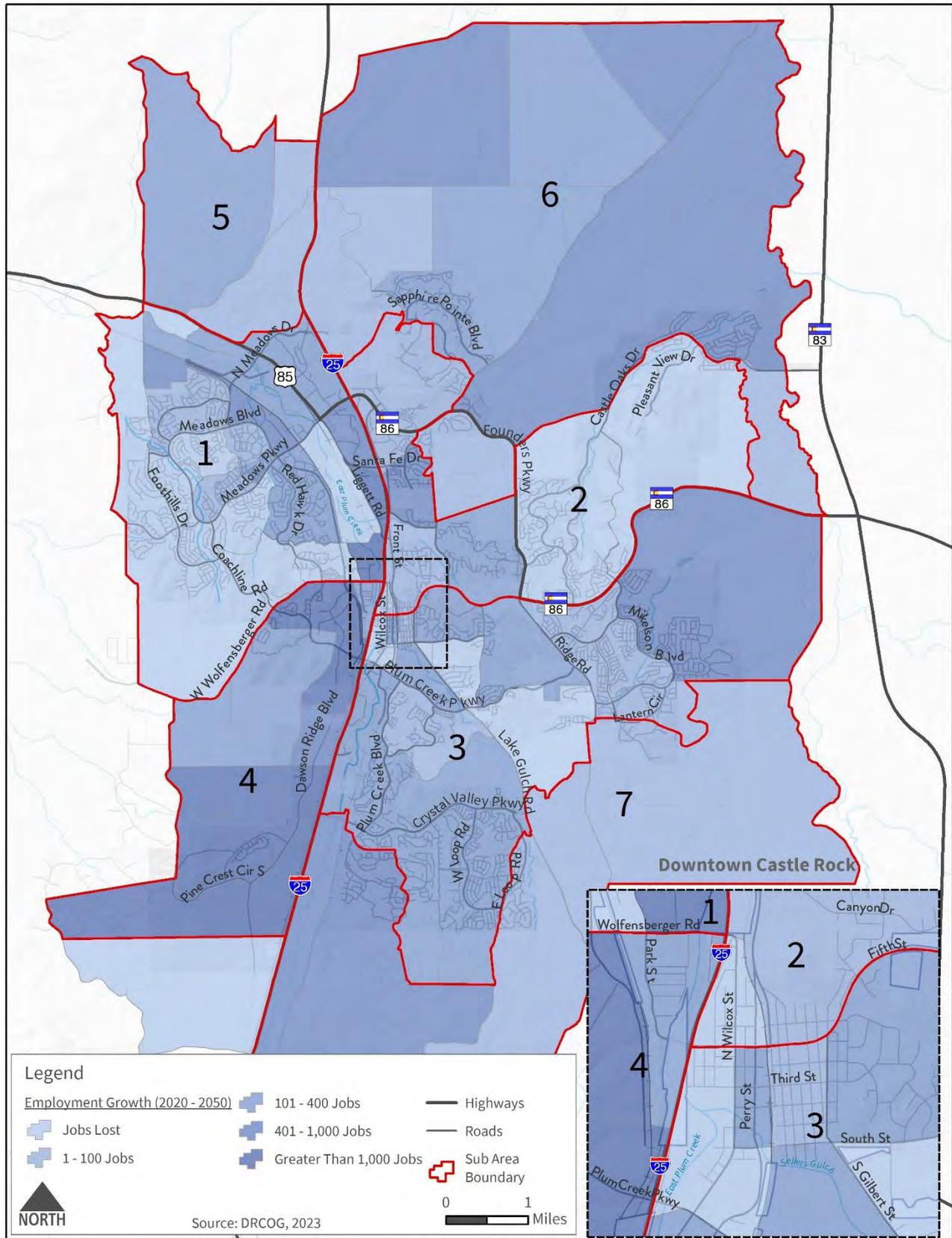


Table 2. Demographic Forecasts by Subarea

Subareas	2023		2050 DRCOG		2050 Updated		2040 (2017 TMP)	
	HH	EMP	HH	EMP	HH	EMP	HH	EMP
1	9,906	7,902	10,943	11,154	11,404	11,348	9,453	13,954
2	4,317	6,569	5,363	7,330	7,013	5,679	6,485	5,614
3	12,002	8,569	16,725	11,554	16,380	9,203	12,508	7,743
4	973	1,903	1,241	3,239	7,737	14,195	7,101	8,565
CR Subtotal	27,198	24,943	34,272	33,277	42,534	40,425	35,547	35,876
5	2,116	1,033	2,745	1,228	3,194	1,228	2,547	1,122
6	4,711	2,252	14,767	4,579	16,192	4,659	6,439	948
7	956	407	2,571	1,184	2,571	1,184	2,102	228
TOTAL	34,981	28,635	54,355	40,268	64,491	47,496	46,635	38,174

HH = households
 EMP = employment

Roadway Networks

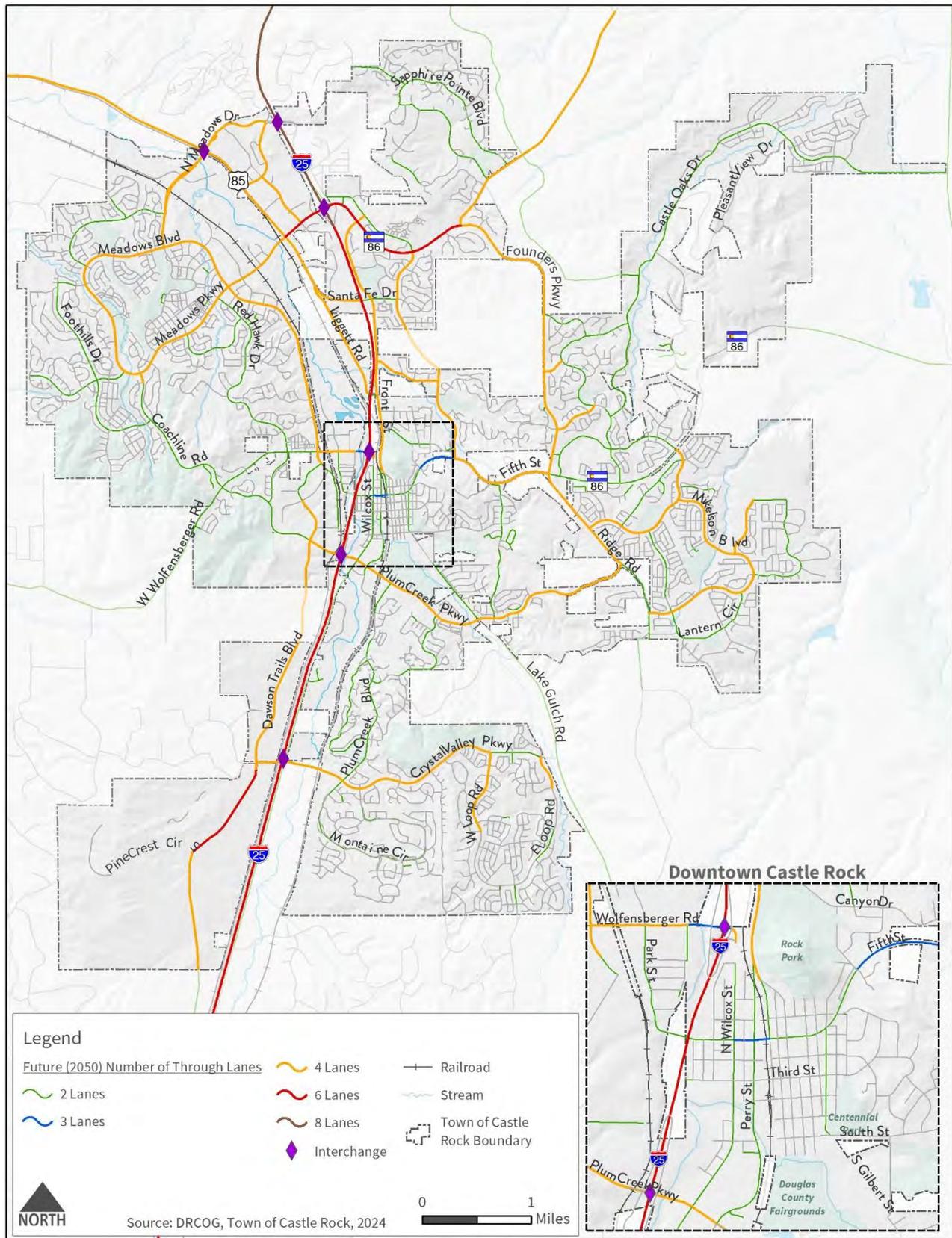
The study team also carefully reviewed the existing and future roadway networks in Castle Rock to refine those networks to better reflect the Castle Rock road system that is the focus of this analysis. Adjustments included the addition of some road connections planned by the Town of Castle Rock or private development and refinements to functional classifications, lanes, and zone connectors, to better match Castle Rock’s conditions and plans.

Table 3 lists the improvement projects included in the 2050 baseline. These projects are currently in the five-year CIP, are short/mid-term priorities, or are the responsibility of developers or other agencies. However, some projects (e.g., Plum Creek Parkway) have multiple responsible parties to construct the improvements. **Table 3** projects are also included in the prioritized **Roadway Improvement Recommendations List**. **Figure 7** shows the road system and number of through lanes in the network used for the baseline 2050 forecasting model.

Table 3. Road Improvements Included in 2050 Baseline Road Network

Road	Location	Improvement
Crowfoot Valley Rd.	Founders Pkwy. to Sapphire Pointe Blvd.	Widen to four lanes
Fifth St.	Woodlands Blvd. to Ridge Rd./Founders Pkwy.	Widen to four lanes
N. Meadows Dr.	Meadows Blvd. to Santa Fe Dr. (Hwy 85)	Widen to four lanes
Plum Creek Pkwy.	I-25 to Dawson Trail Blvd.	Widen to four lanes
Crystal Valley Interchange	I-25/Crystal Valley Pkwy. interchange	New interchange
Dawson Trails Blvd.	Plum Creek Pkwy. to town limits	New four to six lane road
Macanta Blvd. and new road	New road and extension of Macanta Blvd. to Castle Oaks Dr. with connection to Founders Pkwy.	New two lane road
Woodland Blvd.	Extension from Tippen Pl./Dale Pony Dr. to Scott Blvd.	New four lane road
Prairie Hawk Dr. (realigned)	Plum Creek Pkwy. to Prairie Hawk Dr.	New two to four lane road
Valley Dr.	Hover Dr. to Hudson Ln.	New two lane road
US 85	Meadows Pkwy. to town limits	Widen to four lanes

Figure 7. Future Lanes Baseline 2050



4. Traffic Forecasts and Analysis

This chapter describes the results of three 2050 traffic forecast models conducted for this road system analysis. Each forecast uses the adjusted DRCOG model as described in [Chapter 3](#). Model forecasts were adjusted based on a comparison of the current year model with actual traffic counts using the methodology prescribed by DRCOG and documented in National Cooperative Highway Research Program Report 765. All three 2050 forecasts include the same 2050 demographic growth projects and other model parameters. They differ in the assumed roadway network as follows:

1. **2050 baseline forecasts** include the existing roadway network, plus the projects identified in [Table 3](#).
2. **2050 forecasts with potential connections** include a set of roadway upgrades and new connections that were developed to address v/c issues and improve overall mobility based on analysis of the baseline forecasts.

2050 Baseline Forecasts

Figure 8 shows the daily traffic forecasts for the 2050 baseline forecast scenario. Forecasts are shown in thousands and are compared with existing daily traffic volumes. The assumed new connections are shown with dashed lines.

Figure 9 shows the v/c relationships using the capacity thresholds described previously. Roads that are projected to be over capacity (shown in red with v/c greater than 1.2) or at capacity (shown in orange with v/c between 1.0 and 1.2) are found throughout the network, including segments of Meadows Parkway, Santa Fe Drive, Blackfeather Trail, Crowfoot Valley Road, Wolfensberger Road, Prairie Hawk Drive, SH 86, Fifth Street, Perry Street, Wilcox Street, Plum Creek Parkway, and Crystal Valley Parkway.

Figure 8. Baseline 2050 Traffic Forecasts

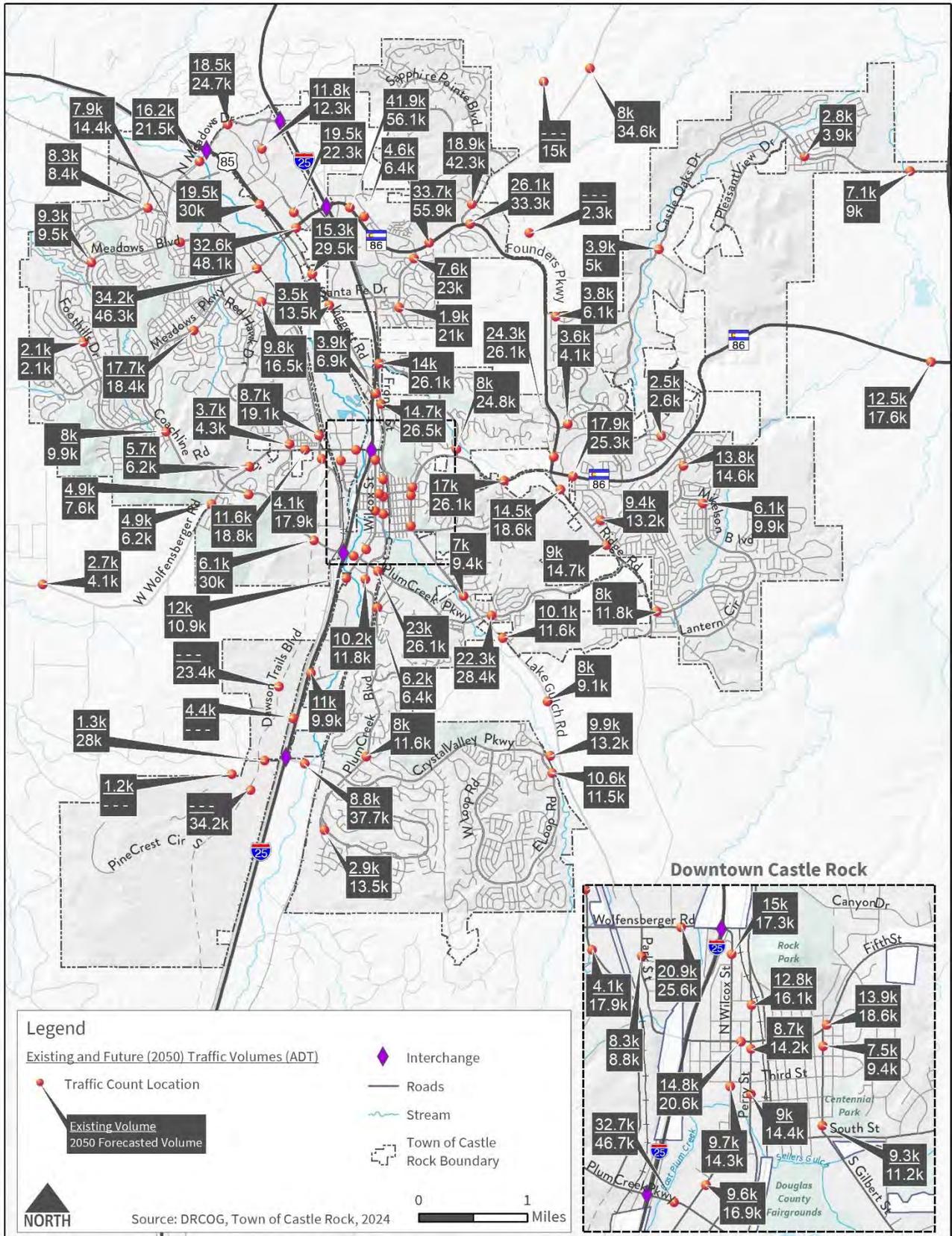
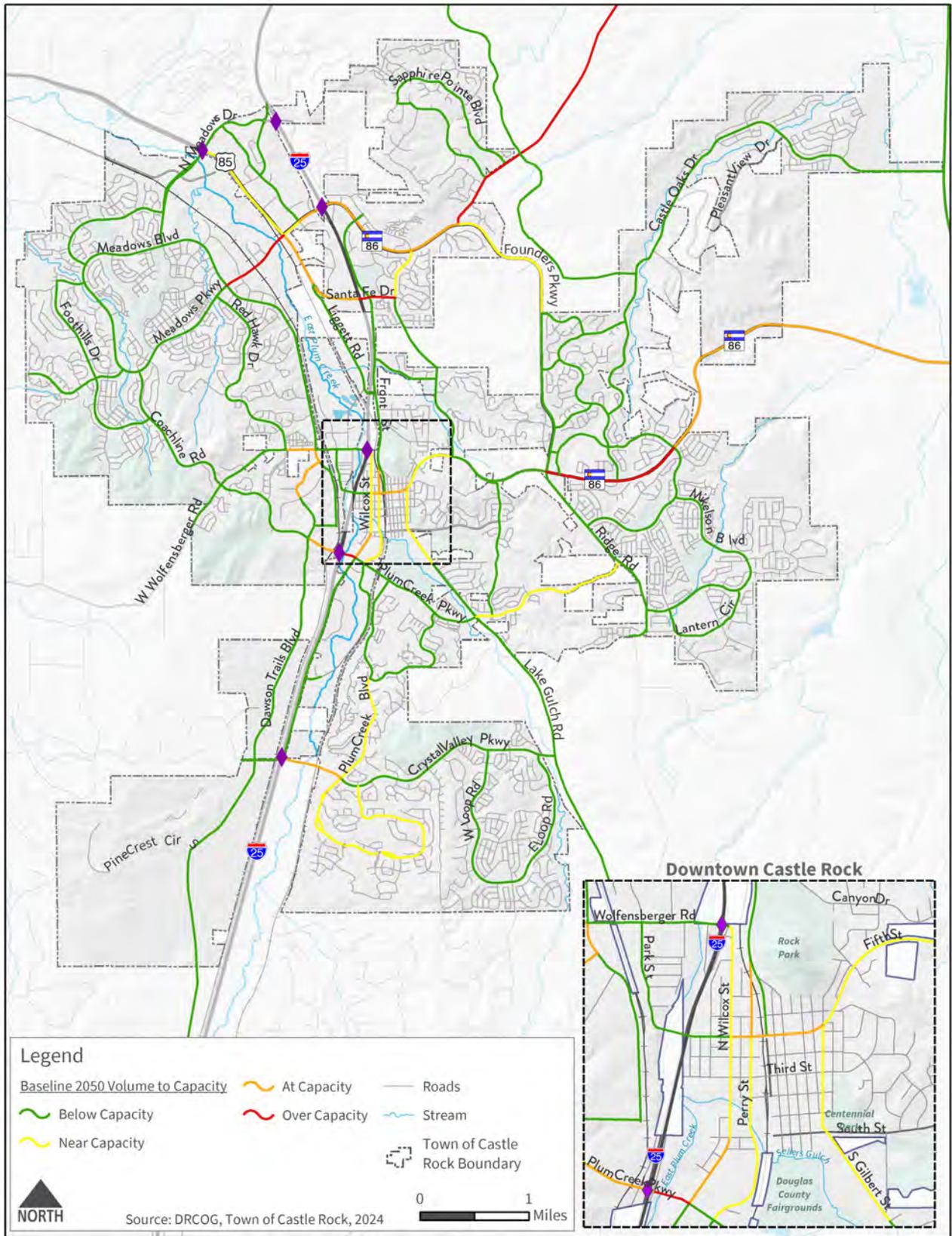


Figure 9. Baseline 2050 Volume to Capacity



2050 Forecasts with All Needed Improvements

Figure 10 shows 2050 forecasts with all improvements in the model. This includes improvement projects in the baseline forecasts, listed in **Table 3**, and the projects listed in **Table ES-1**.

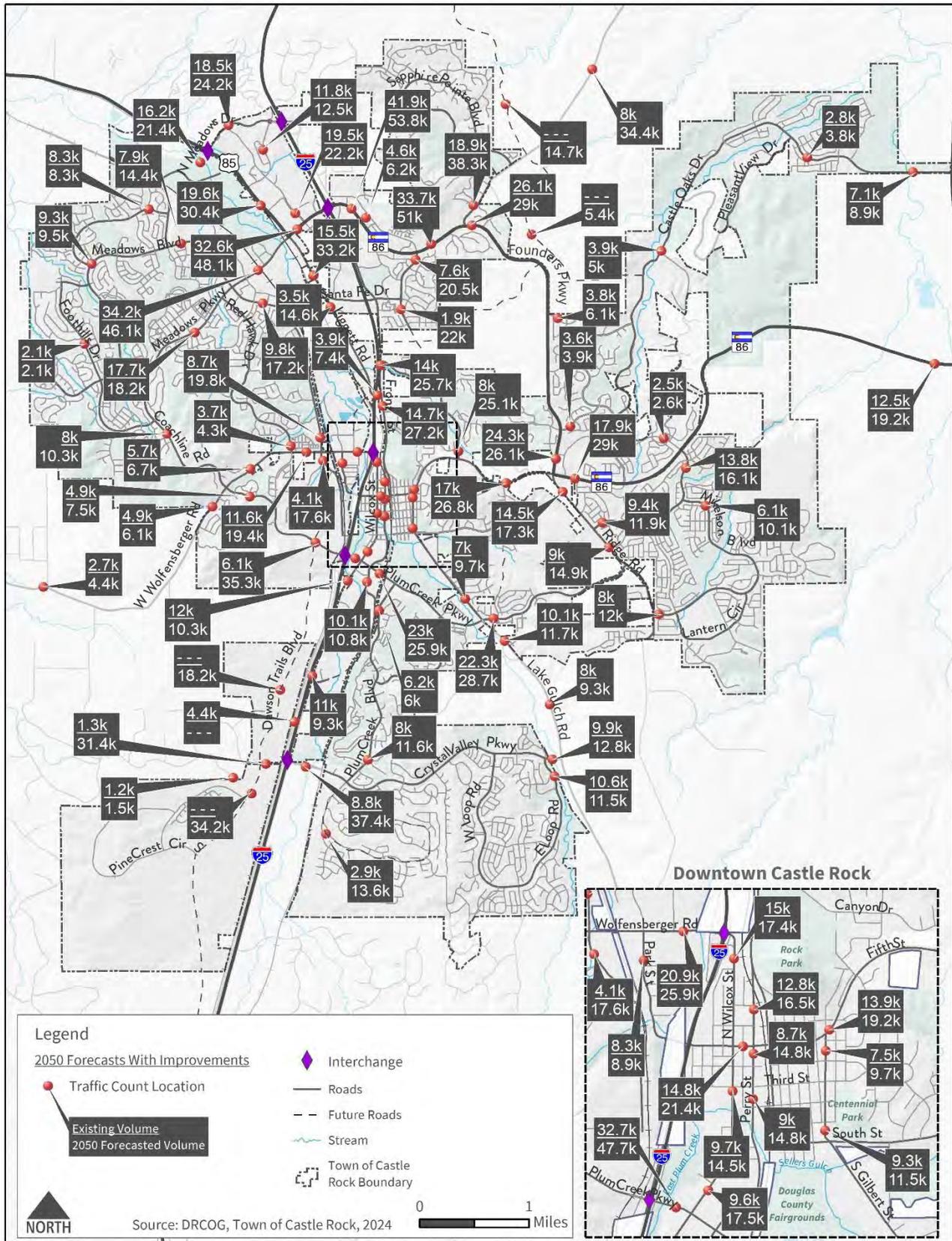
Figure 11 shows that the recommended improvements alleviate most of the at capacity or over capacity segments. However, a few streets are still projected to be at capacity or over capacity in 2050 with recommended improvements. Some congested areas, including segments of Founders Parkway, Meadows Parkway, and Plum Creek Parkway, could be alleviated with the results of the intersection improvements or feasibility studies discussed in [Chapter 5](#).

With all proposed improvements applied, 2050 models indicate that some streets have segments that would still be at or above capacity. These streets include:

- ▶ Wilcox Street
- ▶ Perry Street
- ▶ Fifth Street
- ▶ Crowfoot Valley Road
- ▶ Crystal Valley Parkway

The Downtown streets (Wilcox, Perry, and Fifth streets) are not proposed to be widened given the context and location of the streets. Those streets are expected to be at capacity upon full buildout of the town. Refer to the Downtown Mobility Master Plan for other recommendations. Dedicated turn lanes, such as the free right turn at Crowfoot Valley Road/Founders Parkway will help keep traffic flowing on Crowfoot Valley Road. Limiting access and constructing continuous acceleration/deceleration lanes on Crystal Valley Parkway as part of the interchange project will help keep traffic flowing on Crystal Valley Parkway.

Figure 10. 2050 Forecasts with Improvements



5. Intersection Analysis

The Town of Castle Rock has identified eight critical intersections as locations where there are significant existing or predicted operational problems based on traffic forecasting. Traffic counts were obtained at these intersections, 2050 turning movement projections were developed based on the forecasting described in this report, operational analyses were conducted, and improvement recommendations were developed for the following intersections:

1. North Meadows Drive and Meadows Boulevard
2. Front Street and Black Feather Trail
3. Prairie Hawk Drive and Wolfensberger Road
4. Plum Creek Parkway and I-25 southbound ramps
5. Plum Creek Parkway and I-25 northbound ramps
6. Plum Creek Parkway and Wilcox Street
7. Plum Creek Parkway and Perry Street
8. Enderud Boulevard and Mikelson Boulevard

Intersection Traffic Forecasts

Vehicle turning movements were recorded on January 24, 2024, at the eight intersections listed above from 7:00 to 9:00 AM and 4:00 to 6:00 PM. Forecasted volumes were developed using the 2050 forecasts presented in this report. The forecasts used in developing intersection turning movement forecasts represent the baseline 2050 model, including the existing roadway system and improvement projects currently programmed by the Town of Castle Rock or other entities.

Felsburg Holt & Ullevig (FHU) used these volume projections to develop yearly growth rates for individual legs at the selected eight intersections using the National Cooperative Highway Research Program (NCHRP) 765 methodology. The NCHRP 765 methodology was then applied to each individual intersection given the existing traffic counts and growth rates to develop 2050 turning movement forecasts. The Town of Castle Rock provided FHU with various traffic studies for developments around the Plum Creek Parkway corridor to further refine specific turning movements. These studies include the *Millers Landing TIA*, *Brickyard TIA*, and the *Crystal Valley Interchange Traffic Analysis*. Existing traffic and 2050 projections are illustrated on **Figure 12** and **Figure 13**.

Figure 12. Existing (2024) Traffic Volumes

KEY MAP



LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

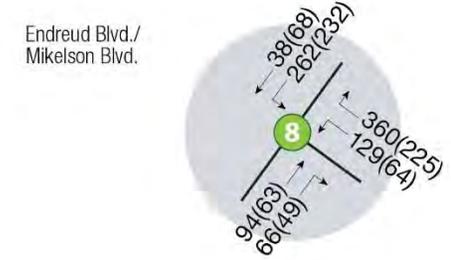
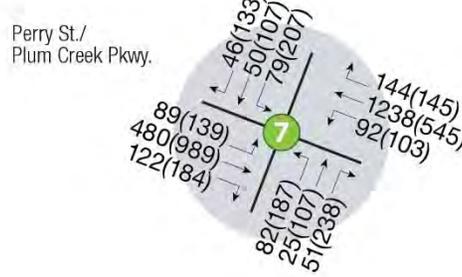
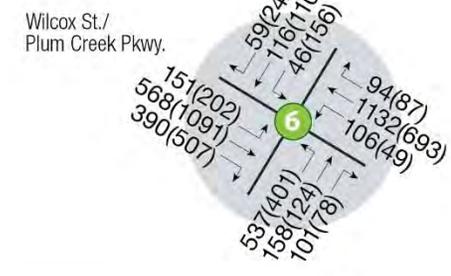
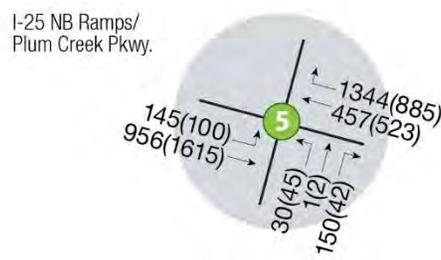
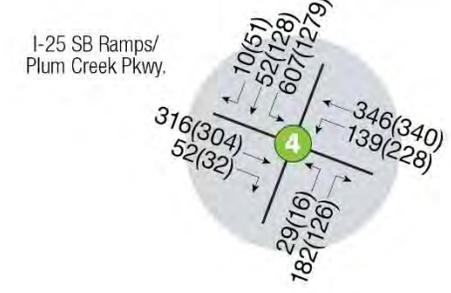
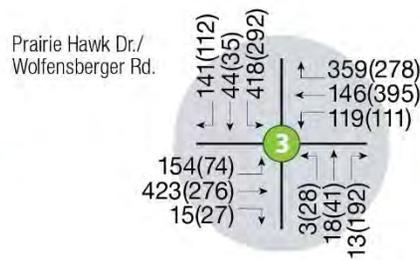
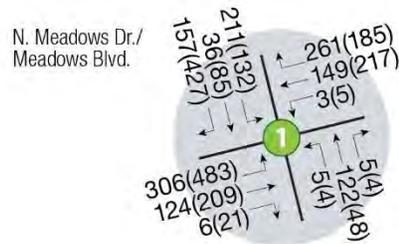


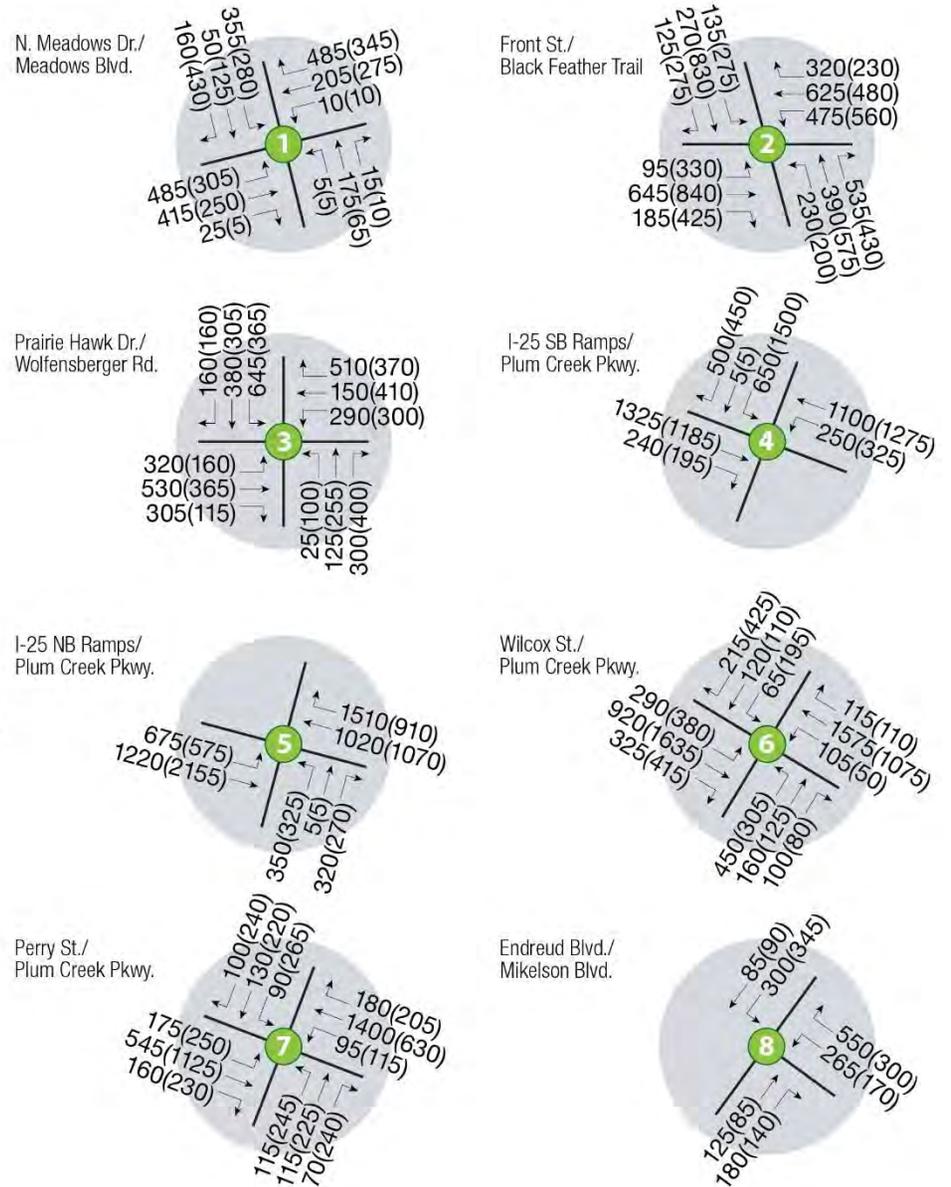
Figure 13. Year 2050 Traffic Volumes

KEY MAP



LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes



Traffic Operations

Traffic operations were evaluated according to techniques documented in the *Highway Capacity Manual* (HCM), 6th Edition (Transportation Research Board, 2016). However, current HCM methodology does not support exclusive pedestrian phases. Thus, the intersection of Plum Creek Parkway and I-25 northbound ramps was evaluated using Synchro software level of service (LOS) results.

Existing

Traffic operations were evaluated using the existing traffic volumes, intersection geometry, traffic control, and signal timings. Town of Castle Rock staff provided signal timings for the seven signalized intersections.

Figure I4 summarizes the results of the LOS analyses for existing conditions. **Table 4** provides existing LOS results.

Table 4. Level of Service Results for Existing and 2050 No Build

Intersection		LOS (Average Delay)			
		Existing		2050 No Build	
		AM	PM	AM	PM
1. N. Meadows Dr. and Meadows Blvd.		C (31.5)	D (36.0)	F (85.5)	F (83.9)
2. Front St. and Black Feather Trl. (Signal)		C (33.3)	D (40.5)	F (300+)	F (300+)
3. Prairie Hawk Dr. and Wolfenberger Rd.		E (55.2)	D (35.3)	F (276.7)	F (168.5)
4. Plum Creek Pkwy. and I-25 SB ramps		C (20.8)	C (31.9)	E (70.4)	E (71.0)
5. Plum Creek Pkwy. and I-25 NB ramps ¹		A (5.3)	A (6.0)	F (164.0)	E (74.5)
6. Plum Creek Pkwy. and Wilcox St.		D (43.3)	D (44.9)	F (83.2)	F (87.7)
7. Plum Creek Pkwy. and Perry St.		D (44.7)	C (23.0)	E (70.0)	C (30.6)
8. Enderud Blvd and Mikelson Blvd (TWSC)	Westbound Left	F (141.4)	C (22.5)	F (300+)	F (205.1)
	Westbound Right	B (14.1)	B (10.0)	F (63.3)	B (11.7)
	Southbound Left	A (8.9)	A (8.1)	B (11.2)	A (9.0)

¹Results are Synchro methodology as HCM methodology does not support the exclusive pedestrian phase.

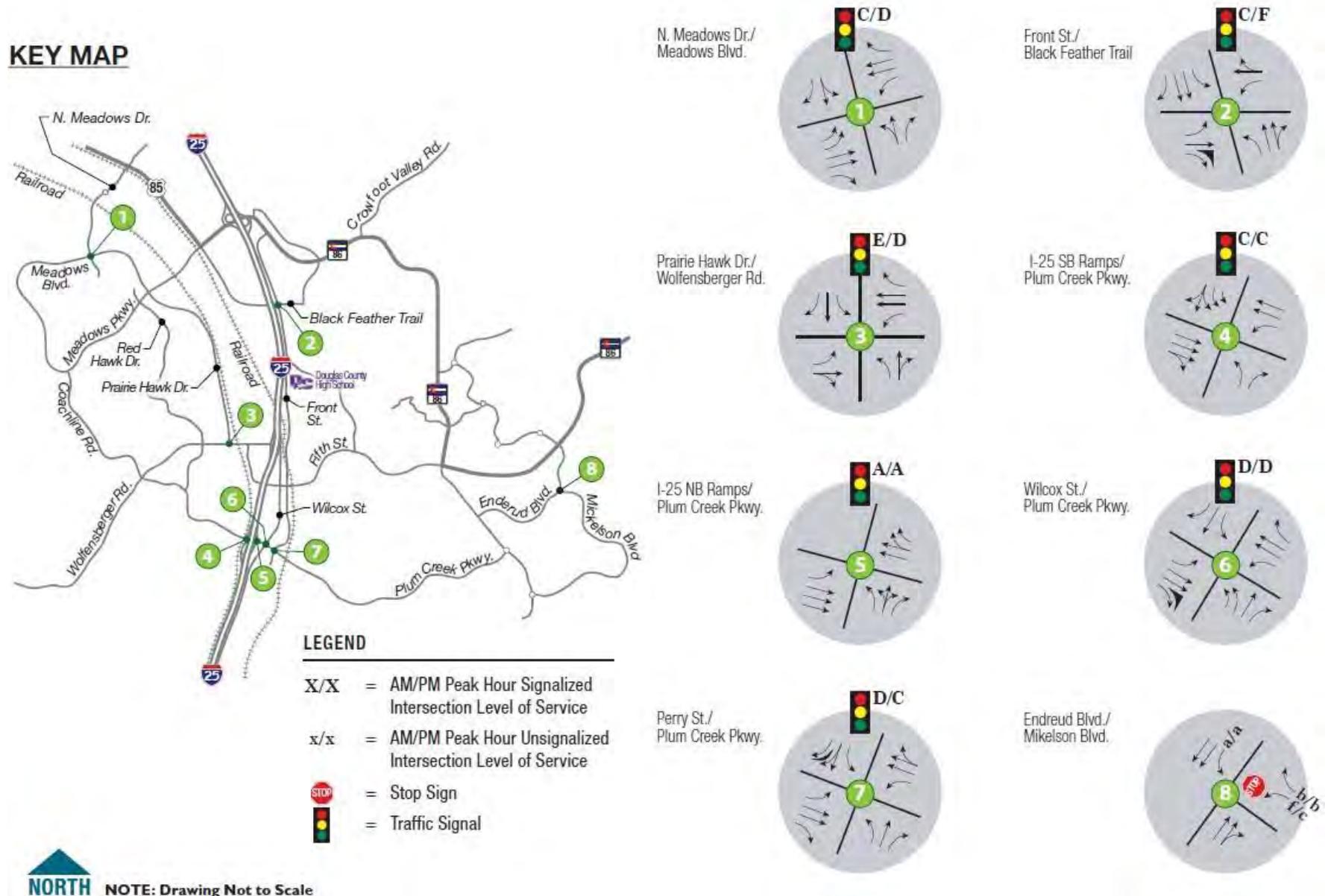
Key observations are as follows. For intersection numbers 1, 2, 3, 6, and 7, potential short-range improvements considered to alleviate existing operational issues prior to more major improvements discussed in the future operations section are listed below:

1. **North Meadows Drive and Meadows Boulevard** operates acceptably at LOS C/D during the AM/PM peak hours under signalized control, with all individual movements operating at LOS E or better.
 - **Potential short-range improvement:** LOS C can be achieved in the PM peak hour by operating the signal as coordinated with right turn overlap phases for every right turn.
2. **Front Street and Black Feather Trail** operates acceptably at LOS C/D during the AM/PM peak hours under signalized control. All individual movements operate at LOS E or better, with the exception of the westbound left, which operates at LOS F during the PM peak hour.
 - **Potential short-range improvement:** During the PM peak hour, allocating extra time to the westbound left turn phase will allow this movement to operate at LOS D, with the overall intersection operations improving to LOS C.

3. **Prairie Hawk Drive and Wolfensberger Road** unacceptably under signalized control at LOS E during the AM peak hour, with the southbound left operating at LOS F. During the PM peak hour, this intersection operates acceptably at LOS D under signalized control, with all individual movements operating at LOS E or better.
 - **Potential short-range improvement:** Optimizing signal timings in the AM peak hour will allow the intersection to operate at LOS D, with all individual movements at LOS E or better.
4. **Plum Creek Parkway and I-25 southbound ramps** operates acceptably at LOS C during both peak hours under signalized control, with all individual movements operating at LOS D or better.
5. **Plum Creek Parkway and I-25 northbound ramps** operates acceptably at LOS A/B during the AM/PM peak hours under signalized control during both peak hours, with all individual movements operating at LOS E or better.
6. **Plum Creek Parkway and Wilcox Street** operates acceptably at LOS D under signalized control during both peak hours. All individual movements operate at LOS E or better, with the exception of the northbound left, which operates at LOS F during the AM peak hour, and the southbound right, which operates at LOS F during the PM peak hour.
 - **Potential short-range improvement:** Optimizing signal timings and overlapping the southbound right turn phase with the eastbound left turn will allow this intersection to operate at LOS C during both peak hours, with all individual movements operating at LOS E or better.
7. **Plum Creek Parkway and Perry Street** operates acceptably at LOS D/C during the AM/PM peak hours under signalized control. All individual movements operate at LOS E or better, with the exception of the westbound through and westbound right turn movements, which both operate at LOS F during the AM peak hour.
 - **Potential short-range improvement:** Optimizing signal timings during the AM peak hour can improve these two movements to LOS D.
8. **Endreud Boulevard and Mikelson Boulevard** individual movements operate acceptably at LOS B/D during the AM/PM peak hours as a Two-Way Stop-Controlled (TWSC) intersection, with the exception of the westbound left turn movement, which operates at LOS F in the AM peak hour.

As indicated, operational conditions can be improved at several of the intersections by optimizing signal timings and minor signal rebuilds with the addition of right turn overlaps. Doing so would allow improvements using low-cost interim measures before the larger-scale capital improvements recommended for the 2050 timeframe, as detailed later in this chapter.

Figure 14. Existing (2024) Traffic Conditions



2050 No Build

The 2050 forecasted traffic volumes were applied to a no build scenario. This scenario analyzes the intersections with the 2050 volumes on **Figure 15**, with the existing intersection geometry, traffic control, and signal timings. This scenario analyzes operational conditions in 2050 assuming no alterations or improvements were made to the geometry, control, or signal timings. **Figure 15** summarizes the results of the LOS analyses for this scenario. Key observations regarding the existing conditions are as follows:

1. **North Meadows Drive and Meadows Boulevard** is projected to operate unacceptably at LOS F under signalized control during both peak hours. The following movements are projected to operate at LOS F:
 - a. Eastbound Left (AM Peak hour)
 - b. Westbound Right (AM and PM Peak Hours)
 - c. Northbound Left (AM Peak Hour)
 - d. Northbound Through (AM Peak Hour)

2. **Front Street and Black Feather Trail** is projected to operate unacceptably at LOS F under signalized control during both peak hours. The following movements are projected to operate at LOS F:
 - a. Eastbound Left (PM Peak Hour)
 - b. Eastbound Through (AM and PM Peak Hours)
 - c. Westbound Left (AM and PM Peak Hours)
 - d. Westbound Through (AM and PM Peak Hours)
 - e. Westbound Right (AM and PM Peak Hours)
 - f. Northbound Through (PM Peak Hour)
 - g. Northbound Right (AM and PM Peak Hours)

3. **Prairie Hawk Drive and Wolfensberger Road** is projected to operate unacceptably at LOS F under signalized control during both peak hours. The following movements are projected to operate at LOS F:
 - a. Eastbound Through/Right (AM Peak Hour)
 - b. Westbound Left (AM Peak Hour)
 - c. Westbound Right (AM Peak Hour)
 - d. Northbound Through (AM and PM Peak Hours)
 - e. Northbound Right (AM and PM Peak Hours)
 - f. Southbound Left (AM and PM Peak Hours)

4. **Plum Creek Parkway and I-25 Southbound ramps** is projected to operate unacceptably at LOS E during both peak hours under signalized control. This analysis accounts for the new interchange at I-25/Crystal Valley Parkway and the modification to this intersection. The following movements are projected to operate at LOS F:
 - a. Eastbound Through (AM Peak Hour)
 - b. Eastbound Right (AM Peak Hour)
 - c. Westbound Left (AM and PM Peak Hours)

5. **Plum Creek Parkway and I-25 northbound ramps** is projected to operate unacceptably at LOS F during the AM peak hour, and at LOS E during the PM peak hour. The following movements are projected to operate at LOS F:
 - a. Eastbound Left (AM Peak Hour)
 - b. Westbound Through (AM and PM Peak Hours)

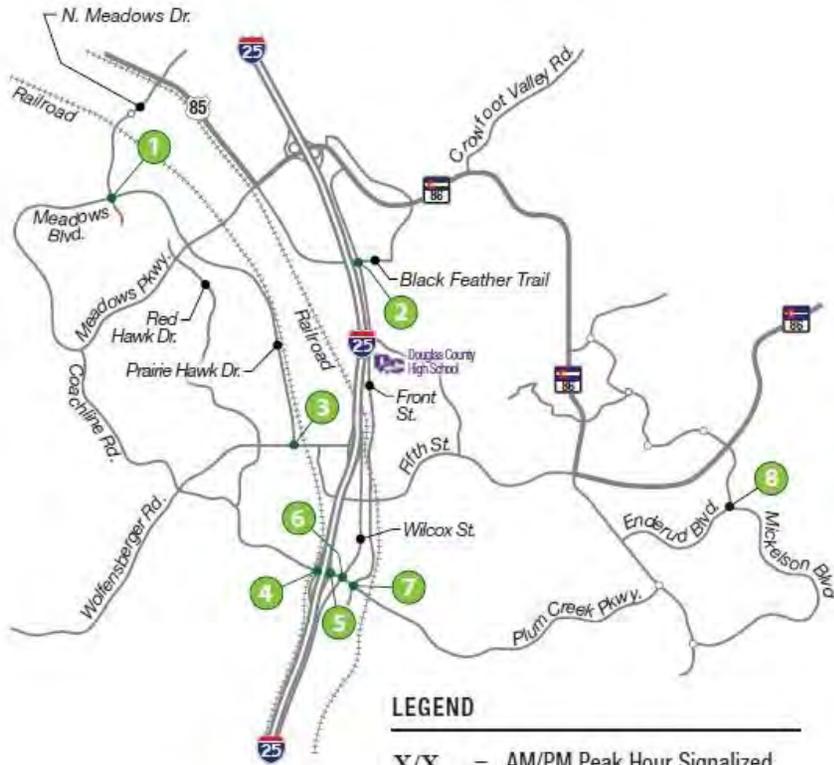
6. **Plum Creek Parkway and Wilcox Street** is projected to operate unacceptably at LOS F during both peak hours under signalized control. The following movements are projected to operate at LOS F:
 - a. Eastbound Left: (AM and PM Peak Hours)
 - b. Westbound Through (AM Peak Hour)
 - c. Southbound Right (AM and PM Peak Hours)

7. **Plum Creek Parkway and Perry Street** is projected to operate unacceptably at LOS E under signalized control during the AM peak hour, while operating at LOS C during the PM peak hour. The following movements are projected to operate at LOS F:
 - a. Westbound Through (AM Peak Hour)
 - b. Westbound Right (AM Peak Hour)

8. **Enderud Boulevard at Mikelson Boulevard** is projected to operate unacceptably at LOS F under TWSC during both peak hours. The following movements are projected to operate at LOS F:
 - a. Westbound Left (AM and PM Peak Hours)
 - b. Westbound Right (AM Peak Hour)

Figure 15. 2050 No Build Traffic Conditions

KEY MAP



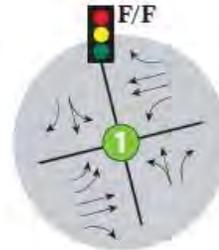
LEGEND

- X/X = AM/PM Peak Hour Signalized Intersection Level of Service
- x/x = AM/PM Peak Hour Unsignalized Intersection Level of Service
-  = Stop Sign
-  = Traffic Signal

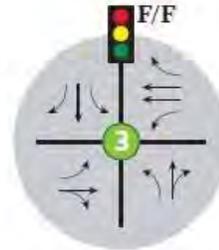


NOTE: Drawing Not to Scale

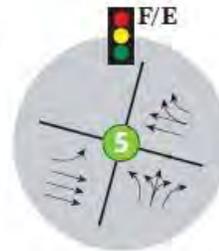
N. Meadows Dr./
Meadows Blvd.



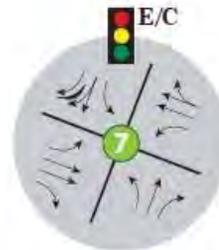
Prairie Hawk Dr./
Wolfensberger Rd.



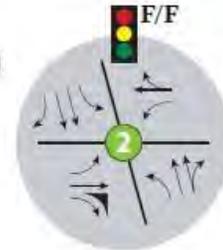
I-25 NB Ramps/
Plum Creek Pkwy.



Perry St./
Plum Creek Pkwy.



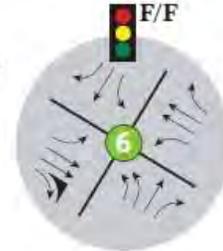
Front St./
Black Feather Trail



I-25 SB Ramps/
Plum Creek Pkwy.



Wilcox St./
Plum Creek Pkwy.



Enderud Blvd./
Mikelson Blvd.



2050 with Improvements

Based on the analysis results of the 2050 no build scenario, improvements were identified and applied to achieve more acceptable operational results. Proposed improvements are consistent with planned roadway widenings by the year 2050. Castle Rock staff provided insight into planned improvements and assisted in developing the recommended improvements.

1. **North Meadows Drive and Meadows Boulevard:** Given the unacceptable LOS with the no build scenario (LOS F during both peak hours), the following improvements are recommended at this intersection:
 - a. Convert the shared through/left turn lanes in the northbound and southbound directions into left turn only lanes, while converting the right turn lanes into shared through/right turn lanes
 - b. Operate the westbound right as permitted + overlap, overlapping with the protected southbound left movement

Town of Castle Rock staff also provided insight into operating the eastbound left at this intersection as a protected turn for safety reasons. Given these proposed improvements, the intersection is expected to operate acceptably at LOS D/C during the AM/PM peak hours under signalized control. All individual movements are expected to operate at LOS E or better.

2. **Front Street and Black Feather Trail:** Given the unacceptable LOS during the no build scenario (LOS F during both peak hours), two alternatives were analyzed to determine the optimal future improvements. Alternative A analyzes this intersection under its current signalized control. Alternative B analyzes this intersection as a two-lane roundabout with bypass lanes.

- a. **Alternative A:** The following improvements are recommended for this intersection under signalized control:
 - i. Add a second eastbound left turn lane
 - ii. Add a second eastbound through lane
 - iii. Add a second northbound through lane
 - iv. Convert the northbound shared through/right turn lane into a right turn only lane
 - v. Add a second westbound left turn lane
 - vi. Add a second Westbound through lane
 - vii. Convert the westbound shared through/right turn lane into a right turn only lane

Given these proposed improvements, the intersection is projected to operate at LOS D during the AM peak hour and at LOS E during the PM peak hour. Most individual movements are projected to operate at LOS E or better, with the exception of the eastbound through, westbound left, northbound left, and southbound through, which are all projected to operate at LOS F during the PM peak hour. The functional anticipated service life of the bridge west of the intersection over I-25 would likely require its replacement by 2050 and present opportunities to widen the road over the bridge and alleviate operational issues at the intersection.

- b. **Alternative B:** As a two-lane roundabout with right turn bypass lanes, this intersection is projected to operate at LOS C during the AM peak hour and at LOS F during the PM peak hour. All approaches are projected to operate at LOS F during the PM peak hour, with the exception of the northbound approach.

Based on this analysis, Alternative A, the improved signalized intersection, is recommended.

3. **Prairie Hawk Drive and Wolfensberger Road:** Given the unacceptable LOS during the no build scenario (LOS F during both peak hours), the following improvements are recommended at this intersection:
- a. Add a second southbound left turn lane
 - b. Convert the southbound right turn lane into a shared through/right turn lane
 - c. Add a second eastbound through lane
 - d. Add an eastbound right turn only lane
 - e. Add a second northbound through lane
 - f. Convert the northbound shared through/right lane into a right turn only lane
 - g. Operate the westbound and northbound right turns as permitted + overlap

Given these proposed improvements, the intersection is projected to operate acceptably at LOS D/C during both peak hours. The proposed improvements are already planned as part of the roadway widening project and are already planned as part of the roadway widening project.

4. **Plum Creek Parkway and I-25 southbound ramps:** Given the unacceptable LOS during the no build scenario (LOS E during both peak hours), the following improvements were applied at this intersection:
- a. Converted the southbound shared left/through/right turn lane into a through lane and added an exclusive free right turn
 - b. Added a southbound shared through/left turn lane
 - c. Added two eastbound through lanes to serve as additional storage for the eastbound left turns at the I-25 northbound ramp.

Given these applied improvements, the intersection is projected to operate acceptably at LOS C during both peak hours, with all individual movements operating at LOS E or better.

5. **Plum Creek Parkway and I-25 northbound ramps:** Given the unacceptable LOS during the no build scenario (LOS F during the AM LOS E during the PM), the following improvements were applied at this intersection:
- a. Added a second eastbound left turn lane
 - b. Added a second westbound through lane

Given these applied improvements, the intersection is projected to operate acceptably at LOS D/C during both peak hours.

Although the individual Plum Creek Parkway intersections at the I-25 ramps are projected to operate acceptably, the queue lengths between the intersections are a concern. The current distance between the intersections is approximately 275 feet, with 175 feet of queue storage. Given the previously identified improvements, the longest queue for the eastbound left turn during the AM peak hour. The longest queue length for the southbound ramp between the intersections is approximately 175 feet.

It is recommended that the Town of Castle Rock explore alternative interchange configurations at this location, such as a Single Point Urban Interchange to help mitigate the effects of these queue lengths.

Additionally, the improvements recommended for the Plum Creek Parkway intersections with the I-25 ramps would require modifications to the sidewalks and lanes underneath the I-25 bridge on the north side of Plum Creek Parkway and to the sidewalks on the bridge over Plum Creek.

6. **Plum Creek Parkway and Wilcox Street:** Given the unacceptable LOS during the no build scenario (LOS f during both peak hours), the following improvements were applied at this intersection:
 - a. Converted the westbound right turn lane into a shared through/right turn lane
 - b. Operate the eastbound, northbound, and southbound right turns as permitted + overlap

Given these applied improvements, the intersection is projected to operate acceptably at LOS C during both peak hours, with all individual movements operating at LOS E or better.

7. **Plum Creek Parkway and Perry Street:** Given the unacceptable LOS during the no build scenario (LOS E during the PM peak hour), the following improvements were applied at this intersection:
 - a. Added a second southbound left turn lane
 - b. Added an exclusive westbound right turn lane
 - c. Operated all right turns as permitted + overlap

Given these applied improvements, the intersection is projected to operate acceptably at LOS C during both peak hours, with all individual movements operating at LOS E or better.

8. **Enderud Boulevard and Mikelson Boulevard:** Given the unacceptable LOS during the no build scenario at this intersection, two alternatives were analyzed to determine the proper future improvements. Alternative A analyzed this intersection as a “Florida T” intersection. Alternative B analyzed this intersection as a one-lane roundabout.
 - a. **Alternative A:** This alternative analyzed this intersection as a “Florida T” intersection, keeping the existing TWSC. This would allow the westbound right movement to operate without conflicting with the southbound through movement, improving safety and operational conditions. This alternative was also analyzed with a channelized free flow westbound right turn. Under this control, all movements would operate at LOS B or better during both peak hours.
 - b. **Alternative B:** As a one-lane roundabout, this intersection is projected to operate acceptably at LOS B/A during the AM/PM peak hours, with all individual approaches operating at LOS C or better.

Both Alternatives A and B would substantially improve operations and should be considered.

Figure 16 graphically depicts Alternative A at the intersection of Enderud Boulevard and Mikelson Boulevard.

Analyses results for the 2050 with improvement scenario are illustrated on **Figure 17** and summarized in **Table 5**.

Figure 16. Alternative A at Intersection of Enderud Boulevard and Mikelson Boulevard

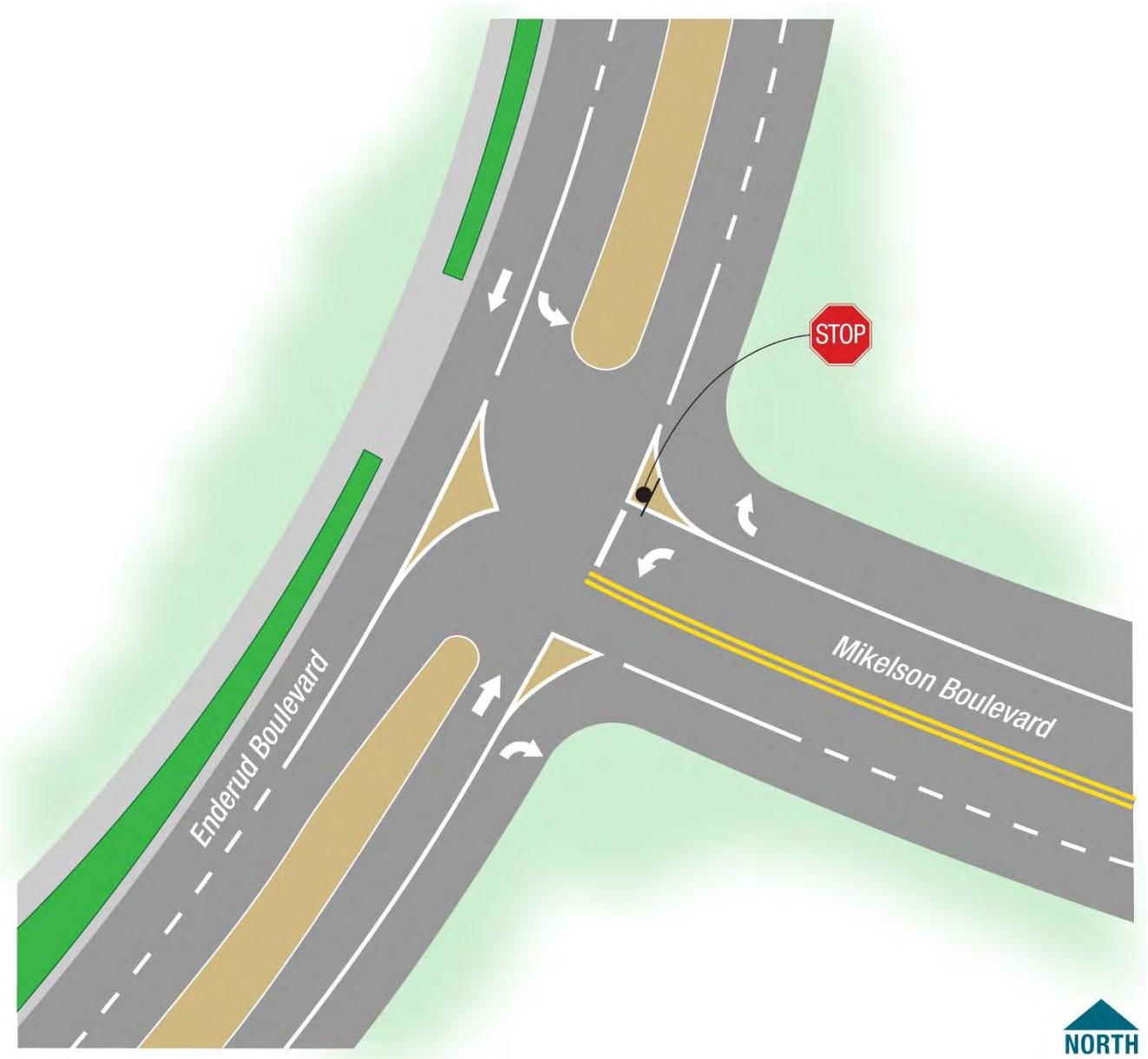


Table 5. Level of Service Results for 2050 No Build and 2050 with Improvement

Intersection		LOS (Average Delay)			
		2050 No Build		2050 with Improvements	
		AM	PM	AM	PM
1. N. Meadows Dr. and Meadows Blvd.		F (85.5)	F (83.9)	D (44.5)	C (31.1)
2. Front St. and Black Feather Trl. (Signal)		F (300+)	F (300+)	D (37.3)	E (71.1)
3. Prairie Hawk Dr. and Wolfenberger Rd.		F (276.7)	F (168.5)	D (43.0)	C (32.8)
4. Plum Creek Pkwy. and I-25 SB ramps		E (70.4)	E (71.0)	C (22.2)	C (29.7)
5. Plum Creek Pkwy. and I-25 NB ramps ¹		F (164.0)	E (74.5)	D (47.1)	C (32.9)
6. Plum Creek Pkwy. and Wilcox St.		F (83.2)	R (87.7)	C (25.8)	C (23.1)
7. Plum Creek Pkwy. and Perry St.		E (70.0)	C (30.6)	C (20.3)	C (24.4)
8. Enderud Blvd. and Mikelson Blvd. (TWSC)	Westbound Left	F (300+)	F (205.1)	B (13.6)	B (10.2)
	Westbound Right	F (63.3)	B (11.7)	—	—
	Southbound Left	B (11.2)	A (9.0)	A (9.1)	A (8.3)
Enderud Blvd. and Mikelson Blvd. (Roundabout)	Westbound	-	-	C (16.1)	A (7.2)
	Northbound	-	-	A (7.5)	A (6.8)
	Southbound	-	-	A (8.4)	A (7.8)

¹Results are Synchro methodology as HCM methodology does not support the exclusive pedestrian phase.

Figure 17. 2050 Traffic Conditions with Improvements

KEY MAP



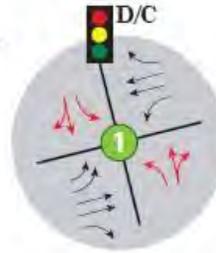
LEGEND

- X/X = AM/PM Peak Hour Signalized Intersection Level of Service
- x/x = AM/PM Peak Hour Unsignalized Intersection Level of Service
- = Stop Sign
- = Traffic Signal
- = Improvements
- = Roundabout

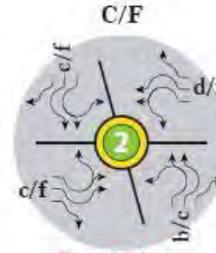
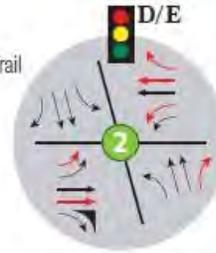


NOTE: Drawing Not to Scale

N. Meadows Dr./
Meadows Blvd.

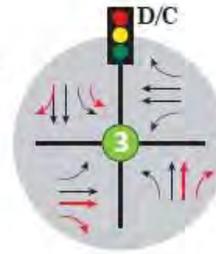


Front St./
Black Feather Trail

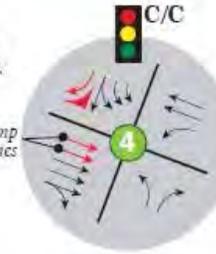


Roundabout

Prairie Hawk Dr./
Wolfensberger Rd.

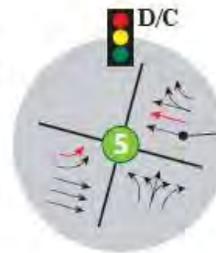


I-25 SB Ramps/
Plum Creek Pkwy.



I-25 NB Ramp
Queue Lanes

I-25 NB Ramps/
Plum Creek Pkwy.



Wilcox St./
Plum Creek Pkwy.



I-25 SB Ramp
Queue Lane

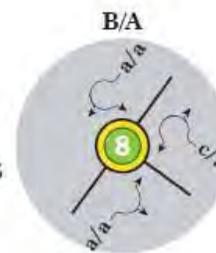
Perry St./
Plum Creek Pkwy.



Endreud Blvd./
Mikelson Blvd.



Florida T



Roundabout

Summary of Intersection Improvement Recommendations

FHU has analyzed eight intersections in Castle Rock to identify potential improvements to better accommodate anticipated traffic. Existing operational conditions can be improved at many of the intersections by optimizing signal timings and adding right turn overlaps as minor signal rebuilds. These changes would allow improvements that use low-cost interim measures before implementation of the larger-scale capital improvements recommended for the 2050 timeframe. Based on the analysis, the following additional signalization and geometric improvements are recommended for each intersection.

1. North Meadows Drive and Meadows Boulevard

- a. Convert the shared through/left turn lanes in the northbound and southbound directions into left turn only lanes, while converting the right turn lanes into shared through/right turn lanes
- b. Operate the westbound right turn as permitted + overlap, overlapping with the protected southbound left movement.

2. Front Street and Black Feather Trail: This intersection was analyzed under its current signalized control and as a two-lane roundabout with bypass lanes. Based on the analysis, signal control is recommended to be maintained with the following improvements:

- a. Add a second eastbound left turn lane
- b. Add a second eastbound through lane
- c. Add a second northbound through lane
- d. Convert the northbound shared through/right turn lane into a right turn only lane
- e. Add a second westbound left turn lane
- f. Add a second Westbound through lane
- g. Convert the westbound shared through/right turn lane into a right turn only lane

3. Prairie Hawk Drive and Wolfensberger Road

- a. Add a second southbound left turn lane
- b. Convert the southbound right turn lane into a shared through/right turn lane
- c. Add an eastbound right turn lane
- d. Add a second northbound through lane
- e. Convert the northbound shared through/right lane into a right turn only lane
- f. Operate the westbound and northbound right turns as permitted + overlap

4. Plum Creek Parkway and I-25 southbound ramps

- a. Convert the southbound shared left/through/right turn lane into an exclusive free right turn
- b. Add a southbound shared through/left turn lane
- c. Add two eastbound through lanes to serve as additional storage for the eastbound left turns at the I-25 northbound ramp.

5. Plum Creek Parkway and I-25 northbound ramps

- a. Add a second eastbound left turn lane
- b. Add a second westbound through lane

6. Plum Creek Parkway and Wilcox Street

- a. Convert the westbound right turn lane into a shared through/right turn lane
- b. Operate the eastbound, northbound, and southbound right turns as permitted + overlap

7. Plum Creek Parkway and Perry Street

- a. Add a second southbound left turn lane
- b. Add an exclusive westbound right turn lane
- c. Operate all right turns as permitted + overlap

8. Enderud Boulevard and Mikelson Boulevard: This intersection was analyzed as both a “Florida T” intersection and a one-lane roundabout. Both alternatives are projected to operate acceptably. Since the Florida T alternative is expected to be less costly and impactful to construct, the Town of Castle Rock may choose to implement this alternative in the short term and retain the roundabout concept as a future option should conditions warrant reconsideration.

As previously mentioned, the Plum Creek Parkway intersections at the I-25 ramps are projected to operate acceptably as individual intersections. However, the queue lengths between these intersections are projected to exceed the current distance between the intersections. Thus, it is recommended that the Town of Castle Rock staff explore alternative interchange configurations at this location, such as a Single Point Urban Interchange to help mitigate the effects of these queue distances.

Short Range Improvements

In addition to the major intersection improvement projects listed above, three lower cost improvements are recommended for short-range consideration to alleviate congestion issues uncovered with existing traffic volumes:

- ▶ **North Meadows Drive and Meadows Boulevard:** Operate the signal as coordinated with right turn overlap phases for every right turn
- ▶ **Front Street and Black Feather Trail:** Allocate extra time to the westbound left turn
- ▶ **Prairie Hawk Drive and Wolfensberger Road:** Optimize signal timings in the AM peak hour
- ▶ **Plum Creek Parkway and Wilcox Street:** Optimize signal timings and overlap the southbound right turn phase with the eastbound left turn
- ▶ **Plum Creek Parkway and Perry Street:** Optimize signal timings during the AM peak hour

6. Road System Improvement Recommendations

Similar to the 2017 Transportation Master Plan (TMP), the traffic forecast update study had three primary goals:

- ▶ Maintain adequate capacity along existing transportation corridors
- ▶ Ensure efficient road network connections for future development
- ▶ Fill existing network gaps with new road facilities

These three goals aim to ensure that there is roadway capacity and mobility with the projected full buildout of Castle Rock. Based on projected growth within the town and surrounding communities, significant roadway improvements are necessary. All previously identified widening projects were confirmed with this effort along with new widening projects and intersection improvement projects.

Table 6 lists 34 roadway improvement recommendations. **Figure 18** shows the location of the recommended improvements with numbers corresponding to the first column in **Table 6**.

Figure 18 depicts two general improvement types:

- ▶ **Intersection projects** include new intersection configurations, turn lanes, signalization changes, and other geometric and operational improvements. Included are improvements at eight intersections, including four intersections on Plum Creek Parkway, that were analyzed in detail as part of this road system evaluation.
- ▶ **Road capacity improvements** are projects that would add capacity to existing roads. In most cases, improvements would provide additional through lanes. In some cases, improvements would consist of upgrades to meet higher road classification standards without additional through lanes. This category also includes several **new roads** that are predominantly new connections or extensions of existing roads. This includes some road connections that fully or partially run through unincorporated Douglas County, such as the Woodlands Boulevard connection and the Macanta Boulevard extension.

In addition to the road, location, and improvement type listed in **Table 6**, the table summarizes other aspects of each recommendation including:

- ▶ **Existing TMP:** This column identifies projects included in the current Castle Rock TMP and indicating whether they are new projects or proposed for an amendment to the existing TMP.
- ▶ **When Needed:** This column defines the estimated timeframe when improvements would be needed, including short-range needs by 2030, mid-range needs from 2030 to 2040, and long-range needs from 2040 to 2050 or beyond. In many cases, the “When Needed” column does not list a timeframe but rather a development trigger. The first 24 projects are recommended for the short-range, mid-range, or long-range and are listed in rough order of priority. Projects 25 through 34 are listed as being development driven; because specific timeframe and priority are not determined, these projects are listed alphabetically.

The final recommendation category in **Table 6** is **Feasibility Studies**. These major investments have been identified as having potential benefits but require more detailed analysis to fully develop and evaluate alternatives and determine whether they should be added to Castle Rock’s transportation plans:

- ▶ **New road connection across I-25** would be an extension of the Perry Street extension listed as Project #19. This extension would provide connectivity across I-25 for developing area on either side of the interstate and would provide some relief to the Plum Creek and Crystal Valley interchanges.

- ▶ **I-25/Plum Creek Parkway interchange reconstruction** has been identified as a potential long-range project to improve traffic signal spacing and traffic flow as Plum Creek Parkway traffic grows. This project would potentially reconstruct the existing interchange to a single point urban interchange.
- ▶ **Meadows Parkway (US 85) safety and intersection improvements** between I-25 and US 85 (Santa Fe Drive) have been identified as a need, but a detailed study is required to define and evaluate specific improvements.
- ▶ **Founders Parkway (SH 86) safety and intersection improvements** between I-25 and Fifth Street has similarly been identified as a need, but a detailed study is required to define and evaluate specific improvements.

Table 6. Roadway Improvement Recommendations List

Short Range (2030)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Notes
1	1	Crowfoot Valley Rd.	Founders Pkwy. to Sapphire Pointe Blvd.	Widen to four lanes	Yes	Short Range	Planned for construction in 2025
2	2	Fifth St.	Woodlands Blvd. to Ridge Rd./Founders Pkwy.	Widen to four lanes	Yes	Short Range	Planned for construction in 2026 and 2028
3	3	Plum Creek Pkwy.	Southbound I-25 Ramp to Perry St.	Intersection turn lanes & sidewalk conversions	No	Short Range	Roadway at or slightly over capacity, intersections queue into adjacent intersections, existing AM westbound through and right turn failing at Perry St. Improvements needed even with Crystal Valley Interchange completed Improvements can be built in phases by separating intersections into individual phases
4	4	Prairie Hawk Dr.	Wolfensberger Rd. Intersection	Intersection turn lane & signal improvements	Yes (Amended)	Short Range	Currently Level of Service E in the AM, new improvements shown in study
5	5	Enderud Blvd.	Mikelson Blvd. Intersection	"Florida T" intersection or roundabout	No	Short Range	Westbound left currently fails in AM; Florida T may be best short-range option
6	6	Wolfensberger Rd.	Coachline Rd. to Prairie Hawk Dr.	Widen to four lanes	Yes	Short Range/ Development	Widening includes roundabout at Red Hawk Dr.
7	7	SH 86	Ridge Rd. to Enderud Rd.	Widen to four lanes	Yes	Short Range	Existing roadway volumes at or slightly above capacity
8	8	N. Meadows Dr.	Meadows Blvd. to Santa Fe Dr. (Hwy 85)	Widen to four lanes (bridge expansion)	Yes	Short Range	Existing volumes approaching capacity
9	9	Prairie Hawk Dr.	Melting Snow to Wolfensberger Rd.	Widen to four lanes	Yes	Short Range	Currently shown in TMP with construction by 2030

Mid Range (2030–2040)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Notes
10	10	N. Meadows Dr.	Meadows Blvd. Intersection	Intersection turn lane & signal improvements	No	Mid Range	Improvements identified in study
11	11	Plum Creek Pkwy.	I-25 to Dawson Trails Blvd.	Widen to six lanes	No	Mid Range/ Development	Widen to three lanes in each direction with continuous acceleration/deceleration lanes Some developer responsibilities
12	12	Prairie Hawk Dr. (realignment)	Topeka Way to Prairie Hawk Dr.	Widen to four lanes	No	Mid Range/ Development	Realign along Atchinson Way Private development could trigger earlier need for improvements
13	13	Black Feather Trl.	Front St. to Woodlands Blvd.	Widen to four lanes	No	Mid Range/ Development	Woodlands Blvd. connection could trigger earlier need for improvements
14	14	Front St.	Black Feather Trl. Intersection	Intersection improvements	Yes (Amended)	Mid Range/ Development	Currently Level of Service F in the PM Improvements constrained by I-25 bridge width
15	15	Meadows Pkwy.	Meadows Blvd. to Santa Fe Dr. (Hwy. 85)	Widen to six lanes (bridge expansion)	Yes	Mid Range	Existing volumes approaching capacity Widening N N. Meadows Dr. (Project #8) first should provide relief
16	16	Plum Creek Pkwy.	Prairie Hawk Drive to Coachline	Widen to four lanes	Yes	Mid Range	Four lanes to the MAC may be needed sooner

Long Range (2040 to 2050+)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Notes
17	17	Liggett Rd.	Hwy 85 to Front St.	Widen from two to four lanes (Collector to arterial)	Yes	Long Range/ Development	Splits at bridge: two lanes over I-25 bridge, two lanes from bridge to Caprice Dr.
18	18	Caprice Dr. North Extension	Liggett Rd. to Caprice Dr. (bridge)	New two lane Collector (bridge) across East Plum Creek	Yes	Long Range/ Development	Connection relieves Front St. and reduces traffic cutting through downtown
19	19	Perry St. South Extension	Perry St. to Wilcox St./Frontage Rd.	New two lane road (bridge) across East Plum Creek (river)	Yes	Long Range	Relieves Wilcox and Plum Creek Pkwy. intersection
20	20	Ridge Rd.	Plum Creek Pkwy. to Appleton Way	Improve to two lane Minor Arterial standards	Yes	Long Range	Complete two lane minor arterial improvements between Appleton Way and Plum Creek Pkwy.
21	21	Wolfensberger Rd.	Coachline Rd. to Midnight St.	Improve to two lane Minor Arterial standards	Yes (Amended)	Long Range/ Development	Currently shown as four lane Major Arterial in TMP Amend to 2-lane minor arterial per 2050 projected volumes
22	22	Wilcox St. (E. Frontage St.)	Plum Creek Pkwy. to Crystal Valley Pkwy.	Construct to two lane Minor Arterial with turn lane improvements	Yes	Long Range/ Development	Turn lane improvements are implemented as development occurs
23	23	Founders Pkwy. (SH 86)	Crowfoot Valley Rd. to Fifth St.	Turn lane improvements	Yes (Amended)	Long Range/ Development	Six lanes through Crowfoot Valley Rd. intersection Potential long-range six lanes to Fifth St.
24	24	Coachline Rd.	Foothills Dr. intersection	Convert to roundabout	Yes	Long Range	Monitor level of service to determine if needed sooner

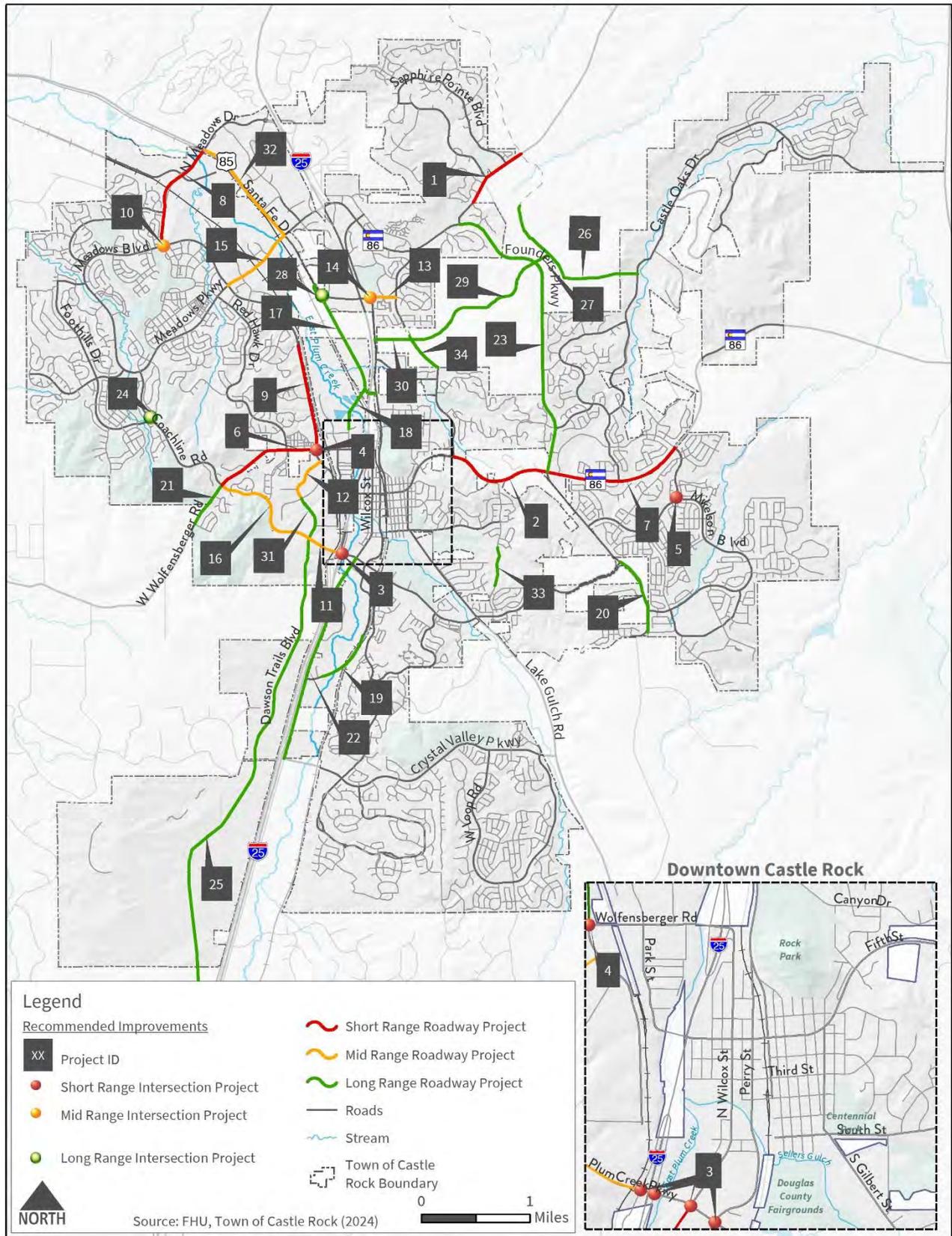
Development Driven

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Notes
25	NA	Dawson Trails Blvd.	Plum Creek Pkwy. to town limits	New four to six lane Major Arterial (frontage road relocation)	Yes	Development Driven	Private development responsible for widening project
26	NA	Macanta Blvd. south extension	Town limits to Castle Oaks Dr.	New two lane road connecting Crowfoot Valley Rd. to Castle Oaks Dr.	No	Development Driven	Road to be built by private development
27	NA	New road connection	Founders Pkwy. to Macanta (Castle Oaks/Crowfoot)	New two lane road (Founders Pkwy. to Macanta extension)	No	Development Driven	Road to be built by private development
28	NA	Liggett Rd.	Santa Fe Dr. (Hwy. 85) intersection	Convert to roundabout	Yes	Development Driven	Roundabout to be built by private development
29	NA	New road connection	Founders Pkwy. to Woodlands Blvd.	New two lane Collector	Yes	Development Driven	Noted in previous TMP as Pine Canyon Development
30	NA	New road connection	Woodlands Blvd. to Front St.	New four lane Major Arterial	Yes	Development Driven	Noted in previous TMP as Pine Canyon/Pioneer Ranch Developments
31	NA	Prairie Hawk Dr. extension	Plum Creek Pkwy. to Topeka Way	New four lane Major Arterial	Yes	Development Driven	Private development could trigger earlier need for improvements
32	NA	US 85	Meadows Pkwy. to town limits	Part of larger US 85 improvement project	Yes	CDOT Project	Project is in CDOT's 10-year plan to construct (not a town project)
33	NA	Valley Dr. south extension	Hover Dr. to Hudson Ln.	New two lane Collector	Yes	Development Driven	Private development responsible for project
34	NA	Woodlands Blvd.	Tippen Pl/Dale Pony Dr. to Scott Blvd.	New four lane Major Arterial	Yes	Development Driven	Woodlands Blvd. connection to be made by private development (Pine Canyon & Pioneer Ranch)

Feasibility Studies

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Notes
	NA	Extend Perry St. across I-25	Wilcox St. to Dawson Trails Blvd.	New two lane road (bridge) across I-25	No	Feasibility Study	Relieves both Plum Creek Pkwy. and Crystal Valley Pkwy. interchanges
	NA	I-25 Interchange	Plum Creek Pkwy.	Feasibility Study	No	Feasibility Study	Examine long-term interchange improvements, including a single point urban interchange
	NA	Meadows Pkwy. (SH 86)	I-25 to Santa Fe Dr.	Corridor Improvements	Yes	Traffic and Safety Study	Part of SH 86 / US 85 traffic and safety study
	NA	Founders Pkwy. (SH 86)	I-25 to Crowfoot Valley Rd.	Corridor Improvements	Yes	Traffic and Safety Study	Part of SH 86 / US 85 traffic and safety study

Figure 18. Recommended Improvements



Appendix A. Demographic Forecasts by Transportation Analysis Zone

Table A-1 Demographic Forecasts by TAZ

Subarea	Zone ID	2023		2050		2050 Updated	
		HH	EMP	HH	EMP	HH	EMP
1	2530	1,647	515	1,676	521	1,676	200
1	2532	1,270	2,490	1,544	2,666	1,544	2,666
1	2533	63	105	96	196	0	196
1	2534	26	75	42	262	225	262
1	2535	40	55	51	114	0	916
1	2536	654	81	642	99	642	99
1	2537	609	159	606	164	606	164
1	2538	1,093	226	1,107	235	1,107	50
1	2539	862	59	870	60	870	0
1	2540	413	23	456	31	740	31
1	2541	593	70	600	73	600	73
1	2542	210	17	226	9	226	320
1	2543	374	137	405	133	405	50
1	2544	1,177	606	1,514	732	1,514	732
1	2545	0	459	84	933	225	250
1	2546	1	1,618	1	2,067	1	2,067
1	2550	1	534	55	1,762	55	3,081
1	2551	513	528	517	934	517	160
1	2552	360	145	451	163	451	31
2	2481	835	1,871	1,169	1,922	1,169	1,922
2	2482	1,285	446	1,669	485	1,669	150
2	2547	91	1,407	118	1,419	118	1,419
2	2549	785	274	832	420	1,200	713
2	2553	596	322	798	452	1,481	452
2	2554	696	303	719	306	1,026	306
2	2555	29	1,946	58	2,326	350	717
3	2565	19	370	18	663	18	663
3	2566	217	2,665	354	3,463	458	1,569
3	2567	56	1,295	143	1,394	143	1,394
3	2568	158	386	173	435	173	435
3	2569	545	220	680	353	680	353
3	2570	617	345	1,660	546	1,660	546
3	2571	297	188	733	273	733	273

Castle Rock Road System Evaluation

Subarea	Zone ID	2023		2050		2050 Updated	
		HH	EMP	HH	EMP	HH	EMP
3	2572	1,777	219	2,381	587	2,381	587
3	2577	1,517	106	1,523	108	1,523	108
3	2578	300	50	759	147	310	55
3	2579	654	104	792	222	792	31
3	2580	718	216	854	358	854	184
3	2581	230	389	251	487	251	487
3	2582	631	1,512	793	1,597	793	1,597
3	2583	955	187	987	200	987	200
3	2584	547	60	611	103	611	103
3	2585	581	94	779	201	779	201
3	2595	2,183	163	3,234	417	3,234	417
4	2556	68	595	71	928	150	928
4	2557	520	582	582	735	900	2,740
4	2558	210	362	269	481	269	481
4	2561	57	166	63	186	333	2,083
4	2562	2	19	7	81	100	550
4	2563	32	27	31	103	586	2,840
4	2564	22	69	28	206	2,654	1,500
4	2597	62	83	76	261	2,745	3,073
4	2604*	0	0	114	258	0	0
5	2396	3	17	2	17	2	17
5	2426	1,398	331	1,751	436	2,200	436
5	2429	92	128	368	210	368	210
5	2531	623	557	624	565	624	565
6	2473	13	240	1,699	694	3,000	694
6	2474	21	35	298	216	298	216
6	2475	143	63	3,313	261	3,313	520
6	2476	312	107	2,247	579	2,247	579
6	2477	2,075	687	3,206	1,362	3,206	1,362
6	2478	977	516	1,615	649	2,000	649
6	2479	44	93	77	110	77	110
6	2480	257	252	313	290	313	290
6	2483	432	105	811	229	550	50
6	2484	27	10	51	17	51	17
6	2548	410	144	1,137	172	1,137	172
7	2576	214	57	295	137	295	137
7	2586	12	11	17	27	17	27

Subarea	Zone ID	2023		2050		2050 Updated	
		HH	EMP	HH	EMP	HH	EMP
7	2594	306	34	476	97	476	97
7	2596	424	305	1,783	923	1,783	923

*Dawson trails development was included in TAZ Zone ID 2597

Figure A-1 Transportation Analysis Zone Map

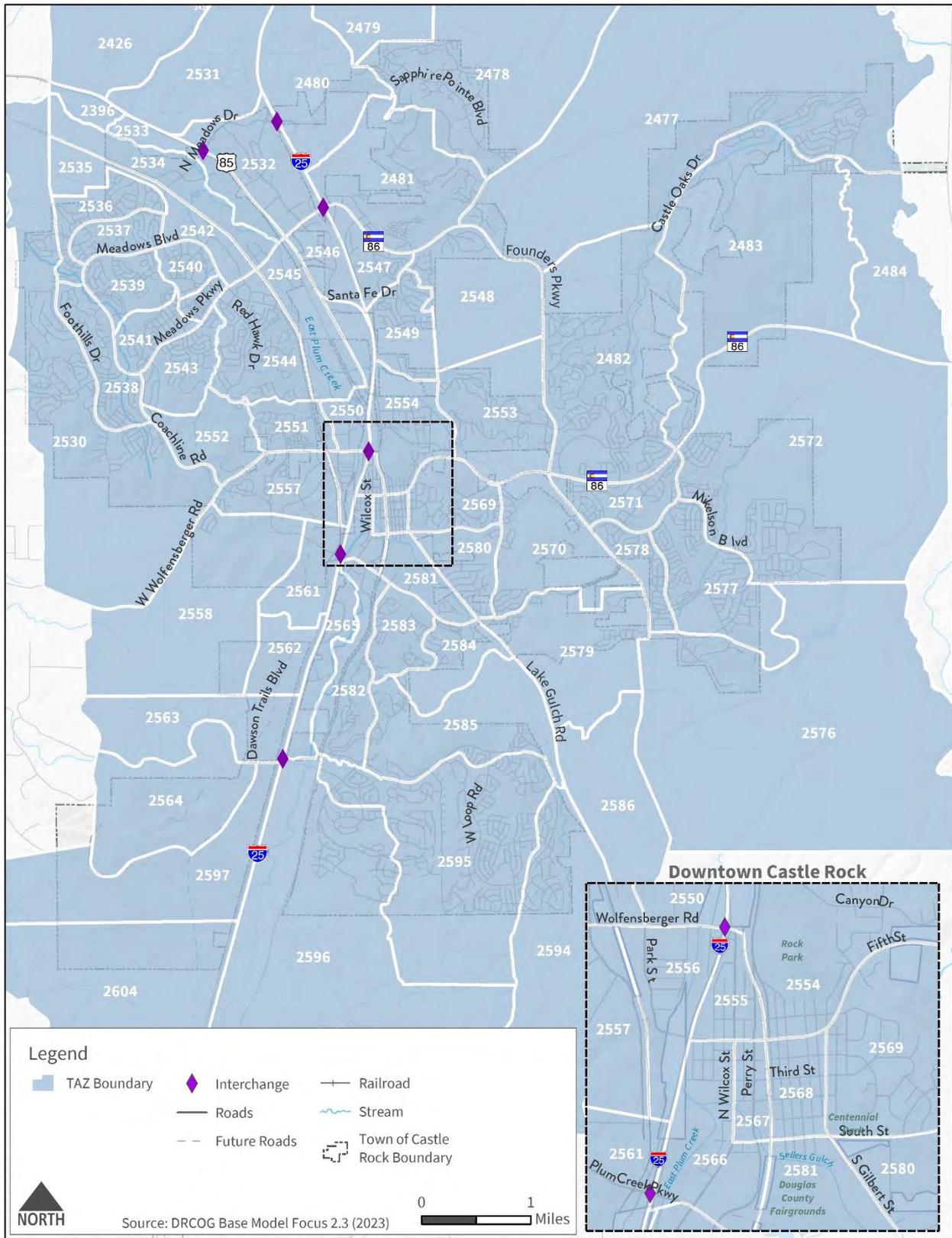


Table ES-1. Roadway Improvement Recommendations List

Short Range (2030)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Cost Estimate	Notes
1	1	Crowfoot Valley Rd.	Founders Pkwy. to Sapphire Pointe Blvd.	Widen to four lanes	Yes	Short Range	\$8.8M	Planned for construction in 2025
2	2	Fifth St.	Woodlands Blvd. to Ridge Rd./Founders Pkwy.	Widen to four lanes	Yes	Short Range	\$27M	Planned for construction in 2026 and 2028
3	3	Plum Creek Pkwy.	Southbound I-25 Ramp to Perry St.	Intersection turn lanes & sidewalk conversions	No	Short Range	Phase I – \$3.3M Phase II – \$1.5M Phase III – \$4.5M Phase IV-\$12.3M	Roadway slightly over capacity, intersections queue into adjacent intersections, Existing AM westbound through and right turn failing at Perry St. Improvements needed even with Crystal Valley Interchange completed, Phased improvements – Ph. I: I-25 SB ramp add SB free right turn, Ph. II: Perry St. intersection, Ph. III: add WB right turn lane at NB ramp, Ph. IV: add 2 nd EB left turn at NB ramp, ped bridge over creek and add queuing capacity
4	4	Prairie Hawk Dr.	Wolfensberger Rd. Intersection	Intersection turn lane & signal improvements	Yes (Amended)	Short Range	\$5.4M	Currently Level of Service E in the AM, new improvements shown in study
5	5	Enderud Blvd.	Mikelson Blvd. Intersection	"Florida T" intersection or roundabout	No	Short Range	\$800K	Westbound left currently fails in AM; Florida T may be best short-range option
6	6	Wolfensberger Rd.	Coachline Rd. to Prairie Hawk Dr.	Widen to four lanes	Yes	Short Range/ Development	\$22.3M	Widening includes roundabout at Red Hawk Dr.
7	7	SH 86	Ridge Rd. to Enerud Rd.	Widen to four lanes	Yes	Short Range	\$21.1M	Existing roadway volumes at or slightly above capacity
8	8	N. Meadows Dr.	Meadows Blvd. to Santa Fe Dr. (Hwy 85)	Widen to four lanes (bridge expansion)	Yes	Short Range	\$33.5M	Existing volumes approaching capacity
9	9	Prairie Hawk Dr.	Melting Snow to Wolfensberger Rd.	Widen to four lanes	Yes	Short Range	\$8.9M	Currently shown in TMP with construction by 2030

Mid Range (2030–2040)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Cost Estimate	Notes
10	10	N. Meadows Dr.	Meadows Blvd. Intersection	Intersection turn lane & signal improvements	No	Mid Range	TBD	Improvements identified in study
11	11	Plum Creek Pkwy.	I-25 to Dawson Trails Blvd.	Widen to six lanes	No	Mid Range/ Development	\$3.1M	Widen to three lanes in each direction with continuous acceleration/deceleration lanes Some developer responsibilities
12	12	Prairie Hawk Dr. (realignment)	Topeka Way to Prairie Hawk Dr.	Widen to four lanes	Yes	Mid Range/ Development	\$9.9M	Realign along Atchinson Way Private development could trigger earlier need for improvements
13	13	Blackfeather Trail	Front St. to Woodlands Blvd.	Widen to four lanes	No	Mid Range/ Development	\$2.5M	Woodlands Blvd. connection could trigger earlier need for improvements Some development responsibilities
14	14	Front St.	Black Feather Trl. Intersection	Intersection improvements	Yes (Amended)	Mid Range/ Development	\$3.9M	Currently Level of Service F in the PM Improvements constrained by I-25 bridge width Some development responsibilities
15	15	Meadows Pkwy.	Meadows Blvd. to Santa Fe Dr. (Hwy. 85)	Widen to six lanes (bridge expansion)	Yes	Mid Range	\$39M	Existing volumes approaching capacity Widening N. Meadows Dr. (Project #8) first should provide relief
16	16	Plum Creek Pkwy.	Prairie Hawk Drive to Coachline	Widen to four lanes	Yes	Mid Range	\$14.9M	Four lanes to the MAC may be needed sooner

Long Range (2040 to 2050+)

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Cost Estimate	Notes
17	17	Liggett Rd.	Hwy 85 to Front St.	Widen from two to four lanes (collector to arterial)	Yes	Long Range/ Development	\$14.2M	Splits at bridge: two lanes over I-25 bridge, two lanes from bridge to Caprice Some developer responsibilities
18	18	Caprice Dr. North Extension	Liggett Rd. to Caprice Dr. (bridge)	New two lane Collector (bridge) across East Plum Creek	Yes	Long Range/ Development	\$22M	Connection relieves Front St. and reduces traffic cutting through downtown
19	19	Perry St. South Extension	Perry St. to Wilcox St./Frontage Rd.	New two lane road (bridge) across East Plum Creek (river)	Yes	Long Range	\$11.2M	Relieves Wilcox and Plum Creek Pkwy. intersection
20	20	Ridge Rd.	Plum Creek Pkwy. to Appleton Way	Improve to two lane Minor Arterial standards	Yes	Long Range	\$4M	Complete two lane Minor Arterial improvements between Appleton Way and Plum Creek Pkwy.
21	21	Wolfensberger Rd.	Coachline Rd. to Midnight St.	Improve to two lane minor arterial standards	Yes (Amended)	Long Range/ Development	\$6M	Currently shown as four lane Major Arterial in TMP Amend to 2-lane Minor Arterial per 2050 projected volumes
22	22	Wilcox St. (E. Frontage St.)	Plum Creek Pkwy. to Crystal Valley Pkwy.	Construct to two lane Minor Arterial with turn lane improvements	Yes	Long Range/ Development	\$8.3M	Turn lane improvements are implemented as development occurs
23	23	Founders Pkwy. (SH 86)	Crowfoot Valley Rd. to Fifth St.	Turn lane improvements between Crimson Sky Drive and Rising Moon Drive	Yes (Amended)	Long Range/ Development	\$4.4M	Potential long-range six lanes to Fifth St.
24	24	Coachline Rd.	Foothills Dr. intersection	Convert to roundabout	Yes	Long Range	\$2.5M	Monitor level of service to determine if needed sooner

Development Driven

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Cost Estimate	Notes
25	NA	Dawson Trails Blvd.	Plum Creek Pkwy. to Town limits	New four to six lane major arterial (frontage road relocation)	Yes	Development Driven	\$6M	Private development responsible for widening project
26	NA	Macanta Blvd. south extension	Town limits to Castle Oaks Dr.	New two lane road connecting Crowfoot Valley Rd. to Castle Oaks Dr.	No	Development Driven	\$6.5M	Road to be built by private development
27	NA	New road connection	Founders Pkwy. to Macanta (Castle Oaks/Crowfoot)	New two lane road (Founders Pkwy. to Macanta extension)	No	Development Driven	\$5.5M	Road to be built by private development
28	NA	Liggett Rd.	Santa Fe Dr. (Hwy. 85) intersection	Convert to roundabout	Yes	Development Driven	\$4.3M	Roundabout to be built by private development
29	NA	New road connection	Founders Pkwy. to Woodlands Blvd.	New two lane Collector	Yes	Development Driven	\$7M	Noted in previous TMP as Pine Canyon Development
30	NA	New road connection	Woodlands Blvd. to Front St.	New four lane major arterial	Yes	Development Driven	\$5M	Noted in previous TMP as Pine Canyon/Pioneer Ranch Developments
31	NA	Prairie Hawk Dr. extension	Plum Creek Pkwy. to Topeka Way	New four lane major arterial	Yes	Development Driven	\$9.7M	Private development could trigger earlier need for improvements
32	NA	US 85	Meadows Pkwy. to town limits	Part of larger US 85 improvement project	Yes	CDOT Project	\$17M	Project is in CDOT's 10-year plan to construct (not a town project)
33	NA	Valley Dr. south extension	Hover Dr. to Hudson Ln.	New two lane Collector	Yes	Development Driven	\$3.5M	Private development responsible for project
34	NA	Woodlands Blvd.	Tippen Pl/Dale Pony Dr. to Scott Blvd.	New four lane major arterial	Yes	Development Driven	\$5.2M	Woodlands Blvd. connection to be made by private development (Pine Canyon & Pioneer Ranch)

Feasibility Studies

Project ID	Priority	Street / Intersection	Location	Improvement	Existing TMP?	When Needed	Notes
	NA	Extend Perry St. across I-25	Wilcox St. to Dawson Trails Blvd.	New two lane road (bridge) across I-25	No	Feasibility Study	Relieves both Plum Creek Pkwy. and Crystal Valley Pkwy. interchanges
	NA	I-25 Interchange	Plum Creek Pkwy.	Feasibility Study	No	Feasibility Study	Examine long-term interchange improvements, including a single point urban interchange
	NA	Meadows Pkwy. (Hwy 85)	I-25 to Santa Fe Dr.	Corridor Improvements	Yes	Traffic and Safety Study	Part of SH 86 / US 85 traffic and safety study
	NA	Founders Pkwy. (SH 86)	I-25 to Crowfoot Valley Rd.	Corridor Improvements	Yes	Traffic and Safety Study	Part of SH 86 / US 85 traffic and safety study

Attachment D

Cost Drivers	
SFE	1
Above Grade Sq Ft (Main + 2nd + Adtl.)	2400
Valuation 2017	\$ 279,636.00
Valuation 2018	\$ 288,036.00
Valuation 2019	\$ 299,076.00
Valuation 2020	\$ 300,252.00
Valuation 2021	\$ 306,108.00
Valuation 2022	\$ 365,268.00
Valuation 2023	\$ 407,867.86
Valuation 2024	\$ 419,770.70
Valuation 2025	\$ 419,444.70
Subdivision	Other
Basin	Plum Creek
Tract or Custom	Tract

Category	2017	2018	2019	2020	2021	2022	2023	2024	2025	% Change (2017-2025)
BUILDING PERMIT FEE	\$ 1,999.71	\$ 2,046.75	\$ 2,108.58	\$ 2,115.16	\$ 2,147.95	\$ 2,479.25	\$ 2,717.81	\$ 2,784.47	\$ 2,782.64	39%
PLAN CHECK FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	0%
ADMIN COST RECOVERY	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 3,000.00	\$ 3,150.00	\$ 4,200.00	167%
USE TAX (CR)	\$ 5,033.45	\$ 5,472.68	\$ 5,981.52	\$ 6,005.04	\$ 6,122.16	\$ 7,305.36	\$ 8,157.36	\$ 8,395.41	\$ 8,814.66	75%
USE TAX (DOUGCO)	\$ 1,398.18	\$ 1,440.18	\$ 1,495.38	\$ 1,501.26	\$ 1,530.54	\$ 1,826.34	\$ 2,039.34	\$ 2,098.85	\$ 2,098.73	50%
PARKS IMPACT (MIN)	\$ 3,079.00	\$ 3,303.00	\$ 3,406.00	\$ 6,448.00	\$ 6,531.00	\$ 7,342.00	\$ 8,262.00	\$ 9,144.00	\$ 9,513.00	209%
MUNI FAC IMPACT (MIN)	\$ 384.00	\$ 396.00	\$ 325.00	\$ 339.00	\$ 343.00	\$ 386.00	\$ 434.00	\$ 481.00	\$ 500.00	30%
FIRE IMPACT (MIN)	\$ 616.00	\$ 894.00	\$ 1,005.00	\$ 1,033.00	\$ 1,052.00	\$ 1,139.00	\$ 1,266.00	\$ 1,388.00	\$ 1,427.00	132%
POLICE IMPACT (MIN)	\$ 324.00	\$ 362.00	\$ 497.00	\$ 519.00	\$ 526.00	\$ 591.00	\$ 665.00	\$ 736.00	\$ 766.00	136%
TRANSPORT IMPACT (MIN)	\$ 3,482.00	\$ 6,104.00	\$ 7,004.00	\$ 10,963.00	\$ 8,699.00	\$ 10,347.00	\$ 12,753.00	\$ 16,300.00	\$ 16,853.00	384%
STORWMATER SFD (PLUM CREEK)	\$ 1,317.00	\$ 1,317.00	\$ 1,317.00	\$ 1,357.00	\$ 1,425.00	\$ 2,128.00	\$ 2,341.00	\$ 2,575.00	\$ 2,704.00	105%
WATER SYSTEM (PER SFE)	\$ 3,314.00	\$ 3,510.00	\$ 3,557.00	\$ 3,664.00	\$ 4,030.00	\$ 5,700.00	\$ 6,270.00	\$ 6,897.00	\$ 8,276.00	150%
RENEWABLE WATER (PER SFE)	\$ 15,248.00	\$ 15,248.00	\$ 17,031.00	\$ 17,623.00	\$ 18,504.00	\$ 26,458.00	\$ 30,383.00	\$ 31,294.00	\$ 33,485.00	120%
WASTEWATER (PER SFE)	\$ 3,437.00	\$ 3,959.00	\$ 4,023.00	\$ 4,023.00	\$ 4,023.00	\$ 4,909.00	\$ 5,400.00	\$ 5,562.00	\$ 5,729.00	67%
METER SET (SINGLE PORT INDOOR USED)	\$ 397.74	\$ 409.89	\$ 416.47	\$ 411.23	\$ 425.76	\$ 839.95	\$ 914.00	\$ 914.00	\$ 1,001.83	152%
TOTAL:	\$ 41,601.64	\$ 46,034.06	\$ 49,738.51	\$ 57,573.25	\$ 56,930.97	\$ 73,022.46	\$ 84,602.51	\$ 91,719.73	\$ 98,450.86	137%

TRANSPORTATION MASTER PLAN UPDATE

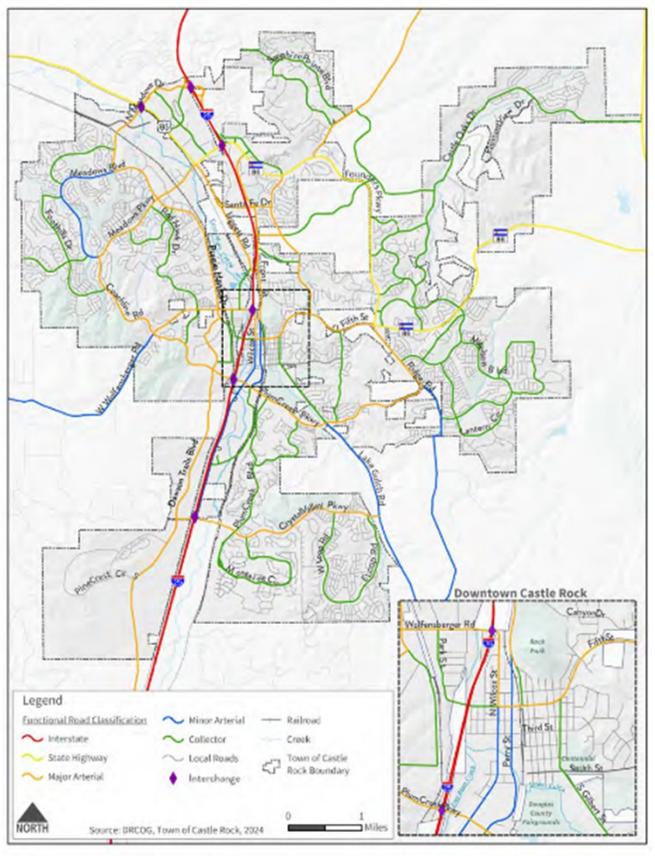
JUNE 17, 2025



TRANSPORTATION MASTER PLAN (TMP) UPDATE

Purpose of Tonight's Meeting:

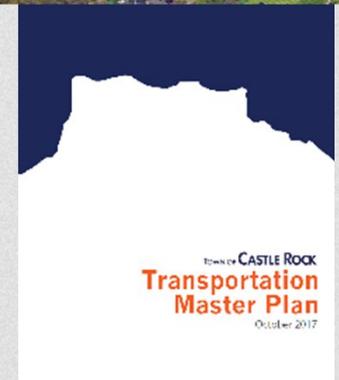
A Resolution for Town Council to Adopt the TMP Update



TMP UPDATE

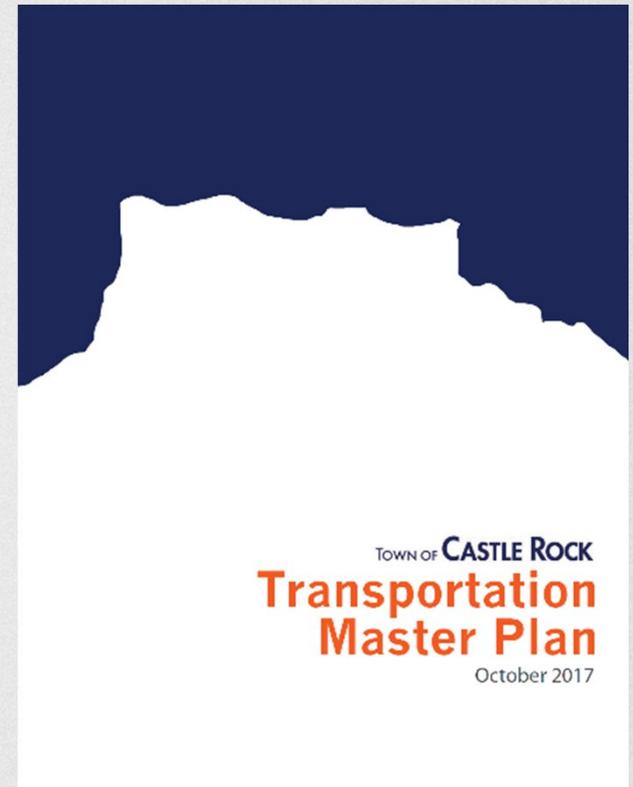
What is the TMP?

Provides a multimodal transportation framework for the Town's transportation system. It documents existing conditions and analyzes future transportation needs to accommodate anticipated growth in Town. It incorporates land uses in the Town's Comprehensive Master Plan to ensure transportation needs that support full build out of the Town.



TMP UPDATE

1. Current TMP Adopted in 2017
2. Study Goals
 1. Maintain adequate capacity on existing corridors
 2. Ensure efficient road network connections for future development
 3. Fill existing network gaps with new roadways
3. Why Update?
 1. New DRCOG travel model (2050 Horizon Year)
 2. Updated Land Uses (DS input & Surrounding Cities)
 3. Population Increase From 55,591 in 2015 to 79,084 in 2022 (42% Increase)
 4. Update Network to Reflect Completed Projects



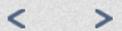
TMP UPDATE

Completed Roadway Projects Since 2017

1. Widened Crystal Valley Pkwy to 4-lanes (Idylwood St. to E. Frontage Rd.)
2. Widened Founders Pkwy to 6-lanes (Woodlands Blvd to Crowfoot Valley Road)
3. Widened Plum Creek Pkwy to 4-lanes (Gilbert St. to Ridge Road)
4. Widened Prairie Hawk Dr. to 4-lanes (Meadows Blvd to Melting Snow)
5. Widened Ridge Road to 4-lanes (5th Street to Plum Creek Pkwy)
6. Construction of Lanterns Collector Road (Montaine Loop)

Completed Intersection Projects Since 2017

1. Founders Pkwy and Allen Way Improvements
2. Founders Pkwy and Crowfoot Valley Road Improvements
3. Founders Pkwy/SH-86/Ridge Rd./ 5th St. (4 Corners) Improvements
4. Plum Creek Pkwy and Gilbert St. Roundabout Conversion
5. Plum Creek Pkwy / Wolfensberger Rd / Coachline Roundabout Conversion
6. Mikelson and Mitchell St. Roundabout Conversion



TMP UPDATE

STEPS TAKEN DURING THE UPDATE

- Update land use projections in the DRCOG model (full build out)
 - Includes recently approved and planned developments

Figure 5. Household Growth by Subarea

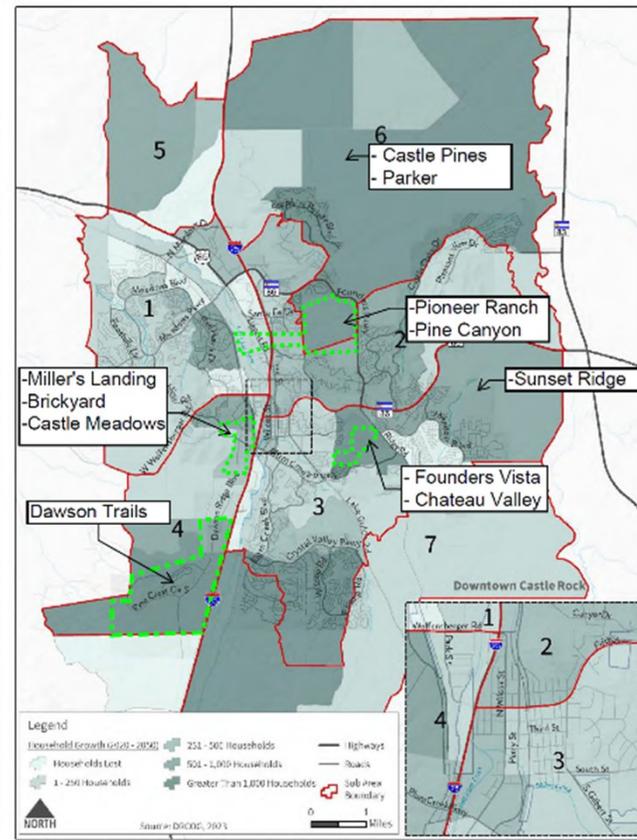
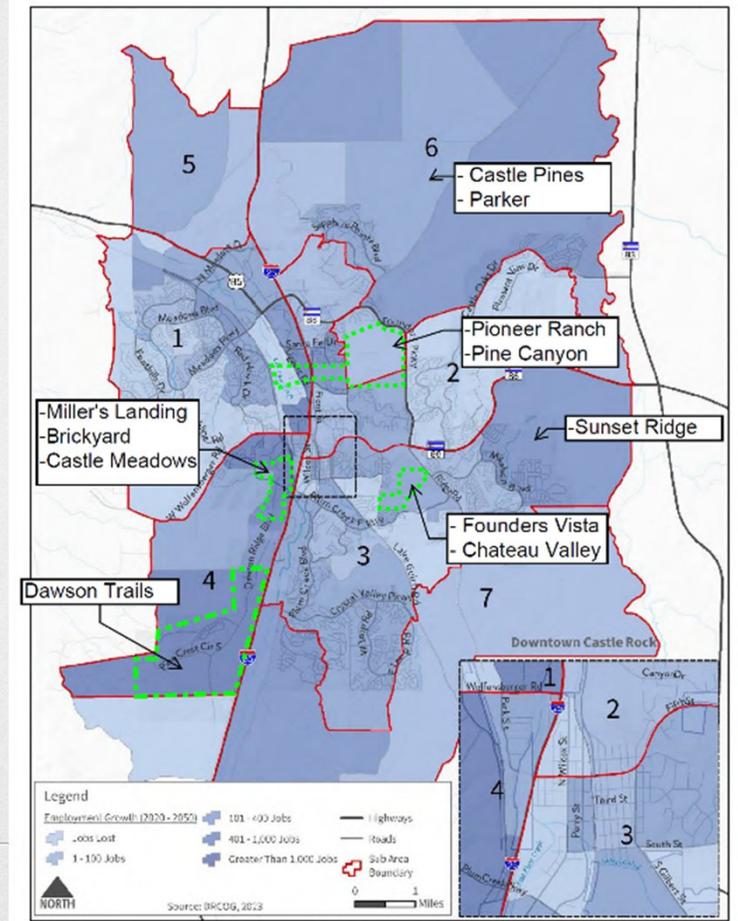


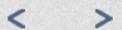
Figure 6. Employment Growth by Subarea



TMP UPDATE

New Roadway and Intersection Projects (Not in Current TMP)

Street / Intersection	Location	Improvement	When Needed	Cost Estimate
Plum Creek Pkwy	I-25 Interchange to Perry St.	Add turn lanes, sidewalk conversion	By 2030	\$21M
Enderud Blvd	@ Mikelson Blvd Intersection	Convert intersection into a "Florida T" or roundabout	By 2030	\$800K
Plum Creek Pkwy	I-25 Interchange to Dawson Trails Blvd.	Widen to 6-lanes	2030 - 2040	\$3.1M
Blackfeather Trail	Front St. to Woodlands Blvd	Widen to 4-lanes	2030 - 2040	\$2.5M
Front St.	@ Blackfeather Trail Intersection	Add through lanes and turn lanes	2030 - 2040	\$3.9M
N. Meadows	@ Meadows Blvd Intersection	Turn lane and signal improvements	2030 - 2040	TBD
Wolfersberger Rd.	Coachline to Midnight St.	Improve to 2-lane minor arterial	2040 - 2050	\$6M
Various	Various	Development Driven Improvements	Varies	Varies



TMP UPDATE

Studies

1. Extension of Perry St. across I-25 to Dawson Trails Blvd
2. I-25 Interchange (Plum Creek Pkwy Reconstruction)
3. Meadows Pkwy (US 85) – I-25 to Santa Fe Dr.
4. Founders Pkwy (SH 86) – I-25 to Crowfoot Valley Rd.

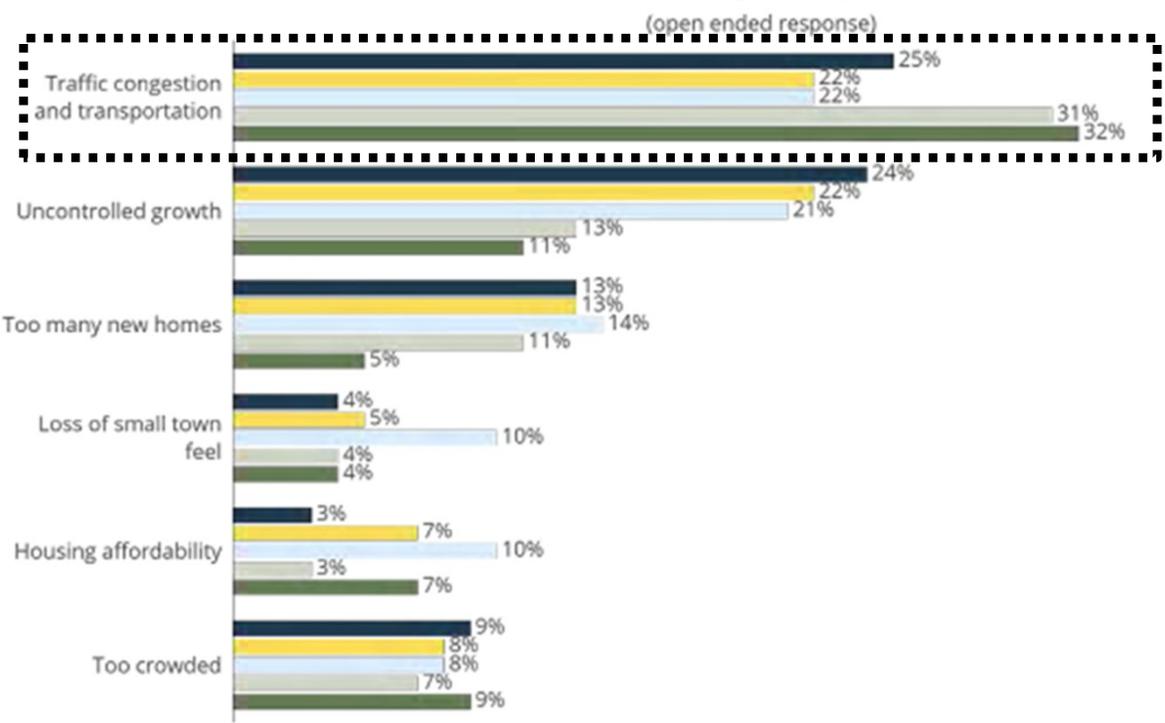
Other Changes to the TMP Project List

1. Removed Crystal Valley Interchange from project list (under construction)
2. Removed new interchange near Blackfeather Trail / Hwy 85

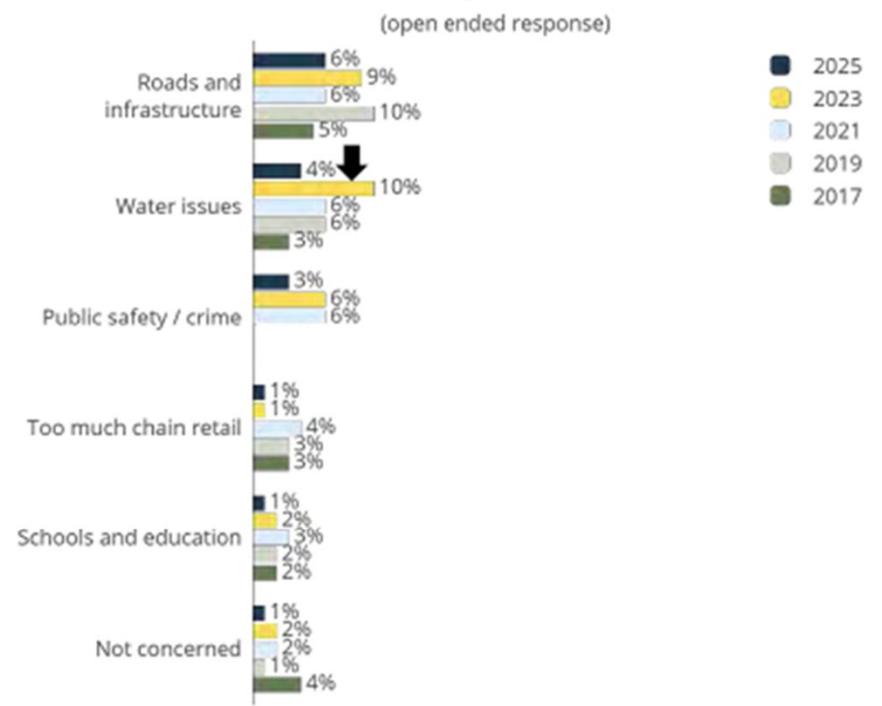
Negative Aspects of Growth

The top two concerns about growth in Castle Rock are consistent with the 2021 and 2023 surveys: uncontrolled growth and traffic congestion/transportation. Mentions of water issues have decreased compared to 2023.

Most Mentioned Negative Aspects of Growth



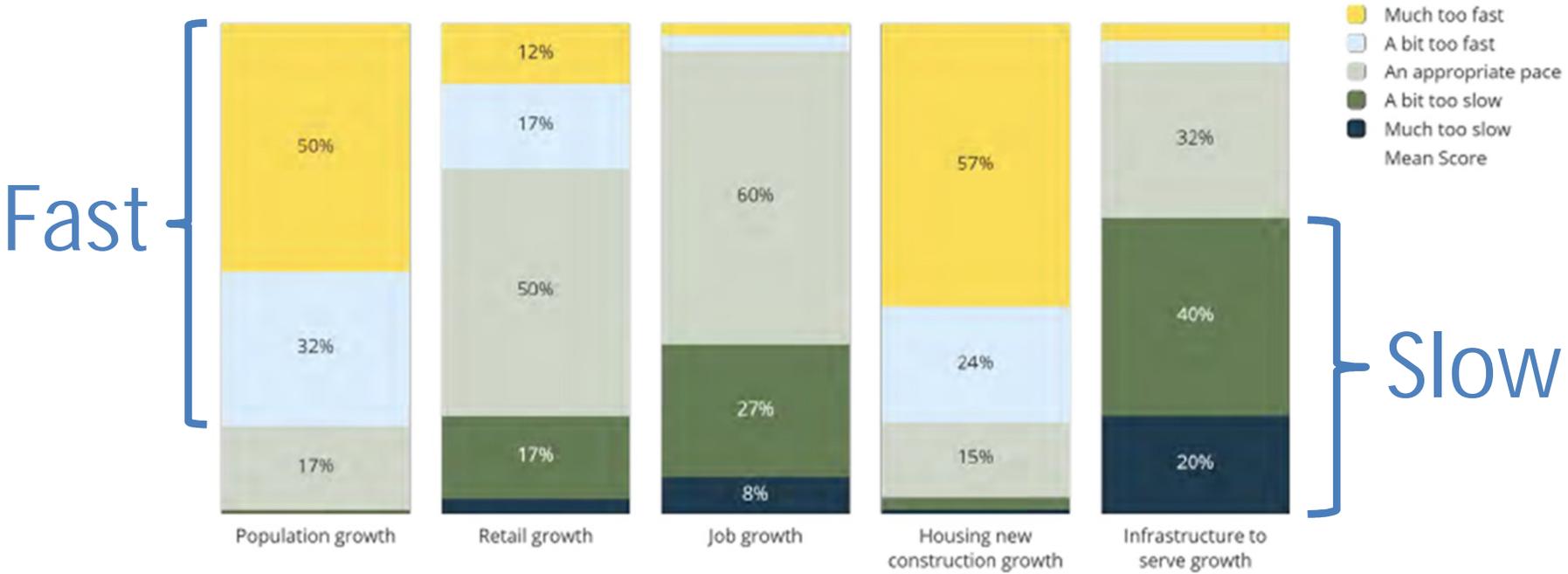
Less Mentioned Negative Aspects of Growth



Rate of Growth

The 2025 survey asked residents to describe the Town's growth rate. Overall, residents feel the Town is growing too quickly regarding population and new housing construction. Residents feel retail growth and job growth are moving at an appropriate pace. The majority of residents feel the infrastructure to serve this growth is moving too slowly.

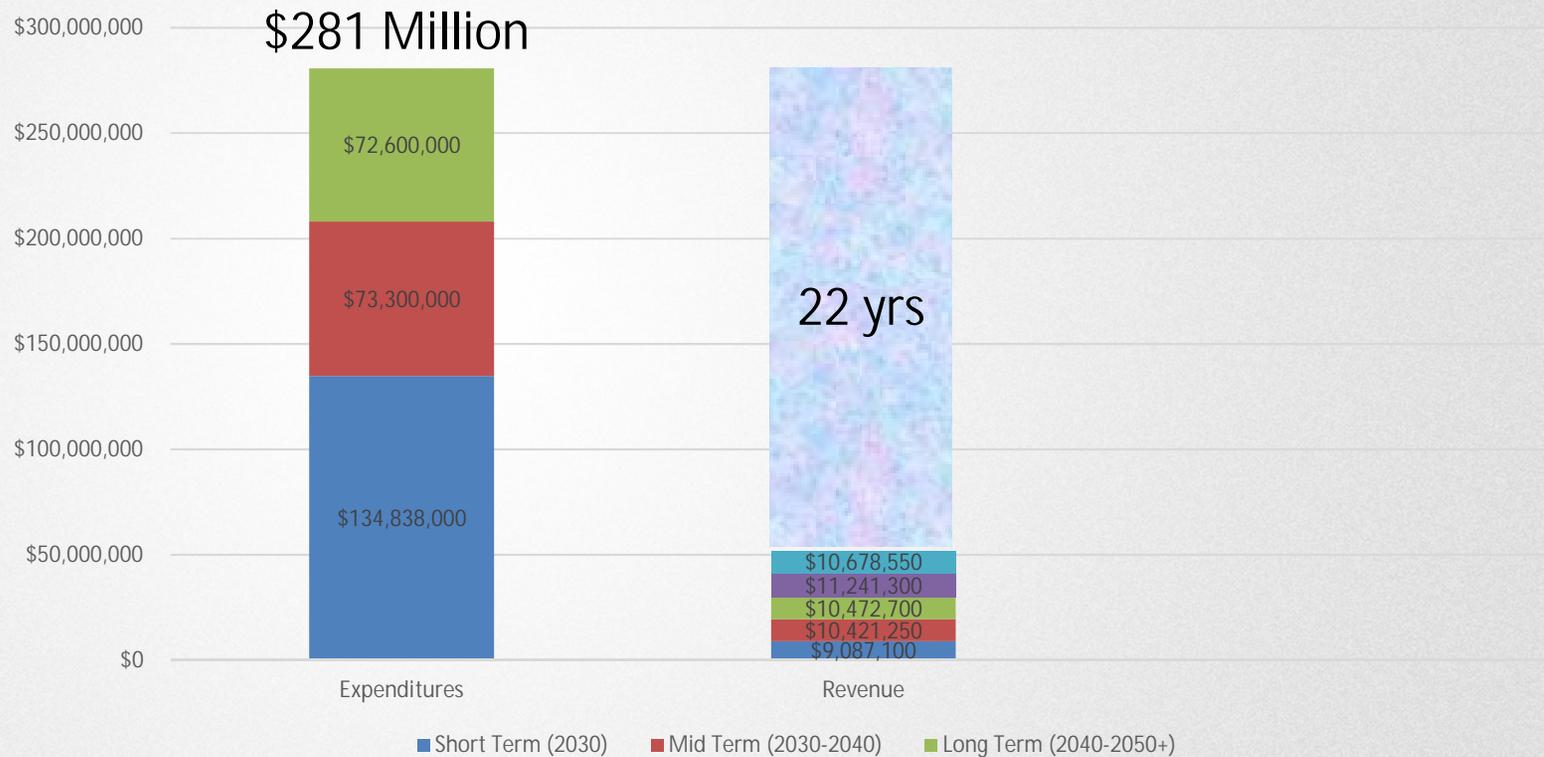
Rate of Growth in Each of These Categories



Please indicate the rate of growth in the following categories in Castle Rock over the past 2 years

TMP & CIP DISCUSSION

Forecasted Expenditures vs Revenue



TMP & CIP DISCUSSION

Transportation Impact Fee

1. Current Fee: \$16,853 (single family home)
2. Typically passed onto customers
3. Timing of fee occurs at time of building permit

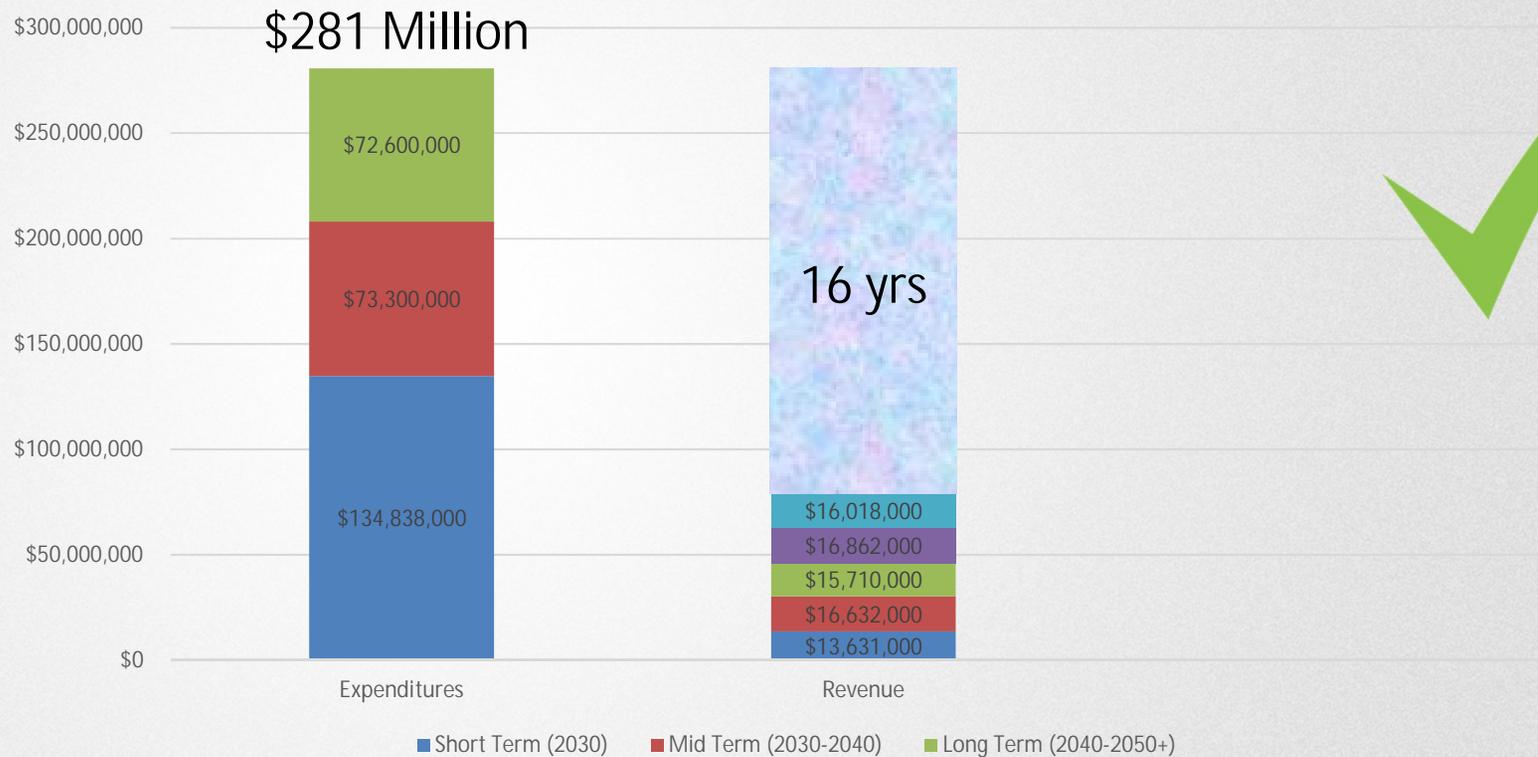
TMP & CIP DISCUSSION

Cost Drivers	
SFE	1
Above Grade Sq Ft (Main + 2nd + Adtl.)	2400
Valuation 2017	\$ 279,636.00
Valuation 2018	\$ 288,036.00
Valuation 2019	\$ 299,076.00
Valuation 2020	\$ 300,252.00

Category	2017	2018	2019	2020	2021	2022	2023	2024	2025	% Change (2017-2025)
BUILDING PERMIT FEE	\$ 1,999.71	\$ 2,046.75	\$ 2,108.58	\$ 2,115.16	\$ 2,147.95	\$ 2,479.25	\$ 2,717.81	\$ 2,784.47	\$ 2,782.64	39%
PLAN CHECK FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	0%
ADMIN COST RECOVERY	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 3,000.00	\$ 3,150.00	\$ 4,200.00	167%
USE TAX (CR)	\$ 5,033.45	\$ 5,472.68	\$ 5,981.52	\$ 6,005.04	\$ 6,122.16	\$ 7,305.36	\$ 8,157.36	\$ 8,395.41	\$ 8,814.66	75%
USE TAX (DOUGCO)	\$ 1,398.18	\$ 1,440.18	\$ 1,495.38	\$ 1,501.26	\$ 1,530.54	\$ 1,826.34	\$ 2,039.34	\$ 2,098.85	\$ 2,098.73	50%
PARKS IMPACT (MIN)	\$ 3,079.00	\$ 3,303.00	\$ 3,406.00	\$ 6,448.00	\$ 6,531.00	\$ 7,342.00	\$ 8,262.00	\$ 9,144.00	\$ 9,513.00	209%
MUNI FAC IMPACT (MIN)	\$ 384.00	\$ 396.00	\$ 325.00	\$ 339.00	\$ 343.00	\$ 386.00	\$ 434.00	\$ 481.00	\$ 500.00	30%
FIRE IMPACT (MIN)	\$ 616.00	\$ 894.00	\$ 1,005.00	\$ 1,033.00	\$ 1,052.00	\$ 1,139.00	\$ 1,266.00	\$ 1,388.00	\$ 1,427.00	132%
POLICE IMPACT (MIN)	\$ 324.00	\$ 362.00	\$ 497.00	\$ 519.00	\$ 526.00	\$ 591.00	\$ 665.00	\$ 736.00	\$ 766.00	136%
TRANSPORT IMPACT (MIN)	\$ 3,482.00	\$ 6,104.00	\$ 7,004.00	\$ 10,963.00	\$ 8,699.00	\$ 10,347.00	\$ 12,753.00	\$ 16,300.00	\$ 16,853.00	384%
STORWMATER SFD (PLUM CREEK)	\$ 1,317.00	\$ 1,317.00	\$ 1,317.00	\$ 1,357.00	\$ 1,425.00	\$ 2,128.00	\$ 2,341.00	\$ 2,575.00	\$ 2,704.00	105%
WATER SYSTEM (PER SFE)	\$ 3,314.00	\$ 3,510.00	\$ 3,557.00	\$ 3,664.00	\$ 4,030.00	\$ 5,700.00	\$ 6,270.00	\$ 6,897.00	\$ 8,276.00	150%
RENEWABLE WATER (PER SFE)	\$ 15,248.00	\$ 15,248.00	\$ 17,031.00	\$ 17,623.00	\$ 18,504.00	\$ 26,458.00	\$ 30,383.00	\$ 31,294.00	\$ 33,485.00	120%
WASTEWATER (PER SFE)	\$ 3,437.00	\$ 3,959.00	\$ 4,023.00	\$ 4,023.00	\$ 4,023.00	\$ 4,909.00	\$ 5,400.00	\$ 5,562.00	\$ 5,729.00	67%
METER SET (SINGLE PORT INDOOR USED)	\$ 397.74	\$ 409.89	\$ 416.47	\$ 411.23	\$ 425.76	\$ 839.95	\$ 914.00	\$ 914.00	\$ 1,001.83	152%
TOTAL:	\$ 41,601.64	\$ 46,034.06	\$ 49,738.51	\$ 57,573.25	\$ 56,930.97	\$ 73,022.46	\$ 84,602.51	\$ 91,719.73	\$ 98,450.86	137%

TMP & CIP DISCUSSION

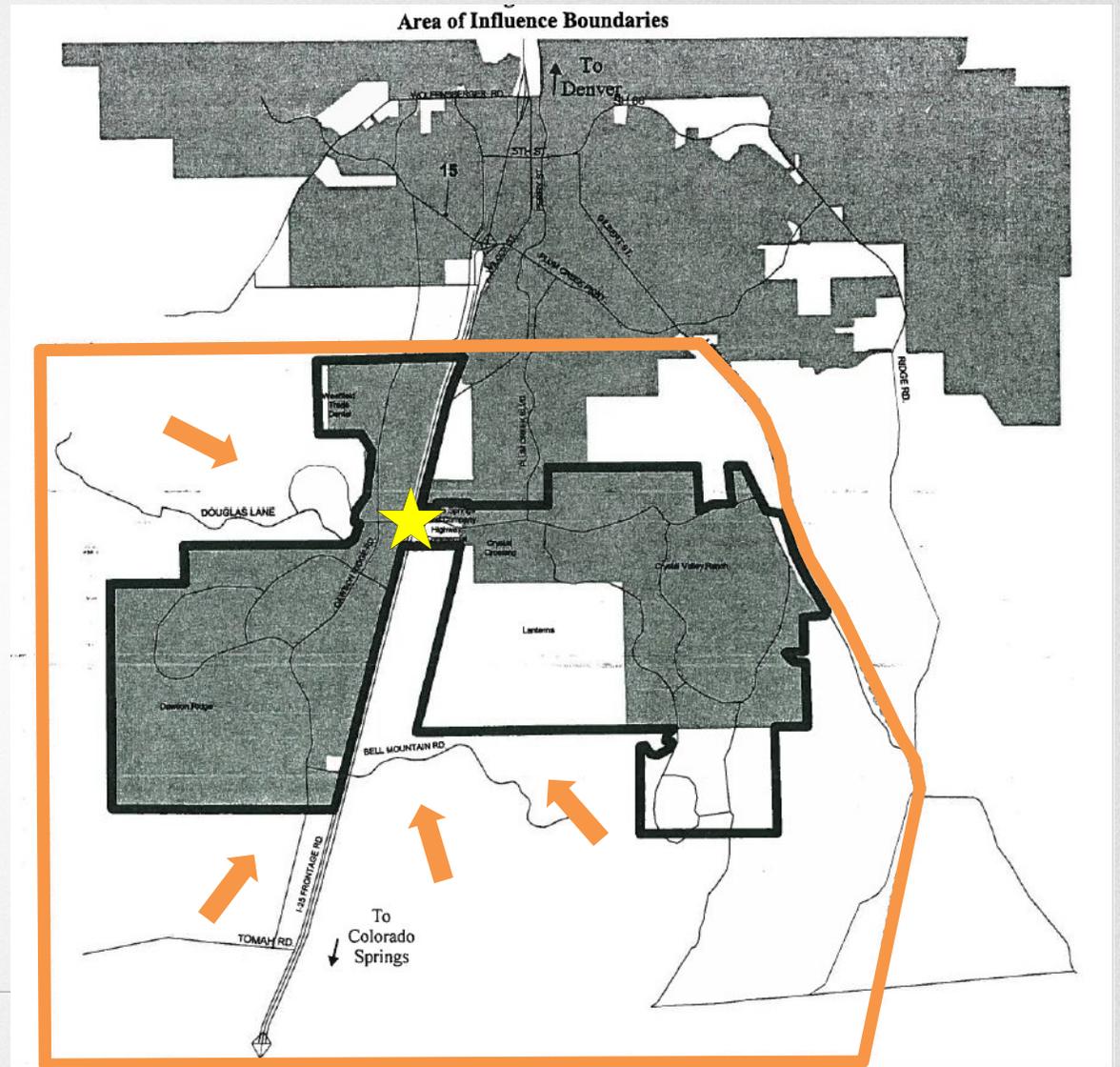
Forecasted Expenditures vs Revenue (50% Fee Increase)



TMP UPDATE

CVI New Development Payback

1. \$144+ Million
2. Update reimbursement formula for new developments that use the interchange



TMP & CIP DISCUSSION

Municipal Bond

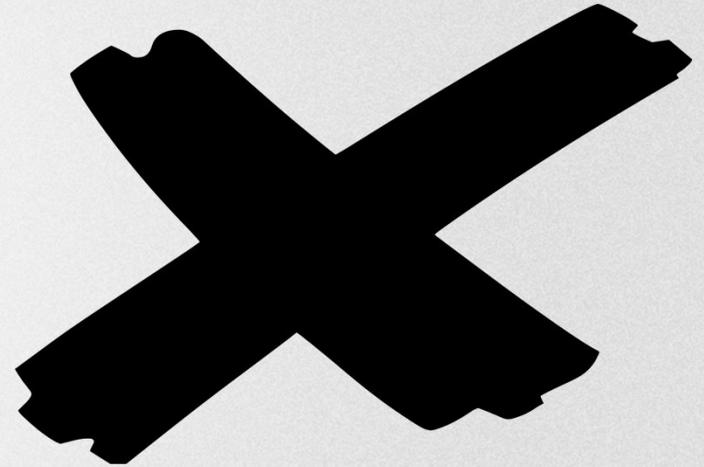
1. Identify specific projects to advance
2. Interest is typically tied to sales tax and impact fees as a guarantee. This affects operations and maintenance capabilities
3. Requires majority voter support

Explore

TMP & CIP DISCUSSION

Capital Improvement Tax

1. Dedicated sales or property tax increase
2. Would require majority approval of voters



TMP UPDATE

Motion

“I move that Town Council approve the Resolution as introduced by title.”

Alternative Motions

“I move to recommend that Town Council approve the Resolution, with the following conditions: (list conditions)”

“I move to continue this item to (Town Council meeting date) to allow additional time to (list information needed)”





Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/1/2025

Item #: 16. **File #:** RES 2025-078

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Roy Gallea, P.E., Engineering Manager
Emily Huth, P.E., Project Manager

Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Emergency and Approving a Construction Contract with Garney Companies Inc. for the Ray Waterman Regional Water Treatment Center and the Bell Mountain Ranch LAS Conversion Project [*Ray Waterman Regional Water Treatment Center and Bell Mountain Ranch Water Treatment Plant*]

Executive Summary

Castle Rock Water (CRW) staff requests approval of a Resolution approving a sole source Construction Contract and Work Package 1 under that contract (**Attachment A**) with Garney Companies (Garney) to complete construction of liquid ammonium sulfate (LAS) chemical conversion projects at the Ray Waterman Regional Water Treatment Center (RWRWTC) and the Bell Mountain Ranch Water Treatment Plant (BMR). This project will be completed in two work packages. Work Package 1 is for \$1,199,662 and will be executed to allow for procurement of long lead equipment. Work Package 2 will be for the remainder of the work. Final pricing is still being developed for Work Package 2.

Now that the WISE project is ramping up to full deliveries and CRW is also delivering Dominion's WISE and other water supplies, it is critical that CRW be able to bring WISE water directly into our system, bypassing retreatment at RWRWTC which currently cannot be done. Retreatment at RWRWTC means that we are limited to the total treatment capacity of the plant and WISE water and other supplies do not add to our overall water supply capacity. This project is necessary to ensure that bringing WISE and other imported supplies directly into our system is possible. This will increase the overall water supply capacity of CRW, which is important to keep up with growth. It will also ensure that we do not run into a situation where WISE water is being offered and CRW cannot accept that water (known as take-or-pay). If this case were to occur, CRW would be at risk of paying hundreds of thousands of dollars per month and not receiving the benefit of the water supply.

Budget Impact

Item #: 16. File #: RES 2025-078

Garney’s proposal for Work Package 1 is \$1,199,662. Staff requests an additional \$119,966 (Town-managed 10% contingency) be authorized for a total project authorization of \$1,319,628. The project will be funded from the accounts shown in the table below. There is \$1,930,372 remaining in the budget for Work Package 2.

Project	Account Number	Budget
Chloramine & WISE Modifications at RWWTC	211-4375-443.77-72	\$1,600,000
Bell Mountain Ranch WTP LAS Conversion	210-4275-442.79-33	\$500,000
SCADA System Improvements	210-4275-442.75-41	\$1,150,000
	Total Budget	\$3,250,000
Project Contract		
RWWTC and BMR LAS Conversion Project - Work Package 1 Construction Contract		\$1,199,662
Town Contingency (10%)		\$119,966
Total Authorization		\$1,319,628

Staff Recommendation

Staff recommends Town Council approval of the resolution to approve the Construction Contract between the Town of Castle Rock and Garney Companies Inc. for the RWWTC and BMR LAS Conversion Project - Work Package 1 in the amount of \$1,199,662 plus a Town-managed 10% contingency of \$119,966, for a total authorization amount of \$1,319,628.

Proposed Motion

“I move to approve the Resolution as introduced by title.”

Alternative Motions

“I move to approve the resolution as introduced by title, with the following conditions: (list conditions).”

“I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed).”

Attachments

- Staff Report
- Attachment A: Resolution
- Exhibit 1: Construction Agreement
- Attachment B: Location Map
- Attachment C: Sole Source Justification Form

Item #: 16. File #: RES 2025-078



STAFF REPORT

To: Honorable Mayor and Members of Town Council

Thru: David Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Roy Gallea, P.E., Engineering Manager
Emily Huth, P.E., Project Manager

Title: **Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Emergency and Approving a Construction Contract with Garney Companies Inc. for the Ray Waterman Regional Water Treatment Center and the Bell Mountain Ranch LAS Conversion Project** [*Ray Waterman Regional Water Treatment Center and Bell Mountain Ranch Water Treatment Plant*]

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be at risk of paying hundreds of thousands of dollars per month and not receiving the benefit of the water supply.

Notification and Outreach Efforts

No notification and outreach is necessary for this project as this project is internal to CRW.

History of Past Town Council, Boards & Commissions, or Other Discussions

CRW staff presented this item to the CRW Water Commission on June 25, 2025. The Commission voted unanimously 7 to 0 to recommend Council approval of the resolution as presented.

Discussion

This contract will include scope at two of the Town's treatment facilities: RWRWTC and BMR. The work at BMR includes installation of a new liquid ammonium sulfate (LAS) chemical feed system, resulting in the switch from free chlorine to chloramines as the disinfectant in the BMR system to align with the rest of the Town's water distribution system. The work at RWRWTC will include conversion of the existing anhydrous ammonia chemical system to a liquid ammonium sulfate (LAS) chemical system to improve safety and align with chemicals being used at other facilities in the system. The location of the conversion from free chlorine to chloramines will be modified in the facility to improve operational flexibility and allow the Town to receive WISE flows even when RWRWTC is taken offline.

The flowrates CRW receives from WISE are determined by Aurora Water and CRW must take the water, or pay a fee for not receiving it (known as WISE take-or-pay). CRW is slated to receive higher WISE flows during the 2025/2026 lower demand season (i.e. winter months), which is a trend that is expected to continue in future years. Additionally, CRW is now receiving and transmitting all of Dominion's WISE and Aurora water supplies through this connection. In the future, CRW will also have additional imported supplies coming into our system at RWRWTC. CRW staff have determined the RWRWTC LAS Conversion project is an emergency project to complete as efficiently as possible during the 2025/2026 low demand season to minimize the take-or-pay fees associated with not being able to receive WISE water when RWRWTC must be taken offline – whether for expected routine maintenance, planned construction projects, or unexpected/emergency repairs.

It is preferred that as much of the construction work be completed in the month of November 2025 as possible because that is when WISE flows are not going to be provided to CRW. This project will also include some Supervisory Control and Data

Acquisition (SCADA) improvements that were originally going to be completed as part of the SCADA Phase V project at RWRWTC. The LAS Conversion cannot be completed without completing some upgrades to the SCADA system, instrumentation, and programming that was originally going to be completed in the SCADA Phase V project. Including a portion of the SCADA work within the LAS Conversion project will help to prevent rework and additional costs.

Given the emergency status of this project, and complexity of coordinating this project with other concurrent projects occurring at RWRWTC, it is recommended that the project be sole-sourced to Garney. Garney is a contractor that is familiar with CRW's facilities and standards, has consistently completed high quality work on schedule, has crews available to complete the work in the necessary time frame, and is able to work with CRW staff to prioritize procurement of long-lead equipment and develop a construction schedule that minimizes impacts to CRW's operations. Garney has previously been selected through competitive bidding processes and is currently working on the Plum Creek Water Purification Facility (PCWPF) Expansion Project.

The project will be completed in two work packages. The first work package is being established to allow for procurement of long lead equipment that is necessary for the project. Long lead equipment includes chlorine analyzers, analyzer panels, programmable logic controller (PLC) panels, chemical feed pumps, and chemical storage tanks. It is necessary to purchase this equipment as early as possible to complete the work in the necessary schedule. A second work package will be proposed to Town Council for approval of the remaining equipment and construction at RWRWTC and BMR after the overall project pricing is known.

Budget Impact

Garney's proposal for Work Package 1 is \$1,199,662. Staff requests an additional \$119,966 (Town-managed 10% contingency) be authorized for a total project authorization of \$1,319,628. The project will be funded from the accounts shown in the table below. There is \$1,930,372 remaining in the budget for Work Package 2.

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Town Contingency (10%)		\$119,966

Total Authorization		\$1,319,628
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Staff Recommendation

Staff recommends Town Council approval of the resolution to approve the Construction Contract between the Town of Castle Rock and Garney Companies Inc. for the RWRWTC and BMR LAS Conversion Project – Work Package 1 in the amount of \$1,199,662 plus a Town-managed 10% contingency of \$119,966, for a total authorization amount of \$1,319,628.

Proposed Motion

“I move to approve the Resolution as introduced by title.”

Alternative Motions

“I move to approve the resolution as introduced by title, with the following conditions: (list conditions).”

“I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed).”

Attachments

- Attachment A: Resolution
- Exhibit 1: Construction Agreement
- Attachment B: Location Map
- Attachment C: Sole Source Justification Form

RESOLUTION NO. 2025-078

**A RESOLUTION WAIVING THE FORMAL WRITTEN BIDDING
REQUIREMENT ON THE BASIS OF SOLE SOURCE AND
EMERGENCY AND APPROVING A CONSTRUCTION CONTRACT
WITH GARNEY COMPANIES, INC. FOR THE RAY WATERMAN
REGIONAL WATER TREATMENT CENTER AND BELL MOUNTAIN
RANCH LAS CONVERSION PROJECT**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”), has determined that Garney Companies, Inc. (the “Contractor”), is best suited to undertake preconstruction services for the Ray Waterman Regional Water Treatment Center and Bell Mountain Ranch LAS Conversion Project (the “Project”); and

WHEREAS, under the Town Purchasing Policies and Procedures, the requirement for formal written sealed bids may be waived where only one known source exists, only one single supplier can fulfill the requirements, the service is of a unique nature, the service allows for standardization with existing equipment, or the Town currently has a contract in place with a contractor for similar work (“sole source”) or on the basis of emergency; and

WHEREAS, according to Section 3.02.060.A.4 of the Castle Rock Municipal Code, Town Council has the authority to waive the requirement for formal written sealed bids on the basis of sole source or emergency for the procurement of work or services in excess of \$250,000; and

WHEREAS, because the Town currently has a contract in place with Contractor for similar work, the Contractor is familiar with the Town’s facilities and standards, is available to complete the work in the necessary time frame and develop a schedule that minimizes impacts to Town operations, and because delay of this Project would detrimentally impact the wellbeing of the Town’s citizens and property, Town staff recommends Town Council waive the formal written sealed bid requirement on the basis of sole source and emergency; and

WHEREAS, subject to Town Council’s waiver of the requirement for formal written sealed bids, the Town and the Contractor have agreed to the terms and conditions by which the Contractor will provide preconstruction services for the Project (the “Agreement”); and

WHEREAS, Town Staff recommends Town Council approve the Agreement with the Contractor.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Sole Source Approval. The sole source justification form is hereby approved in the same form as presented at tonight’s meeting.

Section 2. Approval. The Agreement between the Town and Contractor is hereby approved in substantially the same form as presented at tonight’s meeting, with such technical

changes, additions, modifications, deletions, or amendments as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Agreement and any technical amendments thereto by and on behalf of the Town.

Section 3. Encumbrance and Authorization for Payment. In order to meet the Town's financial obligations under the Agreement, the Town Council authorizes the expenditure and payment in an amount not to exceed \$1,199,662.00, plus a Town-managed contingency in the amount of \$119,966.00, unless otherwise authorized in writing by the Town. The total authorized payment under the Agreement, including the contingency, is \$1,319,628.00.

PASSED, APPROVED AND ADOPTED this 1st day of July, 2025, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Director, Castle Rock Water



**TOWN OF CASTLE ROCK
CONSTRUCTION CONTRACT
(RWRWTC AND BMR LAS CONVERSION PROJECT - CRW)**

THIS CONSTRUCTION CONTRACT (“Contract”) is made between the **TOWN OF CASTLE ROCK**, a Colorado municipal corporation (“Town”), 100 N. Wilcox Street, Castle Rock, Colorado 80104 and **GARNEY COMPANIES, INC.**, a Missouri corporation, with a local address of 7911 Shaffer Parkway, Littleton, CO 80127 (“Contractor”).

In consideration of these mutual covenants and conditions, the Town and Contractor agree as follows:

SCOPE OF WORK. The Contractor shall execute the entire scope of work described in the Contract, including but not limited to *Exhibit 1* (“Work”).

CONTRACT. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, written or oral representations and agreements. The Contract incorporates Contract Documents. In resolving inconsistencies among two or more of the Contract Documents, precedence will be given in the same order as enumerated.

LIST OF CONTRACT DOCUMENTS

The Contract Documents consist of this Contract and all documents to be added by Amendment to this Contract upon completion of the scoping, design and pricing of the Project. The work associated Contract Documents, Contractor’s pricing as agreed to, and all other necessary components shall be added to this Contract by Amendment and shall become a fully enforceable part of this Contract.

The Contract Documents, except for Modifications issued or Amendments executed after execution of this Contract, are:

1. Change Orders
2. Notice to Proceed
3. Construction Contract
4. General Conditions of the Contract, attached as *Exhibit 2*
5. Where applicable, Davis-Bacon Act Wage Determinations
6. Special Conditions of the Contract, if applicable
7. Final Drawings and Specifications
8. Pricing Documents, including RWRWTF LAS IFB Drawings, RWRWTF LAS IFB Specifications, Addendum 1_RWRWTF LAS, RWRWTC SCADA Portion (180997_0_SMPP5_E_R24 0522), BELL MOUNTAIN RANCH DRAWINGS IFC, BELL MOUNTAIN RANCH SPECIFICATIONS IFC
9. Notice of Substantial Completion
10. Notice of Construction Completion
11. Contractor’s Proposal for Work Package One (Preconstruction Services), attached as *Exhibit 4*
12. Contractor’s Proposal for Work Package Two
13. Performance, and Labor and Material Payment Bonds
14. Performance Guarantee
15. Insurance Certificate, attached as *Exhibit 3*
16. Scope of Work general description, attached as *Exhibit 1*
17. Construction Schedule



CONTRACT PRICE.

The Town shall pay the Contractor for performing the Work and the completion of the Project according to the Contract, subject to Change Orders as approved in writing by the Town, under the guidelines in the General Conditions. The Town will pay **\$1,199,662.00** (“Contract Price”), to the Contractor, subject to full and satisfactory performance of the terms and conditions of the Contract. The Contract Price is provisional based on the quantities contained in the Proposal attached as *Exhibit 4*.

The Contract Price is currently for Work Package One only. Contractor acknowledges and agrees that this Contract does not commit the Town to proceed with Work Package Two under this Contract.

The final Contract Price shall be adjusted to reflect actual quantities incorporated into the Work at the specified unit prices. The Town has appropriated money equal or in excess of the Contract Price for this work.

COMPLETION OF WORK. Substantial Completion of the Work will be made as set forth in the Drawings and Specifications in each Work Package. Substantial Completion of the Work for Work Package One (Preconstruction Services) shall be made by or before **April 30, 2026**. Construction Completion of the Work will be made on or before the date set forth in each Work Package. The Town and Contractor recognize that time is of the essence of this Contract and that the Town will suffer financial loss if the Work is not completed by the Substantial Completion Date, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions; the General Conditions are attached hereto and incorporated herein as *Exhibit 2*.

LIQUIDATED DAMAGES. If the Contractor fails to complete the Work by the date set for completion in the Contract, or if the completion date is extended by a Change Order, by the date set in the Change Order, the Town may permit the Contractor to proceed, and in such case, may deduct the sum of \$1,000.00 for each day that the Work shall remain uncompleted from monies due or that may become due the Contractor. This sum is not a penalty but is a reasonable estimate of liquidated damages. Liquidated damages shall apply to completion of WP#2 only.

The parties agree that, under all of the circumstances, the daily basis and the amount set for liquidated damages is a reasonable and equitable estimate of all the Town’s actual damages for delay. The Town expends additional personnel effort in administering the Contract or portions of the Work that are not completed on time, and has the cost of field and office engineering, inspecting, and interest on financing and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms, are impossible to measure.

SERVICE OF NOTICES TO TOWN. Notices to the Town are given if sent by registered or certified mail, postage prepaid, to the following address:

TOWN OF CASTLE ROCK
 Town Attorney
 100 N. Wilcox Street
 Castle Rock, CO 80104

With a copy to: Legal@crgov.com



INSURANCE PROVISIONS. The Contractor must not begin any work until the Contractor obtains, at the Contractor's own expense, all required insurance as specified in the General Conditions. Such insurance must have the approval of the Town of Castle Rock as to limits, form and amount. *The Certificate of Insurance ("COI") must be submitted along with the executed contract as Exhibit 3.*

RESPONSIBILITY FOR DAMAGE CLAIMS. See Article 6 of the General Conditions in *Exhibit 2.*

The Contractor also agrees to pay the Town all expenses, including attorney's fees, incurred to enforce this Responsibility for Damage Claims clause.

Nothing in the **INSURANCE PROVISIONS of the General Conditions** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

STATUS OF CONTRACTOR. The Contractor is performing all work under the Contract as an independent contractor and not as an agent or employee of the Town. No employee or official of the Town will supervise the Contractor. The Contractor will not supervise any employee or official of the Town. The Contractor shall not represent that it is an employee or agent of the Town in any capacity. **The Contractor and its employees are not entitled to Town Workers' Compensation benefits and are solely responsible for federal and state income tax on money earned.** This is not an exclusive contract.

THIRD PARTY BENEFICIARIES. None of the terms or conditions in the Contract shall give or allow any claim, benefit, or right of action by any third person not a party to the Contract. Any person, except the Town or the Contractor, receiving services or benefits under the Contract is an incidental beneficiary only.

INTEGRATION. This Contract integrates the entire understanding of the parties with respect to the matters set forth. No representations, agreements, covenants, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically set forth in this Contract.

DEFINITIONS. The Definitions in the General Conditions apply to the entire Contract unless modified within a Contract Document.

AMERICANS WITH DISABILITIES ACT. Contractor agrees to ensure that any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract, to include website design services, will comply with all requirements of Title II of the Americans with Disabilities Act and, where applicable, Section 504 of the Rehabilitation Act, the Architectural Barriers Act, and the Colorado Anti-Discrimination Act. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract fail to comply with the requirements of this Section, Contractor shall indemnify the Town in accordance with the terms of this Contract and, at the Town's option, shall re-vise, re-construct, or similar, the non-compliant deliverable, work, service, or equipment, or reimburse the Town for the cost associated with bringing the non-compliant deliverable, work, service or equipment into compliance.

NO DISCRIMINATION IN EMPLOYMENT. The Town is a governmental agency and, therefore, in connection with the performance of Work or Services under this Contract, Contractor shall not refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, gender identity or gender expression, marital status, or physical or mental disability, or any other protected class under Federal or State law; and Contractor shall insert the foregoing provision in any subcontracts hereunder.



TITLE VI COMPLIANCE. To the extent applicable, Contractor shall ensure its current and future compliance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d et seq., as amended, which prohibits the exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin.

ADVERTISING AND PUBLIC DISCLOSURE. Contractor shall not include any reference to this Contract or goods or services provided pursuant to this Contract in any of Contractor’s advertising or public relations materials without first obtaining the written approval of the Town. Nothing herein, however, shall preclude the transmittal of any information to officials of the Town, including without limitation, the Town Attorney, Town Manager, and the Town Council.

VENUE, CHOICE OF LAW AND DISPUTES. Venue for all legal actions shall lie in the District Court in and for the County of Douglas, State of Colorado, and shall be governed by the laws of the State of Colorado as well as the Charter and Municipal Code, rules, regulations, Executive Orders, and fiscal rules of the Town.

AUTHORITY. The individuals executing this Contract represent that they are expressly authorized to enter into this Contract on behalf of the Town and the Contractor and bind their respective entities. This Contract is executed and made effective as provided herein.

LICENSES/TAXES. Contractor affirms it is licensed to do business in the State of Colorado and is in good standing. Further, Contractor shall be solely responsible for paying all applicable taxes associated with or rising out of this Contract.

CONFIDENTIALITY. Contractor agrees that it shall treat as confidential all information provided by the Town regarding the Town’s business and operations. All confidential information provided by the Town hereto shall be used by Contractor solely for the purposes of rendering services or work pursuant to this Contract and, except as may be required in carrying out the terms of this Contract, shall not be disclosed to any third party without the prior consent of the Town. The foregoing shall not be applicable to any information that is publicly available when provided or which thereafter becomes publicly available or which is required to be disclosed by any regulatory authority in the lawful and appropriate exercise of its jurisdiction over a party, any auditor of the parties hereto, by judicial or administrative process or otherwise by applicable law or regulation.

ATTACHED EXHIBITS:

EXHIBIT 1 – SCOPE OF WORK

EXHIBIT 2 –TOWN OF CASTLE ROCK CONSTRUCTION CONTRACT GENERAL CONDITIONS

EXHIBIT 3 – CONTRACTOR’S CERTIFICATE OF INSURANCE

EXHIBIT 4 – CONTRACTOR’S PROPOSAL

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Executed this 1st day of July, 2025.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Kaitlin Parker, Assistant Town Attorney

Mark Marlowe, Director of Castle Rock Water

CONTRACTOR:

GARNEY COMPANIES, INC.

By: 
(Signature)

Joel Heimback
(Print Name)

Its: Director
(Title)

EXHIBIT 1

SCOPE OF WORK

The Ray Waterman Regional Water Treatment Center (“RWRWTC”) and Bell Mountain Ranch (“BMR”) LAS Conversion Project (the “Project”) will include upgrades of chemical feed systems at both facilities. The RWRWTC portion of the Project will also include a new vault with chemical injections to modify the location of conversion of free chlorine to chloramines within the treatment plant, addition of a red zone pressure reducing valve (“PRV”) vault, and upgrades of instrumentation and SCADA systems that tie into the chemical building at the facility.

The Project is intended be completed in two Work Packages. During Work Package One, Contractor will work with the Town and the Town’s Design Consultant for the Project (as identified by the Town) to ensure that construction fits within the budget, and will provide Preconstruction Services including but not limited to: procurement of long lead equipment while final design is being completed. Long lead equipment includes instrumentation, control panels, chemical storage tanks, chemical metering pumps, chemical feed panels, sampling panels, static mixer and sampling panels.

Each of the two Work Packages shall provide for the Work described in the Drawings and Specifications for that Work Package, all of which shall be part of the Contract Documents. If the Town elects to so proceed, Work Package Two will be added to this Contract via an Amendment to the Contract, and the Contract Price will be amended to account for Work Package Two.

1. Work Package One (WP#1) for Preconstruction Services includes procurement of long lead equipment.
2. Work Package Two (WP#2) includes the balance of the Project.

The Contractor shall perform the Work in a good and workmanlike manner. The Work shall include, in addition to the Work expressly described in the Contract Documents, any and all work reasonably inferable by Contractor from the Contract Documents. Contractor shall exercise reasonable diligence and critical judgement in the review of all information, reports, surveys, drawings, and tests pertaining to the Work or the Project prior to proceeding with any work or activity based upon the same. Contractor is expected to be reasonably familiar with local building codes and requirements, and to bring to the attention of the Town’s Design Consultant for the Project any discrepancy or compliance issue Contractor suspects or becomes aware of during the course of the Project.

EXHIBIT 2

TOWN OF CASTLE ROCK CONSTRUCTION CONTRACT GENERAL CONDITIONS

SCOPE: Since the General Conditions are general, some conditions may not apply to a particular Project.

Article 1--DEFINITIONS AND ABBREVIATIONS

- 1.1 Whenever used in the Bidding Documents and Contract Documents, the following terms shall have the following meanings, applicable to both the singular and plural:
- 1.0.1 **Addenda:** Written changes to the Bidding Documents issued at least two days before the Opening of Bids which modify or interpret the Contract or changes the date set for the Opening of Bids.
 - 1.0.2 **Alternate Bid:** An Alternate Bid is an amount stated in the Bid added to or deducted from the base amount of the Bid when the Town accepts a corresponding change in project scope, materials or method of construction described in the Contract.
 - 1.0.3 **Bid:** The proposal the Bidder submits on the prescribed Bid Forms stating the prices for the Work to be performed.
 - 1.0.4 **Bid Forms:** The Bid Proposal, Bid Bond, Bid Schedule, Bidder's Qualifications and Data, Bidder's Officials Data, Non-Collusion Affidavit of Prime Bidder, and Subcontractors and Related Data.
 - 1.0.5 **Bidder:** The person, partnership, or corporation submitting a Proposal for the performance of the Work covered by the Contract.
 - 1.0.6 **Bidding Documents:** The Invitation to Bid, Bid Forms, Information and Instructions to Bidders, Specifications, Drawings, Sample Forms, Special and General Conditions and Addenda (if any).
 - 1.0.7 **Bonds:** Bid Bonds, Performance, and Labor and Material Payment Bonds or other instruments of security, furnished by the Contractor and its Surety according to the Contract.
 - 1.0.8 **Change Order:** A written modification of the Contract, issued after award to the Contractor, authorizing an addition, deletion or revision in the Work within the general scope of the Contract or authorizing an adjustment in the Contract Price or Contract Time, mutually agreed upon between the Town and the Contractor. Change Order Work shall be accounted for in the same manner as all other items of Work contained in the applicable Work Package.
 - 1.1.9 **Claim:** A written demand for payment of money, extension of time, or other relief allowed by this Contract.
 - 1.0.10 **Completion Date:** The date the Contract specifies the Work is to be completed.

- 1.1.11 **Construction Completion:** Construction Completion of the Work occurs following Substantial Completion and when the Contractor has completed the Work in accordance with the Contract Documents, including completion of all punch lists and cleanup work, and the Contractor has submitted to the Owner:
- (a) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work have been paid or otherwise satisfied;
 - (b) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect;
 - (c) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents;
 - (d) consent of surety, if any, to final payment;
 - (e) all operating and maintenance manuals;
 - (f) identification lists of all materials and equipment;
 - (g) inspection Certificates;
 - (h) record documents;
 - (i) demonstration by the Contractor to the Owner concerning the proper operation and maintenance of all equipment;
 - (j) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and
 - (k) if required by the Contract Documents, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner.
- 1.0.12 **Contract:** The Construction Contract consisting of the Agreement for a Construction Contract and the incorporated Contract Documents.
- 1.0.13 **Contract Coordinator:** The authorized representative of the Town designated to act for the Town in processing the Award of Contracts, maintaining centralized official Contract documentation, providing administrative liaison/coordination, legal liaison/coordination via Town Attorney, and processing of Contract Payment authorizations as approved by the Project Manager.
- 1.0.14 **Contract Documents:** All the documents expressly incorporated into the Contract by the Agreement for Construction Contract, including but not limited to Addenda, Bid Forms, Change Orders, Town Project Final Acceptance, Drawings, General Conditions, Information and Instruction to Bidders, Insurance Certificates, Invitation to Bid, Notice of Award, Notice of Construction Completion, Notice to Proceed, Notice of Substantial Completion, Performance and Labor and Material Payment Bonds, Special Conditions, Supplemental Drawings and Schedules, Technical Specifications, and Work Packages.

No one part of the Contract Documents shall constitute the Contract, but the whole taken together shall be the Contract between the parties.

- 1.0.15 **Contract Price:** The total monies payable to the Contractor under the terms and conditions of the Contract.
- 1.0.16 **Contract Time:** The number of days stated in the Contract for the completion of the Project.
- 1.0.17 **Contractor:** The person, company, firm or corporation contracting with the Town to construct, erect, alter, install or repair any work or construction project.
- 1.0.18 **Date of Contract:** The execution date in the Agreement for a Construction Contract.
- 1.0.19 **Day:** A calendar day of twenty-four hours each.
- 1.1.20 **Defective:** Work and/or Materials that are unsatisfactory, faulty or deficient, do not conform to the Contract Documents, do not meet the requirements of any inspection, reference standard, test or approval referred to in the Contract Documents, or have been damaged prior to final payment (unless responsibility for the protection thereof has been assumed by Owner in accordance with this Contract).
- 1.0.21 **Drawings:** The part of the Contract prepared or approved by the Project Manager showing the characteristics and scope of the Work to be performed.
- 1.0.22 **Field Order:** A written order directing a change in the Project issued by the Project Manager to the Contractor during construction based on an emergent need and for no more than 5% of the Project Contingency, so long as within the Project Manager's signing authority. Field Orders shall be routed for appropriate Town-wide signatures within thirty days of execution of such Field Order for formal incorporation into the Contract.
- 1.0.23 **Inspector:** The Town's authorized representative assigned to make detailed inspection of the Work performed by the Contractor.
- 1.1.24 **Milestone:** A principal event specified in the Contract Documents relating to an intermediate completion date or time prior to Substantial Completion of all the Work.
- 1.0.25 **Notice of Award:** The written notice of the acceptance of the Bid from the Town to the successful Bidder.
- 1.0.26 **Notice of Construction Completion:** The written acknowledgment that construction is complete which starts the warranty period.
- 1.0.27 **Notice of Final Acceptance:** The written acceptance of Work performed under the Contract, following satisfactory conclusion of the warranty period.
- 1.0.28 **Notice to Proceed:** The written notice by the Town to the Contractor authorizing it to proceed with the Work which establishes the Contract commencement and Contract Coordinators.

- 1.0.29 **Notice of Substantial Completion:** The written notice of the date, as certified by the Project Manager, when the Project or a specified part is sufficiently completed, according to the Contract, so the Project or specified part can be used for the intended purposes.
- 1.0.30 **Owner.** The Town; see Section 1.1.42.
- 1.1.31 **Owner's Design Consultant:** The person, firm or corporation retained by Owner to provide engineering services as Owner's independent professional associate or consultant for the Work.
- 1.0.32 **Project:** The undertaking to be performed as provided in the Contract.
- 1.0.33 **Project Manager:** The authorized representative of the Town, known as the Project Manager, assigned to the Project to ensure that all Work is performed according to the terms and conditions of the Contract. Also see Article 10, "Project Manager's Responsibilities."
- 1.0.34 **Shop Drawings:** All Drawings, diagrams, illustrations, brochures, schedules, and other data prepared by the Contractor, a Subcontractor, manufacturer, Supplier or distributor which illustrate how specific portions of the Work will be fabricated or installed.
- 1.0.35 **Special Conditions:** Additions to the General Conditions containing instructions and conditions peculiar to an individual Project.
- 1.0.36 **Specifications:** A part of the Contract Documents consisting of written technical description of materials, equipment, construction systems, standards, and workmanship.
- 1.1.37 **Subcontract:** A contract between a Contractor and a Subcontractor.
- 1.0.38 **Subcontractor:** Any person, company, firm or corporation, having a subcontract with the Contractor to furnish and perform on-site labor, with or without furnishing materials for the project.
- 1.1.39 **Substantial Completion:** Substantial completion occurs when the Work (or a specified part thereof) has progressed to the point that it can be utilized for the purposes for which it is intended, as further specified in Article 14. The terms "substantially complete" and "substantially completed" as applied to any Work refer to Substantial Completion thereof. A certificate of occupancy alone is not evidence of Substantial Completion.

Substantial Completion for the Project is further defined as (i) that degree of completion of the Project's operating facilities or systems sufficient to provide the Owner the full time, uninterrupted, continuous beneficial operation of the Work; and (ii) all required functional, performance and acceptance or startup testing has been successfully demonstrated for all components, devices, equipment, and instrumentation and control to the satisfaction of the Owner's Design Consultant in accordance with the requirements of the Specifications; and (iii) all inspections required have been completed and identified conditions corrected.

Specific items of Work, which shall be completed prior to declaration of Substantial Completion date includes, but are not limited to the following:

- (a) Correction of all state, local, and other regulatory agencies defective work lists.

- (b) Operation and maintenance manuals have been received and approved by the Owner including, but not necessarily limited to, the following:
 - (i) Contractor's redline mark-ups to Owner's Design Consultant.
 - (ii) Operation and maintenance manuals, including service and maintenance agreements.
 - (iii) Equipment and data forms.
- (c) All special accessories have been provided that are required to place each item of equipment in full operation. These special accessory items include, but are not limited to, specified spare parts, valve operators, and other expendable items required for startup and operation of the operating facilities or systems as a whole.
- (d) All additional warranty or insurance coverage requirements have been provided.
- (e) All safety features are completed.
- (f) Any and all required occupancy permits have been issued by any governmental entity having jurisdiction.

Owner occupancy and use of substantially completed Work does not constitute final acceptance by the Owner of such Work.

- 1.0.40 **Supplier:** Any person or organization who supplies materials or equipment for the Work, including that fabricated to a special design, but who does not perform labor at the site.
- 1.0.41 **Surety:** The entity which is bound with and for the Contractor for the Performance of the Work and for the Labor and Material Bond.
- 1.1.42 **Town:** The Town of Castle Rock, in the State of Colorado, acting by and through its Mayor, Town Council, Town Manager, or other authorized representative.
- 1.0.43 **Unit Price:** An amount stated in the Bid as a price per unit of measurement for materials or services as described in the Contract.
- 1.1.44 **Unit Price Work:** Work to be paid for on the basis of unit prices.
- 1.1.45 **Warranty Work:** Work that is not in conformance with the Contract Documents. This includes Work that is defective.
- 1.0.46 **Work:** The construction and services required by the Contract, whether completed or partially completed, including all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may be the whole or a part of the Project.
- 1.1.47 **Work Package:** The set of documents, including Drawings and Specifications, describing a phase of the total Work.



1.1.48 **Written Amendment:** A change to the Contract Documents that is signed by Owner and Contractor on or after the Effective Date of the Contract and normally addresses non-engineering or non-technical rather than strictly Work-related aspects of the Contract Documents. A Written Amendment may also add Work to the scope of the Contract.

1.1 **Abbreviations:** When the following abbreviations appear in the documents, they are defined as follows:

AASHTO	American Association of State Highway and Transportation Officials
ACI	American Concrete Institute
AISC	American Institute of Steel Construction
ANSI	American National Standards Institute
ASA	American Standards Association
ASCE	American Society of Civil Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AWS	American Welding Society
AWWA	American Water Works Association
CDOT	Colorado Department of Transportation
EPA	Environmental Protection Agency
MUTCD	Manual on Uniform Traffic Control Devices
OSHA	Occupational Safety & Health Administration
WW-P	Federal Specifications Prefix

Article 2--PRELIMINARY MATTER

2.1 **Notice to Proceed:** Following the execution of the Contract by the Parties, the Project Manager will give the Contractor written Notice to Proceed with the Work. The Contractor shall begin and continue the Work regularly and without interruption (unless otherwise directed in writing by the Project Manager) with the force necessary to complete the Work within the time stated in the Contract.

2.2 **Contractor's Understanding:** The Contractor agrees that, by careful examination, it is satisfied as to the nature and location of the Work, the conformation of the ground, the character, quality, and quantity of the materials to be encountered, the character of equipment and facilities needed before beginning and for the Project, the general and local conditions, and all other matters, which can in any way affect the Work under the Contract. No oral agreement with any officer, agent or employee of the Town either before or after the execution of the Contract shall affect or change any of the terms or obligations contained in the Contract.

2.3 **Contractor's Warranty:** The Contractor warrants that it has the knowledge, ability, experience, and expertise to perform the Work competently. The Contractor warrants the capacity of the Contractor's construction plant, personnel, and its ability to complete the Project within the allotted time.

2.4 **Contractor's License and Permits:** Contractor, or if applicable Subcontractor, shall be responsible for applying for, and obtaining all Town, County, State and/or Federal licenses and permits required to do the Work. Contractor will not be required to pay for Town permits, with the exception of the Temporary Erosion and Sediment Control (TESC) permit. All TESC permit fees must be paid by Contractor or Subcontractor as a condition to issuance of such TESC Permit.

2.5 Schedules, Reports, and Records

- 2.5.1 Before beginning construction, the Contractor shall submit to the Project Manager a Construction Progress Schedule, on a form approved by the Project Manager, showing all Work the Contractor and all Subcontractors will perform. The Project Manager may require the Contractor to substitute a Critical Path Method schedule (CPM), or bar graph type schedule. The Special Conditions will state when a CPM network schedule is required.
- 2.5.2 The schedule shall be in enough detail for the Project Manager to readily determine the Work to be performed each day. When requested by the Project Manager, the Contractor shall update the schedule.
- 2.5.3 Before beginning construction, the Contractor shall give the Project Manager the dates it expects to submit Shop Drawings, manufacturers' details, catalog cuts or other required special detail Drawings and also the dates of beginning manufacture, testing, delivery and installation of special equipment and materials.

- 2.6 **Contractor's Address:** The address in the Bid Proposal is designated as the place to which all communications to the Contractor will be delivered or mailed. The delivery at the listed address, in person or by certified mail, of any notice, letter or other communication to the Contractor, is adequate service upon the Contractor, and the date of the service is the date of delivery.

2.7 Notification of Utility Owners

- 2.7.3 The Contractor shall cooperate with Utility Owners to mitigate damage whenever the Contractor's work affects their utilities.
- 2.7.4 The Contractor shall not excavate without first notifying the owners, operators or association of owners and operators having underground facilities in the area of such excavation. Notice may be given in person, by telephone or in writing. Notice to an association is notice to each member of the association.
- 2.7.5 Contractor shall give notice of the commencement, extent, and duration of the excavation work at least two business days before beginning Work.
- 2.7.6 If the Project affects fences, landscaping, mailboxes, driveways and other improvements, the Contractor shall notify the affected property owners or occupants IN WRITING at least two business days before beginning Work. The Contractor shall cooperate with the owners or occupants to reduce inconvenience where reasonably possible.

2.8 Department of Revenue Forms

- 2.8.1 It is the responsibility of the Contractor to apply for a Colorado State Sales and Use Tax Exemption Certificate from the State Dept. of Revenue and to use it when purchasing materials or supplies in connection with the Project.
- 2.8.2 The Town's Tax Exemption Numbers are to be used only when obtaining the Contractor's own Tax Exemption Certificate for each specific Town project:
 - a. Federal Tax Exemption Number: 84-6000640

b. State of Colorado Tax Exemption Number: 98-05820-0000

2.9 **Phased Construction:** The Project will be designed and constructed in two Work Packages. The Contractor will work with the Owner and Owner's Design Consultant in preparing a detailed description of the Work to be included in each Work Package and all documents appurtenant thereto, including Drawings and Specifications. The Contractor shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities and procurement and construction scheduling issues in preparing these documents for each Work Package.

2.10 Representations

2.10.1 The Contractor shall exercise reasonable care in preparing schedules and estimates. The Contractor, however, does not warrant or guarantee estimates and schedules except as otherwise indicated in the Contract Documents. The Contractor shall promptly report to the Owner's Design Consultant and Owner any nonconformity of the Drawings and Specifications with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities which is discovered by or made known to the Contractor as a request for information in such form as the Owner's Design Consultant may require.

2.10.2 Contractor hereby represents, promises, and warrants that Contractor is financially solvent and possesses sufficient experience, licenses, authority, personnel and working capital to complete the Work required hereunder.

Article 3--DRAWINGS AND SPECIFICATIONS

3.1 Intent of Drawings and Specifications

3.1.1 In the Drawings and Specifications, the Town intends that the Contractor furnish all superintendence, labor, materials, tools, equipment, supplies, machinery and transportation necessary for the proper execution of the Work unless specifically noted otherwise. The Contractor shall do all the Work shown on the Drawings and described in the Specifications and all incidental Work reasonably necessary to complete the Project in a substantial and acceptable manner, and to complete fully the Work, ready for use, by the Town.

3.1.2 The Contractor shall complete all Work according to the Specifications and Plans, and in compliance with applicable laws of Colorado and ordinances of the Town.

3.1.3 In interpreting the Contract, words describing materials or work having a well-known technical or trade meaning, unless otherwise specifically defined, will be construed according to well-known meanings as recognized by engineers, architects, and the trades.

3.1.4 When the Contract refers to a provision of the General Conditions or another Contract Document, the Contract means the provision as amended or supplemented by other provisions of the Contract.

3.1.5 When the Specifications state the words "as directed," or "as required," or "as permitted," or words of like meaning, it is understood that the direction, requirement or permission of the Project Manager is intended. Similarly, the words **approved, acceptable or satisfactory** shall refer to approval by the Project Manager.

- 3.1.6 The Contract Documents are intended to be complementary, and Work called for on any Drawing and not mentioned in the Specifications, or Work described in the Specifications and not shown on any Drawing, is included under the Contract as if set forth in both the Specifications and Drawings.
- 3.2 **Copies of Drawings and Specifications Furnished:** The Project Manager will furnish to the Contractor, free of charge, four copies of Drawings and Specifications of the Work. All additional copies will be furnished at reproduction costs.
- 3.3 **Discrepancies in Drawings:** Contractor shall immediately report any discrepancies found between the Drawings and Specifications and site conditions or any errors or omissions in the Drawings or Specifications to the Project Manager, who shall promptly correct such error or omission IN WRITING. Any Work done by the Contractor after discovery of such discrepancies, errors or omissions is done at the Contractor's risk. In all cases, the Project Manager shall decide the intent of the Drawings and Specifications. The decision is final.
- 3.4 **Dimensions:** Figured dimensions shall govern over scaled dimensions.
- 3.5 **Drawings and Specifications at Job Site:** The Contractor shall keep one complete set of all Drawings and Specifications at the job-site, available to the Project Manager or the Manager's representative at all times.
- 3.6 **Shop Drawings**
- 3.6.6 The Contractor shall provide Shop Drawings, settings, schedules, and such other Drawings as may be necessary for the prosecution of the Work in the shop and in the field as required by the Drawings, Specifications or Project Manager's instructions.
- 3.6.7 The Contractor shall submit for approval four reproducible copies of all Shop Drawings and descriptive data as applicable showing all features not fully detailed on the Contract Plans but essential for a completely coordinated installation.
- 3.6.8 The Town's approval of Shop Drawings indicates only that the type and kind of equipment, general method of construction or detailing are satisfactory, but the Contractor may not construe the approval as a complete check. The Contractor has the responsibility for incorporating into the Work satisfactory materials and equipment meeting the requirements of the Contract Plans and Specifications, the proper dimensions, and the detailing of connections.
- 3.6.9 The review of Shop Drawings is only to check for compliance with the design concept of the Project and general compliance with the Contract Documents. Approval does not indicate the waiver of any contract requirement. Changes in the Work are authorized only by separate written Change Order.

3.7 **Record Documents:** The Contractor shall keep one record copy of all Addenda, Change Orders, Drawings, Field Orders, Modifications, and Shop Drawings and Specifications in good order. The Contractor shall record any changes made during construction on the record copies. The Contractor shall make a set of "Record Drawings" by marking this set of prints with all changes from the original Drawings as bid, including all Change Orders, alignment changes, depth changes of underground pipes and utilities, and all other items that are not the same as originally drawn. The Contractor shall keep the Record Drawings up to date as the Project progresses. The Project Manager may require, as a condition of the approval of the monthly progress payment, periodic inspection of the Record Drawings. The Contractor will deliver the Record Drawings to the Project Manager upon completion of the Project before Final Payment.

3.8 **Differing Site Conditions**

3.8.9 The Contractor shall promptly, before such conditions are further disturbed, notify the Project Manager in writing of:

- (a) Subsurface or latent physical conditions at the job-site differing materially from those indicated in the Contract; or
- (b) Unknown physical conditions at the job-site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract.

3.8.10 Upon receipt of written notification from the Contractor of alleged differing site conditions, the Project Manager shall promptly investigate the conditions and if it finds the conditions materially differ, and so cause an increase or decrease in the Contractor's cost of or the time required for performance of any part of the Work under the Contract, an equitable adjustment will be made and the Contract modified in writing as provided for in Article 11 of these General Conditions.

- (a) No claim will be allowed under this Article unless the Contractor has given the written notice required in Article 3.8.1.
- (b) No claim will be allowed under this Article if Final Payment has been made.

3.9 **Surveys**

3.9.1 The Project Manager shall develop and arrange for all detail surveys necessary. The Contractor assumes full responsibility for construction according to the established lines and grades.

3.9.2 The Contractor shall carefully protect all monuments and property markers from disturbance or damage.

Article 4--AVAILABILITY OF RIGHT-OF-WAY

4.1 Acquisition of Right-of-Way

4.1.1 Before issuance of Notice to Proceed, the Town shall obtain all land and right-of-way necessary for carrying out and completion of the Work to be performed pursuant to the Contract, unless otherwise mutually agreed.

- 4.1.2 The Town shall provide to the Contractor information which delineates and describes the lands owned and rights-of-way acquired, when necessary. The Contractor shall confine its operations within the areas designated by the Project Manager.
- 4.2 **Access to Right-of-Way:** The Town will provide right of access to all places necessary for the performance of the Work. Nothing contained in the Contract shall give the Contractor exclusive occupancy of the area provided by the Town. The Town, other Contractors of the Town and utility companies may enter upon or occupy portions of the land furnished by the Town for any purpose, but without unreasonably interfering with the completion of the Project. Joint occupancy or use of the territory shall not be the basis of any claim for delay or damages.
- 4.3 **State Highway Right-of-Way:** If any part of the Project is within the right-of-way of a roadway under the jurisdiction of the Colorado Division of Transportation (CDOT) the Town shall obtain the necessary permits from CDOT to perform such Work. Town, at its option may assign the responsibility to Contractor to obtain the necessary permits from CDOT to perform such Work. The Contractor shall conform to all the requirements and restrictions indicated on the permit. The Contractor shall restore the area to its original condition, including reseeded if necessary, at the completion of the Project.
- 4.4 **Temporary Storage Facilities:** The Contractor may secure at its own expense, and without liability to the Town, use of any additional land that the Contractor may desire for temporary construction activities, and facilities, or storage of materials.

Article 5--BONDS AND INSURANCE

- 5.1 **Performance Bond and Labor and Material Payment Bond:** The Contractor shall, within ten days after receipt of the Notice of Award, and before the commencement of any operations hereunder execute the Contract and furnish the Town with separate Performance, and Labor and Material Payment Bonds each in a penal sum equal to the amount of the Contract Price, conditioned upon the Contractor's performance of all undertakings, covenants, terms, conditions, and agreements of the Contract, and upon the Contractor's prompt payment to all persons supplying labor and materials in the prosecution of the Work provided by the Contract. The Contractor and a corporate Bonding company, licensed to transact such business in the State of Colorado and acceptable to the Town, shall execute the Bonds. The Contractor bears the expense of these Bonds. If at any time the Surety on such Bonds becomes irresponsible or loses its right to do business in the State of Colorado, the Town may require another Surety, which the Contractor shall furnish within ten days after receipt of written notice to do so. Evidence of authority of an attorney-in-fact acting for the corporate Surety shall be provided in the form of a certificate as to its power of attorney and to the effect that it is not terminated and remains in full force and effect on the date of the Bonds. The form of the Bonds is subject to the Town's approval.
- 5.2 **Insurance**
- 5.2.2 The insurance requirements contained in the Contract shall not limit or redefine the obligations of the Contractor as provided elsewhere in the Contract.
- 5.2.2 Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. Contractor shall not be relieved of any liability, claims, demands or other obligations assumed pursuant to the Contract Documents by reason of its failure to procure

or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

- 5.2.3 Contractor shall procure and maintain, and shall cause each subcontractor of the Contractor to procure and maintain a policy the minimum insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to the Town. All coverage shall be continuously maintained from the date of commencement of services hereunder. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

5.3 Insurance Requirements

- 5.3.1 **General Conditions:** Contractor agrees to secure, at or before the time of execution of this Agreement, the following insurance covering all operations, goods or services provided pursuant to this Agreement. Contractor shall keep the required insurance coverage in force at all times during the term of the Agreement, or any extension thereof, during any warranty period, and for eight (8) years after termination of the Agreement. The required insurance shall be underwritten by an insurer licensed or authorized to do business in Colorado and rated by A.M. Best Company as A-VII or better. Each policy shall require notification to the Town in the event any of the required policies be canceled or non-renewed before the expiration date thereof. Such written notice shall be sent to the Town. Said notice shall be sent thirty (30) days prior to such cancellation or non-renewal unless due to non-payment of premiums for which notice shall be sent ten (10) days prior. If such written notice is unavailable from the insurer, Contractor shall provide written notice of cancellation, non-renewal and any reduction in coverage to the Town by certified mail, return receipt requested within three (3) business days of such notice by its insurer(s). Contractor shall be responsible for the payment of any deductible or self-insured retention. The insurance coverages specified in this Agreement are the minimum requirements, and these requirements do not lessen or limit the liability of the Contractor. The Contractor shall maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this Agreement. All commercial and automobile liability policies shall have the following additional provisions:

- (a) Severability of interests or separation of insureds provision;
- (b) Provision that coverage is primary and non-contributory with other coverage maintained by the Town;
- (c) The underlying Agreement is an “insured contract” under the policy; and
- (d) Defense costs shall be outside the policy limits for liability coverage.

- 5.3.2 **Proof of Insurance:** Contractor may not commence services or work relating to the Agreement prior to placement of coverages required under this Agreement. Contractor certifies that the certificate of insurance attached as *Exhibit 3*, preferably an ACORD form, complies with all insurance requirements of this Agreement. The Town’s acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements set forth in this Agreement shall not act as a waiver of Contractor’s breach of this Agreement or of any of the Town’s rights or remedies under this Agreement. Each certificate shall identify the Project and shall provide that coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior

written notice has been given to the Town. If the words “endeavor to” appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town may require additional proof of insurance, including but not limited to policies and endorsements.

- 5.3.3 **Additional Insureds:** For Commercial General Liability, Automobile Liability, Contractors Pollution Liability (if required) and Excess Liability/Umbrella (if required), Contractor and subcontractor’s insurer(s) shall include the Town, its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town, and the Town’s Design Consultant for the Project, as additional insureds.
- 5.3.4 **Waiver of Subrogation:** For all coverages required under this Agreement, Contractor’s insurer shall waive subrogation rights against the Town, its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town, and the Town’s Design Consultant for the Project.
- 5.3.5 **Subcontractors and Subconsultants:** All subconsultants, subcontractors, independent contractors, suppliers or other entities providing goods or services required by this Agreement shall be subject to all of the requirements herein. Contractor shall require all of its subcontractors and subconsultants of any tier to provide insurance coverage in types and amounts required by the Contractor, but in amounts of at least \$1,000,000 Commercial General Liability, Business Automobile Liability insurance of \$1,000,000 combined single limit, statutory Workers’ Compensation coverage, and \$1,000,000 professional liability for any subcontractor performing design or engineering work. Contractor agrees to provide proof of insurance for all such subcontractors, subconsultants, independent contractors, suppliers or other entities upon request by the Town.
- 5.3.6 **Workers’ Compensation and Employer’s Liability Insurance:** Contractor shall maintain the coverage as required by statute for each work location and shall maintain Employer’s Liability insurance with minimum limits of \$100,000 per occurrence for each bodily injury claim, \$100,000 per occurrence for each bodily injury caused by disease claim, and \$500,000 aggregate for all bodily injuries caused by disease claims.
- 5.3.7 **Commercial General Liability:** Contractor shall maintain a Commercial General Liability insurance policy with minimum limits of \$1,000,000 for each occurrence and \$2,000,000 products and completed operations aggregate, and \$2,000,000 general aggregate (per project). The policy shall provide coverage for all claims for bodily injury, property damage (including loss of use), products and completed operations, and contractual liability.
- 5.3.8 **Business Automobile Liability:** Contractor shall maintain Business Automobile Liability, or its equivalent, with minimum limits of \$1,000,000 combined single limit applicable to all owned, hired and non-owned vehicles used in performing services under this Agreement. If transporting wastes, hazardous material, or regulated substances, Contractor shall carry a pollution coverage endorsement and an MCS 90 endorsement on their policy. Transportation coverage under the Contractors Pollution Liability policy shall be an acceptable replacement for a pollution endorsement to the Business Automobile Liability policy.



- 5.3.9 **Builder's Risk or Installation Floater:** Contractor shall maintain limits equal to the completed value of the project. Coverage shall be written on an all risk, replacement cost basis including coverage for soft costs, flood and earth movement, if in a flood or quake zone, and, if applicable, equipment breakdown including testing. The Town, Contractor, and subcontractors shall be Additional Named Insureds under the policy. Policy shall remain in force until acceptance of the project by the Town.
- 5.3.10 **Contractor's Pollution Liability:** Contractor shall maintain minimum limits of \$1,000,000 per occurrence and \$2,000,000 policy aggregate. Policy to include bodily injury; property damage including loss of use of damaged property; defense costs including costs and expenses incurred in the investigation, defense or settlement of claims; and clean-up costs. Policy shall include a severability of interest or separation of insured provision (no insured vs. insured exclusion) and a provision that coverage is primary and non-contributory with any other coverage or self-insurance maintained by the Town.
- 5.3.11 **Additional Provisions:**
- 5.3.11.1 For claims-made coverage: The retroactive date must be on or before the contract date or the first date when any goods or services were provided to the Town, whichever is earlier.
- 5.3.11.2 Contractor shall advise the Town in the event any general aggregate or other aggregate limits are reduced below the required per occurrence limits. At their own expense, and where such general aggregate or other aggregate limits have been reduced below the required per occurrence limit, the Contractor will procure such per occurrence limits and furnish a new certificate of insurance showing such coverage is in force.
- 5.3.12 **Governmental Immunity:** The parties understand and agree that the Town is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., as from time to time amended, or otherwise available to Town, its officers, or its employees.

Article 6--INDEMNIFICATION

6.1 Responsibility for Damage Claims

- 6.1.1 The Contractor shall indemnify, save harmless, and defend the Town, its officers and employees, and the Town's Design Consultant for the Project, from and in all suits, actions or claims of any character brought because of: any injuries or damage received or sustained by any person, persons or property because of operations for the Town under the Contract; the Contractor's failure to comply with the provisions of the Contract; the Contractor's neglect of materials while constructing the Work; because of any act or omission, neglect or misconduct of the Contractor; because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, materials or process involved are specifically required by Contract; from any claims or amount arising or recovered under the "Workers' Compensation Act," by reason of the Contractor's failure to comply with the act; pollution or environmental liability; or any failure of the Contractor to comply with any other law, ordinance, order or decree. The Town may retain so much of the money due the Contractor under the Contract, as the Town considers necessary for such purpose, for the Town's use. If no money is due, the Contractor's Surety may be held until such suits, actions, claims for injuries or damages have been settled. Money due the Contractor will not be withheld when the Contractor produces satisfactory evidence that it and the Town are adequately protected by public liability and property damage insurance.
- 6.1.2 The Contractor also agrees to pay the Town all expenses incurred to enforce this "Responsibility for Damage Claim" agreement and if the insurer of the Contractor fails to provide or pay for the defense of the Town of Castle Rock, its officers and employees, as additional insured, the Contractor agrees to pay for the cost of that defense.
- 6.1.3 Nothing in the **INSURANCE PROVISIONS** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.
- 6.1.4 This indemnification obligation shall survive the expiration or termination of this Contract.

Article 7--CONTRACTOR'S RESPONSIBILITIES

7.1 Control of the Work

- 7.1.1 When the Contractor is not present on the Project it shall have a Superintendent or other representative acceptable to the Town present who shall, during the absence of the Contractor, be its representative and have immediate charge of the Project. The Superintendent or representative shall have the Contractor's authority to act in its absence.
- 7.1.2 Any person employed on the Project who fails, refuses or neglects to obey the Superintendent or Contractor's other designated representative, shall, upon the order of the Project Manager, be at once removed from the Project and not again employed on any part of the Project.

7.2 General Use of Subcontractors

- 7.2.1 The Contractor may utilize the services of specialty Subcontractors on those parts of the Work which, under normal contracting practices, are performed by specialty Subcontractors.
- 7.2.2 The Contractor shall not sublet or subcontract any portion of the Work to be done under the Contract until approval of such action has been obtained from the Town.

- 7.2.3 The Contractor is fully responsible to the Town for the acts and omissions of its Subcontractors, and of persons either directly or indirectly employed by them.
- 7.2.4 Nothing contained in the Contract creates any contractual relationship between any Subcontractor and the Town.
- 7.2.5 The Contractor shall put appropriate provisions in all Subcontracts relative to the Work to bind Subcontractors to the terms of the Contract insofar as applicable to the Work of Subcontractors, and to give the Contractor the same power to terminate any Subcontractor that the Town may exercise over the Contractor.
- 7.2.6 The Contractor shall make available to each proposed Subcontractor, before the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement which may be at variance with the Contract Documents. Subcontractors shall similarly make copies of applicable portions of such documents available to their respective proposed Sub-Subcontractors.

7.3 **Materials and Equipment Furnished by the Contractor**

- 7.3.1 The Contractor shall furnish and pay the cost of all of the necessary materials not furnished by the Town, all the superintendence, labor, tools, equipment, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery and transportation. The Contractor shall perform all the work required for the construction of all structures listed and itemized under the Bid Schedule of the Bid in strict accordance with the plans, Specifications and requirements and any amendments thereto and supplemental plans and Specifications hereafter approved.
- 7.3.2 Unless otherwise provided for in the Specifications, all workmanship, equipment, materials, and articles incorporated in the Project are to be the best of their respective kinds, new and undamaged.
- 7.3.3 Materials, supplies or equipment to be incorporated into the Project shall not be purchased by the Contractor or any Subcontractor subject to chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by the seller.
- 7.3.4 The Contractor shall furnish the Project Manager, for the Manager's approval, the name of the manufacturer of machinery and other equipment for materials the Contractor contemplates incorporating in the Project. The Contractor shall also furnish information on capacities, efficiencies, sizes, etc., and other information as may be required by the Project Manager. The Contractor shall submit samples for approval when requested. Machinery, equipment, materials, and articles installed or used without the Project Manager's approval are at the risk of subsequent rejection.
- 7.3.5 The Contractor shall give the Project Manager three copies of all shop manuals, operating manuals, parts lists, classifications, catalog cuts, Specifications, warranties and guarantees for all equipment and machinery installed.
- 7.3.6 **Consideration of a product as an "equal" by the Project Manager may require that the manufacturer of such product furnish guarantees that extend beyond the usual**

product warranty time. The refusal of a manufacturer to provide such guarantees is sufficient reason for rejecting the product.

7.4 **Patents and Copyrights**

- 7.4.1 The Contractor shall provide a suitable legal agreement with the patentee giving the Contractor the right to use any design, device, material, or process covered by letters patent or copyright, in the construction of the Project when the use has not been specified or required by the Drawings and Specifications. The Contractor shall file a copy of this agreement with the Town, if requested. The Contractor and the Surety shall indemnify, defend and save harmless the Town from all claims for infringements on patented design, devices, material, process or any trademark or copyright during the prosecution or after the completion of the Project.
- 7.4.2 If any design, device, material, process or product of a particular manufacturer covered by letters patent or copyright is specified for use by the Drawings and Specifications, the Town is responsible for any claims for infringement by reason of the use of such design, device, material, process or product of a particular manufacturer; but the Contractor shall pay any royalties or license fees required.

7.5 **Existing Utilities**

- 7.5.1 The Town has collected and shown on the Drawings available information on the location of existing underground, surface and overhead structures and utilities. However, the Town does not guarantee the results of the investigations are accurate or complete. It is the Contractor's responsibility to verify all locations of existing structures and utilities shown on the Drawings and to ascertain whether any other structures and utilities exist.
- 7.5.2 The Contractor shall support, and protect from injury, existing power lines, telephone lines, water mains, gas mains, sewers, cables, conduits, ditches, curbs, walks, pavements, driveways, and other structures in the vicinity of the Project which are not authorized to be removed until completion of the Project.

7.6 **Coordination with Utilities Departments**

- 7.6.1 The Contractor shall always coordinate its Work with Castle Rock Water. If it becomes necessary to close portions of any water or sewer system due to construction operations, a minimum of 48 hours notification shall be given Castle Rock Water and whenever possible one week's notice should be given. It is the Contractor's responsibility to ensure continuity of the utilities.
- 7.6.2 All water from Castle Rock Water required for the Project will be provided at the Contractor's expense.

7.7 **Laws and Ordinances**

- 7.7.1 The Contractor shall perform all obligations under the Contract in strict compliance with all federal, state, and municipal laws, rules, statues, charter provisions, ordinances, and regulations, applicable to the performance of the Contractor under the Contract.

- 7.7.2 The Contractor shall obtain all other permits and licenses required in the prosecution of the Work.
- 7.7.3 IT IS UNLAWFUL AND UNETHICAL FOR ANY PERSON TO OFFER, GIVE OR AGREE TO GIVE ANY TOWN EMPLOYEE, TOWN OFFICIAL OR FORMER TOWN EMPLOYEE, OR FOR ANY TOWN EMPLOYEE, TOWN OFFICIAL OR FORMER TOWN EMPLOYEE TO SOLICIT, DEMAND, ACCEPT OR AGREE TO ACCEPT FROM ANOTHER PERSON, A GRATUITY OR AN OFFER OF EMPLOYMENT IN CONNECTION WITH ANY DECISION, APPROVAL, DISAPPROVAL, RECOMMENDATION OR PREPARATION OF ANY PART OF A PROGRAM REQUIREMENT OR A PURCHASE REQUEST, INFLUENCING THE CONTENT OF ANY SPECIFICATION OR PROCUREMENT STANDARD, RENDERING OF ADVICE, INVESTIGATION, AUDITING OR IN ANY OTHER ADVISORY CAPACITY IN ANY PROCEEDING OR APPLICATION, REQUEST FOR RULING, DETERMINATION, CLAIM OR CONTROVERSY, OR OTHER PARTICULAR MATTER, PERTAINING TO ANY PROGRAM REQUIREMENT OR A CONTRACT OR SUBCONTRACT, OR TO ANY SOLICITATION OR PROPOSAL THEREFOR.
- 7.7.4 IT IS UNLAWFUL AND UNETHICAL FOR ANY PAYMENT, GRATUITY OR OFFER OF EMPLOYMENT TO BE MADE BY OR ON BEHALF OF A SUBCONTRACTOR UNDER A CONTRACT TO THE PRIME CONTRACTOR OR HIGHER TIER SUBCONTRACTOR OF ANY PERSON ASSOCIATED THEREWITH, AS AN INDUCEMENT FOR THE AWARD OF A SUBCONTRACT OR ORDER.

7.8 **Protection of Persons**

- 7.8.1 The Contractor is responsible for the health and safety of each and every person on or at the Work site. The Contractor shall take all necessary and reasonable precautions and actions to protect all such persons from injury, death or loss. The Contractor shall furnish, erect, and maintain at its own expense all necessary precautions for the protection of the Work and safety of the public through and around its construction operations.
- 7.8.2 Contractor shall prepare and implement a safety program complying with all of the requirements in this Section. Prior to the start of construction, Contractor shall provide the safety program to the Project Manager.
- 7.8.3 Prior to the start of construction, the Contractor shall provide the Project Manager with a statement signed by the Contractor's Superintendent that all Contractor Personnel have been or will be briefed on the Contractor's safety program prior to being allowed on the Work site.
- 7.8.4 It is a condition of the Contract, and the Contractor shall make a condition of each Subcontract entered into pursuant to the Contract, that the Contractor and any Subcontractor shall not require any laborer, mechanic or other person employed in performance of the Contract to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to health or safety. The Contractor shall comply with all applicable safety rules and regulations adopted by the United States Department of Labor Occupational Safety and Health Administration (OSHA), the Industrial Commission of the State of Colorado, or the Town, whichever is most restrictive. The Town assumes no duty to ensure that the Contractor follows the safety regulations issued by OSHA or the State of Colorado.

- 7.8.5 The Town shall have the right at any time to request a safety compliance review of the Contractor's and its Subcontractor's safety policies, practices, and procedures. The Contractor shall provide to the Project Manager a complete copy of any OSHA correspondence, report, warning, citation, directive or notice within twenty-four (24) hours after it is received. The Contractor shall also provide the Project Manager a copy of any Contractor reply to any OSHA correspondence, report, warning, citation, directive or notice. This submittal is for informational purposes only and shall not alter the Contractor's responsibilities for safety of the Work site.
- 7.8.6 The Contractor shall provide written notice of any report of injury on the Work site to the Project Manager within forty-eight (48) hours after Contractor becomes aware of same. In addition, the Contractor shall provide verbal notice of the injury to the Project Manager immediately following the report of the injury. Contractor shall thereafter provide a copy of any investigation into the injury and a written statement of resolution of the injury, which should include but is not limited to, the cause of the injury and remediation steps the Contractor will take to prevent another similar injury.
- 7.8.7 The Contractor shall employ at the Work site a responsible qualified person whose duties shall include the protection of persons and property and the administration of the Contractor's safety program. This person must have safety training, a working knowledge of safety requirements, and experience administering safety programs. The Contractor shall provide the Project Manager with this person's name prior to the start of construction.
- 7.8.8 For operations involving trenching, excavation or any other underground construction, the Contractor's attention is specially directed to and its Work shall conform to the Construction Safety and Health Regulations, Part P Subparagraph 1926.650-653 by OSHA, latest revision.
- 7.8.9 The Contractor shall provide all necessary protective devices and safety precautions. Such devices and precautions may include but are not limited to: posting of danger signs warning against hazards such as, but not limited to, hoists, well holes, elevator hatchways, scaffolding, openings, stairways, trip and fall hazards and falling materials; placement of warning flares; equipment back-up alarms; installation of barricades; promulgation and application of safety regulations and employment of safety personnel and guards. Signs will not be considered to be an adequate substitute for physical protective barriers. The costs of all protective devices and the planning and implementing of safety precautions are considered to be included in the Contract Amount.
- 7.8.10 This Section shall be interpreted in its broadest sense for the protection of persons and property, and no act or omission to act by the Town, its officers, employees or agents, or by any consultant shall relieve the Contractor of its obligations and duties hereunder.

7.9 **Protection of Property**

- 7.9.1 The Contractor shall continuously and adequately protect the Work from damage, injury or loss arising in connection with the Contract. It shall repair or replace at its expense any such damage, injury or loss, except such as may be directly due to error in the Contract or caused by agents or employees of the Town. It shall provide and maintain at its expense all passageways, barricades, guard fences, lights, and other protection facilities required by public authority or local conditions.

7.9.2 The Contractor is responsible for protection of all public and private property on and adjacent to the site of the Work. It shall use every precaution necessary to prevent damage to curbs, sidewalks, driveways, trees, shrubs, sod, mailboxes, fences, and other private and public improvements. It shall protect carefully from disturbance or damage all land monuments and property markers until an authorized agent has witnessed or otherwise referenced their locations, and shall not remove them until directed.

7.10 **Protection of Historical Sites**

7.10.1 When the Contractor's excavating operations encounter remains of prehistoric people's dwelling sites or artifacts of historical or archeological significance, the Contractor shall temporarily discontinue the operations, and immediately advise the Project Manager. The Project Manager will contact archeological authorities to determine the disposition of the items in question. When directed, the Contractor shall excavate the site in such a manner as to preserve the artifacts encountered and remove them for delivery to the custody of the proper authorities. Such excavation is considered, and paid for, as extra Work.

7.11 **Responsibility to Repair**

7.11.1 Should any existing property be damaged, the Contractor shall immediately notify the owner of such property. Unless authorized in writing by the owner of the property or directed by the Project Manager, the Contractor shall not attempt to make repairs. Written authorization from the owner to make repairs must be so worded as to save the Town harmless from any responsibility whatsoever relative to the sufficiency of the repairs. The Contractor shall give the Project Manager a copy of the written authorization to make repairs.

7.11.2 When any direct or indirect damage or injury is done to any public or private property or utility by or on account of any act, omission, neglect or misconduct in the execution of the Work, the Contractor shall restore the damaged property at its own expense to a condition equal to or better than that existing before such damage or injury.

7.11.3 The Contractor shall replace any materials and equipment lost, stolen, damaged or otherwise rendered useless during the performance of Work on the Project.

7.12 **Traffic Control**

7.12.1 The Contractor shall arrange Work to disrupt traffic as little as possible. All traffic Control Devices used shall conform to the latest edition of the Manual of Uniform Traffic Control Devices, (MUTCD). Except as otherwise permitted, two-way traffic shall be maintained at all times in public roadways. At least 7 days before starting any Work in Town right-of-way, the Contractor shall submit a detailed traffic control plan for review from the Public Works Department, with a copy to the Police Department. The approval shall establish the requirements for closures related to the number of lanes and time of day lanes or streets may be closed. The Traffic Control Plan (TC Plan) shall include the name of the contractor, the name and phone number of the person responsible for the traffic control, the date for beginning and ending construction activity and hours of operation expected. The TC Plan should show the widths of streets involved, traffic lanes, the size and location of the Work area with distances from the curb, distance to the nearest intersection and the

type and location of traffic control devices. No changes to the TC Plan shall be permitted without prior approval by the Public Works Director.

7.12.2 The Contractor shall furnish and maintain all necessary signs, barricades, lights, and flaggers necessary to control traffic and provide for safety of the public, all in compliance with the MUTCD with subsequent revisions and additions, and to the satisfaction of the Public Works Director.

7.12.3 Whenever a police officer is necessary for traffic control, the Contractor shall hire and pay a uniformed off-duty police officer with authority in the Town to direct traffic. The police department will determine the rate of pay for the officers.

7.12.4 The Contractor shall make its Traffic Control plans in concurrence with the Town requirements.

7.13 **Sanitary Regulations**

7.13.1 The Contractor is responsible for providing proper health and sanitation facilities for its employees, in compliance with any rules and regulations of the State Board of Health or any other bodies having jurisdiction.

7.13.2 The Contractor shall always provide an abundant supply of safe drinking water for its employees and shall give orders against the drinking of any water known to be unsafe in the vicinity of the Project.

7.13.3 At convenient places, the Contractor shall provide fly-proof outside toilets which are to be maintained in a sanitary condition. Toilets shall not be permitted in any reservoir area and shall not be permitted where they may pollute a water supply.

7.14 **Pollution Control**

7.14.1 The Contractor shall comply with all applicable Federal and State laws, orders, and regulations concerning the control, prevention, and abatement of water pollution and air pollution in all operations pertaining to the Contract whether on right-of-way provided by the Town or elsewhere.

7.14.2 The Contractor shall use construction methods that prevent release, entrance or accidental spillage of solid matter, contaminants, debris, and other objectionable pollutants and wastes including, but not restricted to refuse, garbage, cement, concrete, sewage effluent, industrial waste, radioactive substances, oil and other petroleum products, aggregate processing tailings, mineral salts, and thermal pollution. Non-regulated solid wastes shall be disposed of by methods approved under applicable laws and regulations, including, the Resource Conservation and Recovery Act (RCRA), Subtitle D, as administered by Colorado and local Health Departments and the EPA. Contaminated and hazardous materials are regulated by RCRA, Subtitles C and D. The Contractor shall notify the Colorado Department of Health, local Health Departments, and Town Fire Departments if suspect materials are encountered.

7.14.3 The Contractor shall utilize methods and devices that are reasonably available to control, prevent, and otherwise minimize atmospheric emissions or discharges of air contaminants including dust in its construction activities and operation of equipment.

- 7.14.4 **The Contractor shall not emit dust into the atmosphere during any operations, including but not limited to:** grading; excavating; manufacturing, handling or storing of aggregates; trenching; or cement or pozzolans. The Contractor shall use the necessary methods and equipment to collect, deposit, and prevent dust from its operations from damaging crops, orchards, fields or dwellings or causing a nuisance to persons. The Contractor is liable for any damage resulting from dust.
- 7.14.5 The Contractor may not operate equipment and vehicles with excessive emission of exhaust gases due to improper mechanical adjustments, or other inefficient operating conditions, until repairs or adjustments are made.
- 7.14.6 Burning trash, rubbish, trees, brush or other combustible construction materials is not permitted.
- 7.14.7 De-watering for structure foundations or earthwork operations adjacent to or encroaching on lakes, streams or water courses shall be done in a manner which prevents muddy water and eroded materials from entering the lakes, streams or water courses, by construction of intercepting ditches, bypass channels, barriers, settling ponds or by other approved means. Excavated materials may not be deposited or stored in or alongside lakes or water courses where they can be washed away by high water or storm runoff.
- 7.14.8 The Contractor may not allow waste water from aggregate processing, concrete batching or other construction operations to enter lakes, streams, water courses or other surface waters without turbidity control methods such as settling ponds, gravel-filter entrapment dikes, approved flocculation processes that are not harmful to fish, recirculation systems for washing of aggregates or other approved methods. Any waste waters discharged into surface waters shall conform to applicable discharge standards of the Colorado Department of Health and the Federal Government.

7.15 **Cleaning Up and Restoration**

- 7.15.1 The Contractor shall clean up all refuse or scrap materials so the site presents a neat, orderly, and workmanlike appearance at all times.
- 7.15.2 Upon completion of the Project, and before Final Inspection, the Contractor shall remove from the construction site and any occupied adjoining property all plants, buildings, refuse, unused materials, forming lumber, sanitary facilities, and any other materials and equipment that belong to the Contractor or its Subcontractors.
- 7.15.3 The Town may clean up and restore the construction site satisfactorily when the Contractor fails to do so. Any costs the Town incurs will be deducted from the Final Payment due the Contractor.

Article 8--OTHER WORK

- 8.1 The Town reserves the right to award other Contracts in connection with the Project. The Contractor shall cooperate with and afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their Work, and shall coordinate its Work with theirs.

Article 9--TOWN'S RESPONSIBILITIES

- 9.1 The Town will furnish the data required by the Contract and will make payments to the Contractor as provided by these General Conditions.

Article 10--PROJECT MANAGER'S RESPONSIBILITIES

- 10.1 The Project Manager is designated by the Town to exercise all authority on its behalf under the Contract and to see that the Project is completed according to its terms and conditions. The Project Manager may assume exclusive control of the performance of the Contractor whenever such performance is located in or upon the Town's property. The Project Manager will furnish all explanations, directions, stakes or markers, and inspections necessary to carry out and complete the Project.

10.2 Lines and Grades

10.2.1 The Contractor shall survey and stake as needed to complete project.

10.2.2 The Project Manager may appoint a Surveyor who will furnish all lines and grades. The Contractor shall give assistance, as required by the Surveyor, to aid in the staking, including clearing, improving access, exploratory excavations, and suspending operations to permit the Surveyor to perform its Work.

10.2.3 The Contractor shall give notice to the Surveyor at least three full days before initial lines and grades are needed. Thereafter, the Contractor shall give the Surveyor notice at least one full day before additional line and grade stakes are needed. The Project Manager is not responsible for providing lines and grades until the Contractor meets this Article's notice requirements.

10.2.4 The Contractor shall preserve all stakes, bench marks, and any other survey points. If they are destroyed by the Contractor or its employees, the Contractor shall pay for their replacement.

10.3 Inspection

10.3.1 The Project Manager shall appoint Inspectors to inspect the Project. Inspection may extend to all or any part of the Project. The Inspectors are not authorized to alter the provisions of the Drawings or Specifications or to delay the fulfillment of the Contract by failure to inspect materials and Work with reasonable promptness.

10.3.2 An Inspector has authority to reject defective materials and to suspend any Work that is being done improperly subject to the final decision of the Project Manager.

10.3.3 The Contractor shall give the Project Manager due and timely notice of readiness when the Project is to be inspected, tested or approved by someone other than the Inspector. The Contractor shall give the Project Manager required certificates of inspection, testing or approval. Inspection, tests or approvals by the Project Manager or others does not relieve the Contractor from its obligations to perform the Work according to the requirements of the Contract.

- 10.3.4 If the Project Manager considers it necessary or advisable that previously completed or covered Work be inspected or tested, the Contractor shall uncover, expose or otherwise make the Work available to the Project Manager for inspection and testing. The Contractor shall furnish all tools, labor, material, and equipment necessary to make the Work available. If the Project Manager finds the Work defective, the Contractor shall pay for the cost of satisfactory reconstruction and making the Work available. However, if the Work is not found defective, the Contractor will be allowed an increase in the Contract Price and/or an extension of the Contract Time for costs and time directly attributable to making the Work available and for reconstruction.
- 10.3.5 If the Contractor's operations require inspecting, testing or surveying to be done outside normal working hours or on Town holidays, it shall be at the Contractor's expense.

10.4 **Stop Work Order**

- 10.4.1 The Project Manager has the authority to suspend Work on the Project either in whole or in part, for as long as the Project Manager deems necessary due to:
- (a) Unsuitable weather;
 - (b) Faulty workmanship;
 - (c) Improper superintendence;
 - (d) Contractor's failure to carry out orders or to perform any provision of the Contract;
 - (e) Conditions which may be considered unfavorable for the prosecution of Work on the Project; or
 - (f) Work being carried on in an unsafe manner.
- 10.4.2 If it is necessary to stop work for an indefinite period, the Contractor shall, if directed by the Project Manager, store all materials in such a manner that they will not become an obstruction or become damaged in any way. The Contractor shall take every precaution to prevent damage to or deterioration of the Work, providing suitable drainage and erecting temporary structures where necessary.
- 10.4.3 The Project Manager will put the Stop Work order in writing and the Contractor may not proceed with Work on the suspended portion of the Project until notified in writing by the Project Manager.

10.5 **Disputes**

- 10.5.1 If the Contractor considers any Work directed by the Town to be outside the Contract requirements, or if it considers any ruling of the Project Manager to be unfair, it shall immediately ask for a written instruction or decision and shall perform the Work in conformance with the Project Manager's ruling. If the Contractor considers such instructions unsatisfactory, it shall file a written protest with the Project Manager within ten days after their receipt.
- 10.5.2 All claims, disputes and other matters in question arising out of or relating to the Contract shall be submitted to the Project Manager before the Contractor can begin litigation.

Article 11--CHANGES

11.1 General

- 11.1.1 The Town may make alterations to the Project without the consent of the Surety at any time during the Work. The Contractor shall perform the Work as changed, as if originally specified. The alterations do not invalidate the Contract in any way.
- 11.1.2 The Project Manager may, at any time, without notice to the Surety, by written notice to the Contractor, make any change in the Work to be performed within the general scope of the Contract, including but not limited to changes:
- (a) In the Specifications (including Drawings and designs);
 - (b) In the method or manner of the performance of the Work;
 - (c) In facilities, equipment, materials, services or site furnished by the Town; or
 - (d) Directing acceleration in the performance of the Work.
- 11.1.3 Any other written order or verbal order (which terms as used in this Article shall include direction, instruction, interpretation or determination) from the Project Manager, which causes the change, will be treated as a Change Order under this Article, provided that the Contractor gives the Project Manager written notice stating the date, circumstances, and source of the order and that the Contractor regards the order as a Change Order.
- 11.1.4 The Contractor may not treat any order, statement or conduct of the Project Manager as a change under this Article nor become entitled to an equitable adjustment in the Contract Price or Performance Time, except as provided in this Article.
- 11.1.5 If any change under this clause causes an increase or decrease in the Contractor's cost or the time required for the performance of any part of the Work under the Contract, whether or not changed by any order, an equitable adjustment will be made and the Contract modified in writing accordingly.
- 11.1.6 Claims for changes in the Contract Price or Contract Time of Performance will not be considered after the Final Payment has been made.
- 11.2 **Compliance with § 24-91-103.6:** Notwithstanding any other language in this contract, the issuance of any Change Order or other form of order or directive by the Town requiring additional compensable work to be performed which will cause the Contract Price to exceed the amount appropriated for the Work is prohibited unless the Contractor is given written assurance by the Town that lawful appropriations to cover the costs of the additional work have been made or unless the Contract contains a remedy granting provision.
- 11.3 **Field Orders:** The Project Manager may make changes in the details of the Project at any time, by issuing a Field Order. The Contractor shall proceed with the performance of any changes in the Project ordered by the Project Manager. If the Contractor believes that such Field Order entitles it to a change in Contract Price or Time, or both, it shall give the Project Manager written notice



within ten days after the receipt of the Field Order. Thereafter, the Contractor shall document the basis for the change in Contract Price or Time within thirty days.

11.4 Change Orders

11.4.6 Changes in the Contract Price are authorized only by a Change Order or by a Written Amendment. Changes in contract time may be made by Change Order or by other appropriate written authorization.

11.4.7 Any difference in cost from Change Orders shall be added to or deducted from the amount of the Contract, as the case may be. Adjustments in the amounts to be paid to the Contractor on account of changed Work will be determined by one of the following methods in the order listed:

- (a) Unit Prices submitted in the Bid Schedule;
- (b) Negotiated Unit Prices; and
- (c) Negotiated lump sum.

11.5 Extras and Force Account Work

11.5.1 The Contractor shall perform any Work and furnish materials and equipment necessary or desirable for proper completion of the Contract if the Project Manager believes it necessary to order Work or materials or equipment which, in the Project Manager's opinion, are not susceptible to classification under the Unit Price items named in the Bid Schedule, and are not included in any lump sum bid item. The Project Manager will order such labor, material and equipment in writing before the extra Work is started. The labor, material and equipment will be classed as extra Work. The Town will not pay for extra Work unless the Town orders in extra work in writing. All claims for extra Work shall be submitted to the Project Manager, supplemented by any data the Project Manager requires.

11.5.2 Extra Work and Work involving a combination of increases and decreases in the Work will ordinarily be paid for at a lump sum or Unit Price agreed upon in writing by the Project Manager and Contractor before the extra Work Order is issued. In the negotiation of lump sum or Unit Prices, the agreed estimated cost of the Work plus an allowance for overhead and profit, not to exceed the allowances stated in Section 11.5.3, shall be used.

11.5.3 The allowance for overhead and profit will include full compensation for superintendence, bonds and insurance premiums, taxes (other than sales or use taxes included in the cost of materials), office expense, and all other items of expense or cost not included in the cost of labor, materials, or equipment provided under Sections 11.5.4, 11.5.5 and 11.5.6. The allowance for overhead and profit will be according to the following schedule:

ACTUAL NECESSARY COST ALLOWANCE:	
Labor	20 percent
Materials	15 percent
Equipment	10 percent

The Actual Necessary Cost for labor, materials, or equipment will be computed according to Sections 11.5.4, 11.5.5 and 11.5.6.

Superintendence, bond and insurance premiums, taxes (other than sales or use taxes inclusive in the cost of materials), and other general expense will not be included in the computation of actual necessary cost. When all or any part of the extra Work is performed by a Subcontractor or specialty firm, the prime Contractor may add five percent of the Subcontractor's total cost for the extra Work. The Contractor shall give the Project Manager daily report sheets covering the direct cost of labor and materials and charges for equipment. The daily report sheets shall provide names or identifications and classifications of workers and hours worked, as well as size, type and identification number of equipment and hours operated. Material charges shall be substantiated by valid copies of vendors' invoices. The Project Manager will make any necessary adjustments and compile the costs of cost-plus Work. When these reports are agreed upon and signed by both parties, they become the basis of payment for the Work performed.

- 11.5.4 Labor: The cost of labor used in performing the Work by the Contractor, a Subcontractor, or other forces will be the sum of the actual wages paid plus any employer payments to, or on behalf of, workers for fringe benefits including health and welfare, pension, vacation, and similar purposes; all payments imposed by State and Federal laws including, but not limited to, compensation insurance, and social security payments; and the amount paid for subsistence and travel required in accordance with the regular practice of the employer.

At the beginning of the contract or as later requested by the Project Manager, the Contractor shall furnish the Project Manager proof of labor compensation rates being paid or already paid.

- 11.5.5 Materials: The cost of materials used in performing the Work, including transportation charges for delivery (exclusive of machinery rentals), will be the cost to the purchaser, whether Contractor, Subcontractor or other forces, from the Supplier thereof, inclusive of sales or use taxes, except if, in the opinion of the Project Manager, the cost of materials is excessive, or the Contractor does not furnish satisfactory evidence of the cost of such material. If the Project Manager finds the cost excessive or the Contractor has not furnished evidence of the cost, then the cost will be deemed to be the lowest current wholesale price for the quantity concerned delivered to the job-site less cash or trade discounts.

The Town reserves the right to furnish materials for the Work and the Contractor may not claim costs and profit on materials furnished by the Town.

The Town reserves the right to purchase from the Contractor any materials previously purchased for a project and not used. Payment for the materials will be based on the actual material cost as shown on the Supplier's invoice, any transportation charges incurred, plus a fifteen percent handling fee.

- 11.5.6 Equipment: The Contractor will be paid according to the rental rates agreed upon in writing before extra or force account Work is begun, for any machinery or special equipment (other than small tools) authorized by the Project Manager. The Contractor may furnish cost data to assist the Project Manager in the establishment of the rental rate.

The rental rates paid, as provided above, shall include the cost of fuel, oil, lubrication supplies, small tools, necessary attachments, repairs and maintenance of all kinds, depreciation, storage, insurance, and all incidentals. Operator wages will be paid separately, as provided in Section 11.5.4.

Individual pieces of equipment or tools having a replacement value of \$100.00 or less, whether or not consumed by use, are considered small tools and no payment will be made for them.

Rental time will not be allowed while equipment is inoperative due to breakdowns or storage on-site.

11.5.7 Equipment on the Work: The rental time to be paid for equipment on the Work is the time the equipment is in productive operation on the extra Work being performed.

11.5.8 Eliminating Items: The Project Manager shall notify the Contractor in writing to eliminate any items contained in the proposal unnecessary for the proper completion of the Work. Such action will not invalidate the contract. The Contractor, by Change Order, will be reimbursed for actual work done and all cost incurred, including mobilization of materials and equipment before the elimination of such items.

Article 12--CONTRACT TIME

12.1 General

12.1.1 Time is of the essence in the performance of all Work contemplated in the Contract. Therefore, the Work shall be commenced no later than ten days from and including the date of Notice to Proceed and shall be fully completed in a satisfactory and acceptable manner within the time stated in the Contract.

12.1.2 The capacity of the Contractor's construction plant and force shall be sufficient as to insure completion of the Project within the allotted time. The Contractor shall use multiple crews if necessary to complete the Project within the allotted time.

12.2 Delays

12.2.1 Delay claims fall into three categories: non-excusable, excusable, or compensable. Any payment for delays or the granting of time extensions require a properly executed Change Order per Article 11.

12.2.2 **Non-excusable delay** is one caused by factors within the Contractor's reasonable control. The delay is the Contractor's fault; no additional time or additional compensation is allowed. Typical types of non-excusable delays are:

- (a) Late submittal of Shop Drawings;
- (b) Late procurement of materials or equipment;
- (c) Insufficient personnel;
- (d) Unqualified personnel;
- (e) Inadequate coordination of Subcontractors or other contractors;
- (f) Subcontractor delays;
- (g) Late response to Town and Project Manager inquiries; or
- (h) Construction not conforming to contract requirements making repeated re-working necessary.

12.2.3 **Excusable delay** is caused by factors beyond the Contractor's reasonable control, but is not the result of the Town's actions or failure to act. An excusable delay entitles the Contractor to an extension of time but no additional compensation for the cost of the delay.

12.2.4 **Compensable delay** is one where the Town has failed to meet an obligation stated or implied in the construction contract. If the Project Manager considers a delay as compensable, the Town will grant a time extension and reimburse the Contractor for the increased cost caused by the delay. Typical types of Town-caused delays are:

- (a) Late approval of Shop Drawings and samples;
- (b) Delays in answers to field inquiries by the Contractor;
- (c) Interference with the Contractor during construction;
- (d) Town-caused schedule changes;
- (e) Design changes; or
- (f) Interference by other contractor's or the Town's forces.

12.2.5 **Failure to Prosecute Work.** If, in the opinion of the Town's Project Manager, or other authorized agent of the Town, the Contractor is not prosecuting the Work under the Contract, written notice will be given and the Contractor shall have seven days to resume the Work with due diligence.

12.3 **Failure to Complete Work on Time--Liquidated Damages**

12.3.1 The Town may permit the Contractor to proceed if the Contractor fails to complete the Work on or before the original date set forth for or on or before the corrected. In such case, the Town will deduct the sum specified in the Contract for each day that the Work remains uncompleted. This sum shall not be a penalty but is liquidated damages.

12.3.2 The parties agree that, under all of the circumstances, the daily basis and the amount set forth as liquidated damages is reasonable and equitable. The Town expends additional personnel effort in administrating the Contract or portions of it that are not completed on time, and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms, are impossible to measure.

12.3.3 Permitting the Contractor to continue and finish the Work, or any part of it, after the time fixed for its completion, or after the date to which the time of completion may have been extended, shall not operate as a waiver on the part of the Town of liquidated damages or any of its rights under the Contract.

Article 13--WARRANTY AND GUARANTEE; SAMPLES AND TESTING; DEFECTIVE WORK AND MATERIALS

13.1 **Warranty and Guarantees**

13.1.1 The Contractor and its Surety are jointly responsible for maintenance and satisfactory operation of Work performed under the Contract for a period of one year following the Notice of Construction Completion or until warranty work is fully satisfied. They are responsible for the satisfactory repair or replacement of any Work, materials or equipment which are found defective during this period, provided any failure results directly or indirectly from faulty workmanship or negligence by the Contractor, from faulty manufacturing or from faulty erection or improper handling of materials or equipment furnished or installed by the Contractor. Neither the Contractor nor Surety are liable for any failure resulting from the Town's neglect or improper operation of facilities or the act of a third party.

13.1.2 The obligations of 13.1.1 shall survive termination of the Contract under the provisions of Article 15.

13.2 **Samples and Testing**

13.2.1 All materials and equipment used in the Project will be subject to sampling and testing according to generally accepted standards and as required in the Contract Documents. In the absence of direct references, the sampling and testing of materials will be done according to current Specifications of the American Society for Testing and Materials or the American Water Works Association. The Contractor shall cooperate with the Project Manager in collecting and forwarding required samples.

13.2.2 The Contractor shall not incorporate any materials into the Project or cover any part of the Work until it has been inspected and approved according to the Contract Documents.

13.2.3 The Contractor shall furnish all samples without charge. The Contractor will cooperate with the Project Manager in collecting, handling, storing, and forwarding required samples including the furnishing of manpower and equipment when necessary.

13.2.4 The Contractor will pay the cost of the initial test except when the Contract states otherwise. The Contractor will pay the costs for repeated tests due to failure of the initial test.

13.3 **Access to Work**

13.3.1 The Project Manager and the Manager's representatives shall have access to the Project at any time for purposes of inspection, sampling, and testing. Access shall extend to authorized representatives of participating federal or state agencies and to other public authorities having jurisdiction established by law. The Contractor shall provide proper facilities for access to the Project.

13.3.2 Access to the Project shall mean wherever and whenever it is in manufacture, preparation or progress. It shall include access to payrolls, records of personnel, invoices of materials, terms and conditions of sale of materials and equipment to be incorporated in the Project, files, records, books, correspondence, instructions, Drawings, receipts, subcontracts, purchase orders, vouchers, memoranda and any other relevant data and records relating to the Contract.

13.3.3 The Town may, at reasonable times, inspect the part of the plant, place of business or worksite of the Contractor or Subcontractor at any tier which is pertinent to the performance of the Contract.

13.4 **Defective Work and Materials**

13.4.1 Material and workmanship not conforming to the requirements of the Contract are deemed defective. Defective Work or material shall be removed immediately from the Project site and replaced with acceptable Work and material at the Contractor's expense.

13.4.2 If the Contractor fails to replace rejected materials or Work within ten days after receipt of written notice, the Town may replace or correct them and charge the cost to the Contractor and may terminate the right of the Contractor to proceed. Failure to detect previously installed defective materials or workmanship shall not impair the Town's right to receive a completed project which is free of defects and meets all of the requirements of the Contract Documents.

Article 14--PAYMENTS TO CONTRACTOR AND COMPLETION

14.1 **General**

14.1.1 Unless expressly provided otherwise, the prices shown in the Bid Schedule include the cost of all labor, materials, equipment, tools, forms, services, utilities, royalties, fees, and any other thing or expense necessary to complete the Project. Items not shown on the Plans, Specifications or Special Provisions but which are necessary to construct the Project will be considered a part of the Project whether specified or not and no separate payment will be made for these items.

14.1.2 Unless expressly provided otherwise in the Contract, the amount to be paid for the Work includes all labor, materials, forms, tools, scaffolding, plants, equipment, service, utilities, royalties, fees, and everything, whether temporary or permanent, necessary to complete the Project.

14.2 **Determination of Amounts and Quantities:** The Project Manager shall verify determinations of amounts and quantities of Work performed. The Project Manager shall have access to the records as stated in Article 13.3. The method of measurement of the Contract Bid Items will be as specified in the Special Conditions.

14.3 **Variations in Estimated Quantities**

14.3.2 Where the quantity of a pay item in the Contract is an estimated quantity and where the actual quantity of such pay item varies more than twenty-five percent below the estimated quantity stated in the Contract, the Contractor shall make an equitable adjustment in the Contract Price, upon demand of the Town. The Contract Price adjustment will be based upon any decrease in costs due solely to the variation below seventy-five percent of the estimated quantity.

14.3.2 Where the quantity of a pay item in the Contract is an estimated quantity and the actual quantity of such pay item is more than twenty-five percent above the estimated quantity in the Contract, the Town may elect to terminate the Contract or issue a Change Order to adjust the Contract Price.

14.4 Monthly Estimates--Partial Payments

- 14.4.2 The Contractor shall prepare monthly partial estimates (monthly estimates) for all Work completed up to that time. The authorized Town representative(s) shall approve the monthly estimates before progress payments will be made. The format of the monthly estimates will be related to the format of the Bid Proposal.
- 14.4.3 In making such progress payments, subject to the exceptions in this Article, the Town will retain five percent of the total amount earned as indicated in the monthly estimate until the Project is substantially completed, provided, however, that at any time after the value of the completed Work equals or exceeds fifty percent of the face value of the Contract, the Town shall, if it finds that satisfactory progress is being made, retain the amount previously withheld but make the remaining partial payments in full. At no time may the amount retained exceed five percent of the total Contract Price.
- 14.4.4 If the Town finds that satisfactory progress is being made in all phases of the Contract, it may, upon written request by the Contractor, authorize payment from the withheld percentage. Before such payment is made, the Town shall determine that satisfactory and substantial reasons exist for the payment and shall require written approval from any Surety furnishing Bonds for the Contract. The Contractor shall make partial payments of the amount due to each of its Subcontractors in the same manner as the Town is required to pay the Contractor under this Article, providing that the Subcontractor is satisfactorily performing under its Contract with the Contractor.
- 14.4.4 Monthly estimates may include the value of acceptable materials required in the construction which have been delivered on the site of the Work or to adjacent railway siding and for which acceptable provisions have been made for preservation and storage, providing the Contractor submits with its monthly estimate, paid invoices in duplicate for the material for which payment is being requested. Material paid for by the Town becomes the property of the Town and, in the event of the default on the part of the Contractor, the Town may use or cause to be used such materials in construction of the Work provided for in the Contract.
- 14.4.5 The Town may withhold, in addition to retained percentages from Contractor payments, such an amount or amounts as may be necessary to cover:
- (a) Claims for labor or materials furnished the Contractor or Subcontractor(s) or reasonable evidence indicating probable filing of such claims;
 - (b) Failure of the Contractor to make proper payment to Subcontractors or for material or labor furnished by others;
 - (c) A reasonable doubt that the Contract can be completed for the balance then unpaid;
 - (d) Evidence of damage to another Contractor or private property;
 - (e) Uncorrected defective Work or guarantees that have not been met;
 - (g) Failure of the Contractor to submit cost breakdowns, schedules, reports and other information required under the Contract;

- (h) Persistent failure to carry out the Work according to the Contract; or
- (i) Reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay.

14.4.6 The Town may disburse and has the right to act as agent for the Contractor in disbursing funds, withheld pursuant to this paragraph, to the party or parties who are entitled to payment therefrom, but the Town assumes no obligation to make such disbursement. The Town will render to the Contractor a proper accounting of all funds disbursed under this paragraph.

14.5 **Escrow Contract in Lieu of Retainage**

14.5.1 When sums are withheld to assure satisfactory performance of any contract exceeding fifty thousand dollars, the Contractor may withdraw the whole or any portion of the withheld sums if the Contractor deposits acceptable securities with the Town's Director of Finance to negotiate the acceptable securities and to receive the payments due the Town pursuant to law or the terms of the Contract. To the extent there are excess funds resulting from negotiation, the balance shall be returned to the Contractor. Acceptable securities which are deposited shall have a market value at least equal in value to the amount withdrawn at all times. If at any time the Town determines that the market value of the acceptable securities deposited has fallen below the amount withdrawn, the Town's Director of Finance shall give notice to the Contractor, who shall deposit additional acceptable securities in an amount sufficient to re-establish a total deposit of securities equal in value to the amount withdrawn.

14.5.2 The Town may enter into an escrow contract or agreement with any national bank, state bank, trust company or savings and loan association located in this state and designated by the Contractor, after notice to the Surety, to provide an escrow agent for the custodial care and servicing of any obligations deposited with it pursuant to §24-91-106, C.R.S., as amended. Such services shall include the safekeeping of the obligations and the rendering of all services required to effectuate the purpose of §§24-91-106 and 38-26-107, C.R.S., as amended.

14.5.3 The Town or any national bank, state bank, trust company or savings and loan association located in the state and designated by the Contractor to serve as custodian for the obligations pursuant to §24-91-106, C.R.S., as amended, shall collect all interest and income when due on the obligations deposited and shall pay them, when and as collected, to the Contractor who deposited the obligations. If the deposit is in the form of coupon Bonds the escrow agent shall deliver each coupon, as it matures, to the Contractor. The Contractor may not charge any expense incurred for this service to the Town.

14.5.4 Any amount deducted by the Town, pursuant to law or the terms of a Contract, from the retained payments otherwise due to the Contractor, will be deducted first from that portion of the retained payments for which no obligation has been substituted and then from the proceeds of any deposited obligation, in which case, the Contractor is entitled to receive the interest, coupons or income only from those obligations which remain on deposit after such amount has been deducted.

- 14.5.5 Provided that the Subcontractor has performed under its Contract with the Contractor, the Contractor shall disburse to each Subcontractor all retained payments and interest disbursed to the Contractor by the Town, in proportion to the respective amounts of retained payments, if any, which the Contractor has withheld from its Subcontractors.
- 14.5.6 The provisions of this Article do not apply if a part of the Contract Price is to be paid with funds from the federal government or from some other source and if the federal government or such other source has inconsistent requirements concerning retention or payment of funds applicable to the Contract.
- 14.5.7 If it becomes necessary for the Town to take over the completion of any Contract, all of the amount owed the Contractor, including the withheld percentage, shall first be applied toward the cost of completion of the Contract and any liquidated damages. Any balance remaining in the retained percentage shall be payable to the Contractor or the Contractor's creditors. Such retained percentage, as may be due any Contractor, shall be due and payable at the expiration of thirty days from the date of the Town Project Final Acceptance.
- 14.6 **Town's Right to Accept Portion of the Project:** The Town reserves the right to accept and make use of any completed section of the Project without invalidating the Contract or obligating the Town to accept the remainder of the Project.
- 14.7 **Substantial Completion:** When the Contractor considers the entire work ready for its intended use, the Contractor shall notify the Project Manager in writing that the entire Work is substantially complete (except for items specifically listed by Contractor as incomplete) and request that the Project Manager issue a Notice of Substantial Completion. Within a reasonable time, the Contractor, Project Manager and any other appropriate Town representatives shall make an inspection of the Work to determine the status of completion. If the Project Manager does not consider the Work substantially complete, the Project Manager will notify the Contractor in writing giving the reasons for denial of the Notice of Substantial Completion. If the Project Manager considers the Work substantially complete, the Project Manager will prepare and deliver to the contractor a Notice of Substantial Completion which shall fix the date of Substantial Completion. The Project Manager shall attach to the certificate a tentative list ("punch list") of items to be completed or corrected before Final Payment. Warranties required by the Contract shall commence on the date set in the Notice of Construction Completion for the Project, or the date set in the Notice of Construction Completion for a designated portion of the Project, unless otherwise provided in the notice of Substantial Completion.
- 14.8 **Construction Completion:** When the Work specified in the Contract is completed and the final cleanup has been performed, the Contractor shall notify the Project Manager that all Work under the Contract has been completed and the Project Manager shall, within five days after such notice, make the final inspection. If the Project Manager finds that the Project has been completed according to the requirements set forth in the Contract, the Town, upon the recommendation of the Project Manager, shall issue a Notice of Construction Completion. Notices of Construction Completion issued orally or without proper Town authorization are void.
- 14.9 **Claims Against the Contractor:** As provided by Colorado law, persons or businesses, including Subcontractors, who have not been promptly paid by the Contractor and who have provided materials, services and labor of any kind, or labor and material incidental to the completion of the Project, may file claims and the Town may withhold from the Contractor an amount sufficient to cover such claims.

14.10 **Final Payment--Pursuant to Section 38-26-107, C.R.S., as Amended**

14.10.1 After the Notice of Construction Completion is issued by the Town, a Notice of Final Settlement shall be advertised at least twice, not less than ten days before the date of Final Settlement, in a newspaper of general circulation in the county where the Work was done. If no claims are filed before the expiration of ten days from the date of the last publication of the Notice of Final Settlement, the Final Payment, including retainage, may be made.

14.10.2 If any Subcontractor or Supplier files a claim before the expiration of ten days from the date of the last publication of the Notice of Final Settlement, for Work done or material furnished that has not been paid for by the Contractor, the Town shall withhold from Final Payment to the Contractor sufficient funds to insure the payment of the claims. The funds shall not be withheld longer than ninety days from the date of Final Settlement unless a legal action is started within that time to enforce payment of the claims.

14.10.3 At the end of ninety days, or any time before, if the person filing the claim acknowledges receipt of payment for the claim, or otherwise releases the claim in writing, the Town shall pay the Contractor the monies not subject to suit or lis pendens notices.

14.10.4 Monies that are the subject of a suit will be withheld until a judgment is rendered in the suit.

Article 15--CONTRACT TERMINATION

15.1 **Town's Right to Terminate Contract for Convenience:** The Town shall, at any time, have the right to terminate the Contract, for convenience, upon giving written notice to the Contractor. The Contractor shall be entitled to the full amount of the approved estimate for the Work satisfactorily completed under the Contract up to the time of such termination, including the retained percentage. The Town shall reimburse the Contractor for such expenditures as, in the judgment of the Project Manager, are not otherwise compensated for, together with the cost of moving to and from the Project and a reasonable profit on the Work deleted by reason of the annulment of the Contract, in order that an equitable settlement is made with the Contractor.

15.2 **Town's Right to Terminate Contract for Default:** The Project Manager, with the approval of the Town and acting on behalf of the Town, may serve notice upon the Contractor and its Surety of the intention to terminate the Contract if the performance of the Work set forth under the Contract is unnecessarily or unreasonably delayed by the Contractor, or if any of the provisions of the Contract are being violated by the Contractor or its Subcontractors. The Contract is terminated unless, in the opinion of the Project Manager, the Contractor corrects the violation within five days after the notice is served. In the event of such termination, the Project Manager, acting on behalf of the Town, shall immediately serve notice of the termination and the Surety's right to complete the Contract upon the Surety and the Contractor. The Surety shall have the right to take over and perform the Work called for in the Contract. The Surety is then bound by all the provisions of the Contract. If the Surety does not commence performance of the Work within ten days from the date of the notice, the Town may take over the Project and, without prejudice to any other remedies, complete the Project and the Contractor and its Surety are liable to the Town for any excess costs incurred by the Town.

15.3 **Contractor's Right to Terminate Contract**

15.3.4 The Contractor may terminate the Contract if the Work is stopped for a period of three months under any order of any court or other public authority through no act or fault of the Contractor or of anyone employed by it.

15.3.2 The Contractor may suspend Work if Town fails to make payments at the times provided in the Contract and the Contractor has given the Town written notice seven days before suspending Work. The Contractor may terminate the Contract, at its option, if the Town continues to be in default thirty days after the date of the written notice. Failure by the Town to make payments at the times provided is a bar to any claim by the Town against the Contractor for delay in completion of the Project if the Contractor suspended Work for that reason.

15.3.3 If the Contractor terminates the Contract, it may recover the price of all Work done and materials provided and all damages sustained.

Article 16--EQUAL OPPORTUNITY

16.1 **General:** During the performance of the Contract, the Contractor agrees as follows:

16.1.4 The Contractor shall not discriminate against any employee or applicant for employment because of race, color, age, disability, religion, sex, national origin, or as otherwise prohibited by law.

16.1.5 The Contractor shall ensure that all Subcontractors shall not discriminate against any employee or applicant for employment because of race, color, age, disability, religion, sex, national origin, or as otherwise prohibited by law.

Article 17--AUDIT

17.1 **Records and Reports**

17.1.1 The Contractor shall keep and preserve full and detailed accounts relating to the Contract for a period of three years from the date of final payment under the Contract in which the Work is completed.

17.1.2 The Subcontractor shall keep and preserve full and detailed accounts relating to the Contract for a period of three years from the date of final payment under the subcontract.

17.2 **Access:** The Contractor shall permit the Town and the Town's accountants to have access as stated in Article 13.3 and to the records kept per Article 17.2 for the purpose of making such financial audits, or verifications as the Town deems necessary or appropriate concerning the Contractor's performance under the Contract.

Article 18--MISCELLANEOUS

18.1 **Reservation of Right to Bar Persons from the Work and Site:** The Town reserves the right to bar any person, including employees of the Contractor and Subcontractors, from the Town's Work site. This shall not be treated as a request for the employee's termination but a request that the

- employee not be assigned to work on the Town Work site. No increase in contract time or price is authorized.
- 18.2 **Provisions Construed as to Fair Meaning.** The provisions of the Contract shall be construed as to their fair meaning, and not for or against any party based upon any attributes to such party of the source of the language in question.
- 18.3 **Headings for Convenience:** All headings, captions and titles are for convenience and reference only and of no meaning in the interpretation or effect of the Contract.
- 18.4 **No Implied Representations:** No representations, agreements, covenants, warranties, or certifications, express or implied, exist as between the parties, except as specifically set forth in the Contract.
- 18.5 **Financial Obligations of Town:** All financial obligations of the Town under the Contract are contingent upon appropriation, budgeting, and availability of specific funds to discharge such obligations. Nothing in the Contract shall be deemed a pledge of the Town's credit, or a payment guarantee by the Town to the Contractor.
- 18.6 **Assignment/transference:** The Contractor may not assign or transfer any interest in the Contract, including any money due or to become due, without the prior written consent of the Town.
- 18.7 **Amendments.** The parties shall only amend the Contract in writing with the proper official signatures and, if required elsewhere in this Contract, on the proper forms.
- 18.8 **Waiver.** No waiver of a breach or default under the Contract is a waiver of any other or subsequent breach or default.
- 18.9 **Governing Law.** The Contract is governed and to be construed according to the laws of the State of Colorado.
- 18.10 **Binding Contract.** The Contract is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
- 18.1 **Colorado Labor Preference.** In accordance with the requirements of the Colorado Labor on Public Works Act, Section 8-17-101, et seq., C.R.S., Contractor shall ensure that Colorado labor shall be employed to perform at least 80% of the work. It shall be the sole responsibility of Contractor to ensure that all Subcontractors comply with this requirement.

Article 19—DAVIS-BACON AND RELATED ACT PROVISIONS

- 19.1 **Applicability.** This section is applicable to each contract in excess of \$2,000 which is entered into for the actual construction, alteration and/or repair, including painting and decorating, of a public building or public work, or building or work financed in whole or in part from Federal funds or in accordance with guarantees of a Federal agency or financed from funds obtained by pledge of any contract of a Federal agency to make a loan, grant or annual contribution (except where a different meaning is expressly indicated), and which is subject to the labor standards provisions of any of the acts listed in § 5.1 of 29 C.F.R.
- 19.2 **Minimum Wages.**

- (i) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis–Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (a)(1)(iv) of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in § 5.5(a)(4) of 29 C.F.R. Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph (a)(1)(ii) of this section) and the Davis–Bacon poster (WH–1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.
- (ii) (A) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:
- (1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and
 - (2) The classification is utilized in the area by the construction industry; and
 - (3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
- (B) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.
- (C) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits,

where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(D) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs (a)(1)(ii)(B) or (C) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

- (iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis–Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account, assets for the meeting of obligations under the plan or program.

19.3 **Withholding.** The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis–Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, the contracting agency may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

19.4 **Payrolls and basic records.**

- (i) Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis–Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program

described in section 1(b)(2)(B) of the Davis–Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

- (ii) (A) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the (write in name of appropriate federal agency) if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant, sponsor, or owner, as the case may be, for transmission to the (write in name of agency). The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH–347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the (write in name of appropriate federal agency) if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit them to the applicant, sponsor, or owner, as the case may be, for transmission to the (write in name of agency), the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, sponsor, or owner).

(B) Each payroll submitted shall be accompanied by a “Statement of Compliance,” signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

- (1) That the payroll for the payroll period contains the information required to be provided under § 5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under § 5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;
- (2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph (a)(3)(ii)(B) of this section.

(D) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under paragraph (a)(3)(i) of this section available for inspection, copying, or transcription by authorized representatives of the (write the name of the agency) or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the Federal agency may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

19.5 Apprentices and trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails

for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
 - (iii) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.
- 19.6 **Equal employment opportunity.** The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.
- 19.7 **Subcontracts.** The contractor or subcontractor shall insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (10) and such other clauses as the (write in the name of the Federal agency) may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.
- 19.8 **Compliance with Davis–Bacon and Related Act requirements.** All rulings and interpretations of the Davis–Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.
- 19.9 **Disputes concerning labor standards.** Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall

be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

- 19.10 **Certificate of eligibility.** By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis–Bacon Act or 29 CFR 5.12(a)(1). No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis–Bacon Act or 29 CFR 5.12(a)(1). The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.
- 19.11 **Contract termination; debarment.** A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.
- 19.12 **Complaints, Proceedings, or Testimony by Employees.** No laborer or mechanic, to whom the wage, salary, or other labor standards provisions of this Contract are applicable, shall be discharged or in any other manner discriminated against by the contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.
- 19.13 **Other.** Contractor shall comply with all applicable HUD forms which can be found at <http://www.hudclips.org/cgi/index.cgi>. The Forms applicable to this contract may include HUD-254, HUD-4010, HUD-5370, HUD-5370-EZ, and HUD-5370-C.

Article 20—CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

- 20.1 **Applicability.** The clauses in this Article apply to any Federal-aid construction contract in an amount in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.
- 20.2 **Overtime requirements.** No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
- 20.3 **Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in 20.2 of this Article the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in 20.2 of this Article, in the sum of \$29 for each calendar day on which such individual was required or permitted to work in excess of the

standard workweek of forty hours without payment of the overtime wages required by the clause set forth in 20.2 of this Article.

- 20.4 **Withholding for unpaid wages and liquidated damages.** The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.
- 20.5 **Subcontracts.** The contractor or subcontractor shall insert in any subcontracts the clauses set forth in 20.1-20.5 of this Article and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs 20.1-20.5 of this Article.
- 20.6 **Other.** In addition to the clauses contained in Article 20, in any contract subject only to the Contract Work Hours and Safety Standards Act and not to any of the other statutes cited in § 5.1 of 29 C.R.F, the Agency Head shall cause or require the contracting officer to insert a clause requiring that the contractor or subcontractor shall maintain payrolls and basic payroll records during the course of the work and shall preserve them for a period of three years from the completion of the contract for all laborers and mechanics, including guards and watchmen, working on the contract. Such records shall contain the name and address of each such employee, social security number, correct classifications, hourly rates of wages paid, daily and weekly number of hours worked, deductions made, and actual wages paid. Further, the Agency Head shall cause or require the contracting officer to insert in any such contract a clause providing that the records to be maintained under this paragraph shall be made available by the contractor or subcontractor for inspection, copying, or transcription by authorized representatives of the contracting agency and the Department of Labor, and the contractor or subcontractor will permit such representatives to interview employees during working hours on the job.



EXHIBIT 3

CONTRACTOR'S CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 595 Market Street Suite 2100 San Francisco CA 94105 License#: 0D69293 GARNCOM-02	CONTACT NAME: PHONE (A/C, No, Ext): 415-391-1500 E-MAIL ADDRESS: CertRequests@ajg.com	FAX (A/C, No): 415-391-1882													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Liberty Mutual Fire Insurance Company</td> <td>23035</td> </tr> <tr> <td>INSURER B : Travelers Property Casualty Co of America</td> <td>25674</td> </tr> <tr> <td>INSURER C : Berkley Assurance Company</td> <td>39462</td> </tr> <tr> <td>INSURER D : XL Insurance America, Inc.</td> <td>24554</td> </tr> <tr> <td>INSURER E : Starr Indemnity & Liability Company</td> <td>38318</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Liberty Mutual Fire Insurance Company	23035	INSURER B : Travelers Property Casualty Co of America	25674	INSURER C : Berkley Assurance Company	39462	INSURER D : XL Insurance America, Inc.	24554	INSURER E : Starr Indemnity & Liability Company	38318	INSURER F :
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COVERAGES **CERTIFICATE NUMBER:** 1917767085 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	TB2641426942724	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	AS2641426942714	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D E	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	US00143952L124A 1000588640241	10/1/2024 10/1/2024	10/1/2025 10/1/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 Each Occ/Aggregate \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	Y	WA264D426942734	10/1/2024	10/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B C	Inland Marine Professional Liability Pollution Liability	Y	Y	QT6301L164501TIL24 PCADB50260061024	10/1/2024 10/1/2024	10/1/2025 10/1/2025	Leased/Rented Equip. \$3,000,000 Ea. Claim-Occ./Agg. \$10,000,000 Ea. Claim-Occ./Agg. \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Job # 6764 Ray Waterman Regional Water Treatment Center and Bell Mountain Ranch LAS Conversion Projects
 ADDITIONAL INSURED(S): Town of Castle Rock, its elected and appointed officials, officers, employees, agents, including Burns & McDonnell Engineering, Inc. and volunteers acting within the course and scope of their duties for the Town.

CERTIFICATE HOLDER Town of Castle Rock 100 N. Wilcox Street Castle Rock CO 80104	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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EXHIBIT 4
CONTRACTOR'S PROPOSAL



June 18, 2025

Emily Huth
Project Manager
175 Kellogg Court
Castle Rock, CO 80109p

RE: Ray Waterman and Bell Mountain Ranch – Equipment Procurement Proposal

Emily,

Garney greatly appreciates the opportunity to work with the Town of Castle Rock on the upcoming modifications for the Ray Waterman Regional Water Treatment Facility and the Bell Mountain Ranch Treatment Facility.

As we continue to work on finalizing the overall price for this project and in response to your request to expedite the procurement of the long lead time equipment, I have provided pricing and the cost details below for your review and use:

BREAKDOWN BY BID ITEM		Early Procurement
15	Early Procurement of Instrumentation & Controls - Ray Waterman & Bell Mountain Ranch	444,000
16	Early Procurement of Tanks and Pumps - Ray Waterman & Bell Mountain Ranch	504,500
SUBTOTAL COSTS		948,500
INDIRECT COST		Early Procurement
	General Conditions	43,505
12.00%	Construction Fee	119,041
2.00%	Bonds & Insurance & Builder's Risk	22,221
SUBTOTAL BREAKDOWN BY BID ITEM		1,133,267
ALLOWANCES, CONTINGENCIES		
2.00%	Escalation Contingency - Materials and Subcontractors	18,970
5.00%	Construction Contingency - On Direct Cost Only	47,425
SUBTOTAL BREAKDOWN BY BID ITEM + CONTINGENCIES		1,199,662
OWNER'S CONTINGENCY		Early Procurement
5.00%	Owner's Contingency	
TOTAL BREAKDOWN BY BID ITEM		1,199,662

In the attachments below (A & B), I have included the equipment and instrumentation proposals from LSI and MTE on what specific equipment is included in the quote above.

Please let us know if you have any questions.

Sincerely,

GARNEY COMPANIES, INC.

Richard Aguirre
Senior Project Manager

ATTACHMENT A:

**LSI EQUIPMENT AND
INSTRUMENTATION**



LOGICAL SYSTEMS, LLC - Golden Branch

400 CORPORATE CIR., SUITE R

PHONE: (303) 215-9950

GOLDEN, CO 80401

FAX: (303) 215-9952

www.logicalsystinc.com

Appendix – LSI Provided Hardware

Creation Date: June 18, 2025

Last Revision Date: June 18, 2025

29399F - LSI Provided Equipment & Instrumentation

This document will detail the equipment and instrumentation that will be provided by LSI for the scope of work required for the Bell Mountain and Ray Waterman LAS Conversion project.

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29399F - LSI Provided Equipment & Instrumentation	1
Bell Mountain Instrumentation	2
Bell Mountain Control Panels	3
Ray Waterman Instrumentation.....	5
Ray Waterman Control Panels	10

Bell Mountain Instrumentation:

In support of the scope, LSI will be providing the following instrumentation for the Bell Mountain Site:

Bell Mountain Instrumentation	
Qty	Description
1 EA	Electronic Flow Meter, Endress + Hauser Promag W 500 <ul style="list-style-type: none"> • 8" Pipe Size • Stainless Ground Disks • Ethernet/IP, 4/20mA • Remote Transmitter, 165' Cable <p style="text-align: right;">5-6 Week Procurement Lead Time</p>
1EA	Pressure Transmitter, Endress + Hauser Cerabar PMP71 <ul style="list-style-type: none"> • Diaphragm Seal, Factory Installed <p style="text-align: right;">5-6 Week Procurement Lead Time</p>
2 EA	Clearwell Intrusion Switch <ul style="list-style-type: none"> • Allen Bradley 802B Series <p style="text-align: right;">4-5 Week Procurement Lead Time</p>
1 EA	Clearwell Tank Level <ul style="list-style-type: none"> • Endress + Hauser FMR30B <p style="text-align: right;">5-6 Week Procurement Lead Time</p>
3 EA	Power Fail Solenoids <ul style="list-style-type: none"> • 24VDC ASCO Solenoid Valves <p style="text-align: right;">5-6 Week Procurement Lead Time</p>
3 EA	Chemical Tank Level Radar Level Transmitter, Endress + Hauser FMR10 <ul style="list-style-type: none"> • Remote Level Indication, VEGA • TAG: BMR-LIT-4100, BMR-LIT-4200, BMR-LIT-4300 <p style="text-align: right;">4-5 Week Procurement Lead Time</p>
4EA	Chemical Pump Discharge Pressure Pressure Switch, Ashcroft Pressure Gauge, Ashcroft <ul style="list-style-type: none"> • Diaphragm Seals (2), Ashcroft <p style="text-align: right;">4-5 Week Procurement Lead Time</p>
Bell Mountain Chlorine/pH Analyzers	
3 EA	Liquiline CM444, 4 channel transmitter, Endress + Hauser <ul style="list-style-type: none"> • 24VDC Supply Power • 2 Analog Outputs FlowFit CYA27, Endress + Hauser

2 EA	Memosens CCS53E Total Chlorine Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m • TAG: BMR-AIT-5100, BMR-AIT-5300 Memosens CCS51E Free Chlorine Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m • TAG: BMR-AIT-5000, BMR-AIT-5200
4 EA	Memosens CPS31E pH Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m
9-10 Week Procurement Lead Time	

Note – Procurement Lead Times for instrumentation will begin upon the approval of instrument transmittals. For the purpose of this document, include two (2) weeks for instrument submittals and two (2) weeks for client approval.

Bell Mountain Control Panels:

In support of the scope, LSI will be providing the following Control Panels for the Bell Mountain Site:

Bell Mountain Control Panel (Backplane Only)	
Qty	Description
1 EA	Control Panel Backplane <ul style="list-style-type: none"> • Backpanel for 60" x 36" Enclosure
1 EA 1 EA 1 EA	Control Panel Accessories & Hardware <ul style="list-style-type: none"> • Intrusion Detection • Panel Illumination • Allen Bradley 15" Panelview
3 EA 1 EA 1 EA 1 EA As Req.	Controller and I/O <ul style="list-style-type: none"> • Allen Bradley ControlLogix 8 channel analog input module • Allen Bradley ControlLogix 8 channel analog output module • Allen Bradley ControlLogix 32 channel digital input module • Allen Bradley ControlLogix 16 channel digital output module • Allen Bradley ControlLogix I/O Card Terminal Blocks
1 EA	Networking <ul style="list-style-type: none"> • 10 Port - 8 RJ45 & 2 GE Combo Port Cisco Network Switch
1 EA 2 EA 1 EA 1 EA 1 EA	Power Distribution <ul style="list-style-type: none"> • Phoenix Contact Line Surge Protection • Phoenix Contact 120VAC/24VDC Power Supply • Phoenix Contact 24VDC Ethernet UPS • Phoenix Contact Lithium Ion Battery (128Wh) • Phoenix Contact 24V Redundancy Module
As Req.	Miscellaneous <ul style="list-style-type: none"> • Panel Supplies (Wire, Wireway, Labels, Terminal Blocks, etc.)
6-8 Week Procurement Lead Time	

Bell Mountain Fill Station Panels (3)	
Qty	Description
	Control Panel Enclosure & Backplane
1 EA	<ul style="list-style-type: none"> • NEMA 4X - 24" x 20" x 10" Enclosure
1 EA	<ul style="list-style-type: none"> • Backpanel for 24" x 20" Enclosure
	Control Panel Accessories & Hardware
1 EA	<ul style="list-style-type: none"> • Phoenix Contact MCR digital display, 5-fig. display, 4-20mA
1 EA	<ul style="list-style-type: none"> • Red Illuminated 30mm Alarm Light, 24VDC
1 EA	<ul style="list-style-type: none"> • Blue 30mm Push Button Reset, 24VDC
1 EA	<ul style="list-style-type: none"> • Allen Bradley Audible Alarm, 24VDC
	Miscellaneous
As Req.	<ul style="list-style-type: none"> • Panel Supplies (Wire, Wireway, Labels, Terminal Blocks, etc.)
5-6 week procurement lead time	

Note – Procurement Lead Times for control panel hardware will begin upon the approval of design drawings. For the purpose of this document, include two (2) weeks for panel design and two (2) weeks for client approval, and an additional 4-6 estimated weeks for fabrication and testing.

Ray Waterman Instrumentation:

In support of the scope, LSI will be providing the following instrumentation for the Bell Mountain Site:

Ray Waterman Chemical Building Instrumentation	
Qty	Description
3 EA	<p>Chemical Tank Level Radar Level Transmitter, Endress + Hauser FMR10</p> <ul style="list-style-type: none"> • Remote Level Indication, VEGA <p style="text-align: right;">4-5 Week Procurement Lead Time</p>
4 EA	<p>Chlorine Pump Discharge Pressure Pressure Switch, Ashcroft Pressure Gauge, Ashcroft</p> <ul style="list-style-type: none"> • Diaphragm Seals (2), Ashcroft <p style="text-align: right;">4-5 Week Procurement Lead Time</p>
2 EA	<p>Ammonium Sulfate Pump Discharge Pressure Pressure Transmitter, Endress + Hauser Cerabar PMP71</p> <ul style="list-style-type: none"> • Diaphragm Seal, Factory Installed Pressure Switch, Ashcroft Pressure Gauge, Ashcroft <ul style="list-style-type: none"> • Diaphragm Seals (2), Ashcroft <p style="text-align: right;">5-6 Week Procurement Lead Time</p>

Red Zone PRV Vault Instrumentation	
Qty	Description
1 EA	Intrusion Switch <ul style="list-style-type: none"> • IFM Ultrasonic Sensor with cordset • TAG: RW-ZS-432 <p style="text-align: right;">4-5 Week Procurement Lead Time</p>
2EA	Pressure Transmitter, Endress + Hauser Cerabar PMP71 <ul style="list-style-type: none"> • Diaphragm Seal, Factory Installed Pressure Gauge, Ashcroft Diaphragm Seal, Ashcroft TAG: RW-PIT-421, RW-PIT-422 <p style="text-align: right;">5-6 Week Procurement Lead Time</p>
1 EA	Electronic Flow Meter, Endress + Hauser Promag W 500 <ul style="list-style-type: none"> • 6" Pipe Size • Stainless Ground Disks • Ethernet/IP, 4/20mA • Remote Transmitter, 60' Cable • TAG: RW-FIT-400 <p style="text-align: right;">5-6 Week Procurement Lead Time</p>
4 EA	Valve Position Indication, CLA-VAL <ul style="list-style-type: none"> • TAG: RW-ZSC-411, RW-ZSO-411, RW-ZSC-412. RW-ZSO-412 <p style="text-align: right;">5-6 Week Procurement Lead Time</p>
1 EA	Water On Floor Level Switch, GEMS <ul style="list-style-type: none"> • LS-270 Series, Single-Point Level Switch <p style="text-align: right;">4-5 Week Procurement Lead Time</p>

Red and Green Zone Meter Vault	
Qty	Description
1 EA	Intrusion Switch <ul style="list-style-type: none"> • IFM Ultrasonic Sensor with cordset <p style="text-align: right;">4-5 Week Procurement Lead Time</p>
1 EA	Water On Floor Level Switch, GEMS <ul style="list-style-type: none"> • LS-270 Series, Single-Point Level Switch <p style="text-align: right;">4-5 Week Procurement Lead Time</p>

Analyzer Cabinet (RW-AC-300)	
2 EA	Liquiline CM444, 4 channel transmitter, Endress + Hauser <ul style="list-style-type: none"> • 24VDC Supply Power • 2 Analog Outputs FlowFit CYA27, Endress + Hauser Memosens CCS53E Total Chlorine Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m • TAG: RW-AIT-301, RW-AIT-303 Memosens CCS51E Free Chlorine Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m • TAG: RW-AIT-300, RW-AIT-302 <p style="text-align: right; color: red;">9-10 Week Procurement Lead Time</p>
1 EA	Vault Ambient Temperature <ul style="list-style-type: none"> • Temperature Transmitter, IFM • Remote Level Indication, VEGA • TAG: RW-TIT-300 <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>

Wise Water Control Valve Vault	
Qty	Description
1 EA	Intrusion Switch <ul style="list-style-type: none"> • IFM Ultrasonic Sensor <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>
1 EA	Water On Floor Level Switch, GEMS <ul style="list-style-type: none"> • LS-270 Series, Single-Point Level Switch <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>
Wise Water Control Valve Vault Analyzer Cabinet (RW-AC-200)	
1 EA	Liquiline CM444, 4 channel transmitter, Endress + Hauser <ul style="list-style-type: none"> • 24VDC Supply Power • 2 Analog Outputs FlowFit CYA27, Endress + Hauser Memosens CCS53E Total Chlorine Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m

	<ul style="list-style-type: none"> • TAG: RW-AIT-201 Memosens CCS51E Free Chlorine Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m • TAG: RW-AIT-202 <p style="text-align: right; color: red;">9-10 Week Procurement Lead Time</p>
1 EA	Vault Ambient Temperature <ul style="list-style-type: none"> • Temperature Transmitter, IFM • Remote Level Indication, VEGA • TAG: RW-TIT-200 <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>

Wise Water Flow Meter and CL2 Vault	
Qty	Description
1 EA	Intrusion Switch <ul style="list-style-type: none"> • IFM Ultrasonic Sensor <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>
1 EA	Water On Floor Level Switch, GEMS <ul style="list-style-type: none"> • LS-270 Series, Single-Point Level Switch <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>
Wise Water Flow Meter and CL2 Vault Analyzer Cabinet (RW-AC-100)	
1 EA	Liquiline CM444, 4 channel transmitter, Endress + Hauser <ul style="list-style-type: none"> • 24VDC Supply Power • 2 Analog Outputs FlowFit CYA27, Endress + Hauser Memosens CCS53E Total Chlorine Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m • TAG: RW-AIT-101 Memosens CCS51E Free Chlorine Digital Sensor, Endress + Hauser <ul style="list-style-type: none"> • Digital Measuring Cable, 10m • TAG: RW-AIT-102 <p style="text-align: right; color: red;">9-10 Week Procurement Lead Time</p>
1 EA	Vault Ambient Temperature <ul style="list-style-type: none"> • Temperature Transmitter, IFM • Remote Level Indication, VEGA • TAG: RW-TIT-100 <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>

Chemical Injection Vault



Qty	Description
1 EA	Intrusion Switch <ul style="list-style-type: none"> • IFM Ultrasonic Sensor <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>
1 EA	Water On Floor Level Switch, GEMS <ul style="list-style-type: none"> • LS-270 Series, Single-Point Level Switch <p style="text-align: right; color: red;">4-5 Week Procurement Lead Time</p>

Note – Procurement Lead Times for instrumentation will begin upon the approval of instrument transmittals. For the purpose of this document, include two (2) weeks for instrument submittals and two (2) weeks for client approval.

Ray Waterman Control Panels:

In support of the scope, LSI will be providing the following Control Panels for the Ray Waterman Site:

Ray Waterman CP8000	
Qty	Description
1 EA	Control Panel Enclosure <ul style="list-style-type: none"> • NEMA 4X for 90" x 72" x 20" Enclosure • Backpanel for 90" x 72" Enclosure
1 EA	
1 EA	Control Panel Accessories & Hardware <ul style="list-style-type: none"> • Intrusion Detection • Interior Panel Illumination (Multi-Door) • Panel Temperature Switch • Allen Bradley 15" PanelView
2 EA	
1 EA	
1 EA	
1 EA	Controller and I/O <ul style="list-style-type: none"> • Allen Bradley ControlLogix 24V Power Supply • Allen Bradley ControlLogix 17 Slot Chassis • Allen Bradley ControlLogix L83E Controller • Allen Bradley ControlLogix Ethernet Adapter Module • Allen Bradley ControlLogix 8 channel analog input module • Allen Bradley ControlLogix 8 channel analog output module • Allen Bradley ControlLogix 16 channel digital input module • Allen Bradley ControlLogix 16 channel digital output module • Allen Bradley ControlLogix I/O Card Terminal Blocks
1 EA	
1 EA	
1 EA	
5 EA	
2 EA	
5 EA	
2 EA	
As Req.	
1 EA	
1 EA	
1 EA	Fiber Patch Panel <ul style="list-style-type: none"> • Fiber Patch Panel - for 16" x 16" Enclosure • Opticom Fiber Adapter Panel
2 EA	
1 EA	Power Distribution <ul style="list-style-type: none"> • Phoenix Contact Line Surge Protection • Phoenix Contact 120VAC/24VDC Power Supply • Phoenix Contact 24VDC Ethernet UPS • Phoenix Contact Lithium Ion Battery (128Wh) • Phoenix Contact 24V Redundancy Module
2 EA	
1 EA	
2 EA	
1 EA	
As Req.	Miscellaneous <ul style="list-style-type: none"> • Panel Supplies (Wire, Wireway, Labels, Terminal Blocks, etc.)

6-8 Week Procurement Lead Time

Red Zone PRV CP400	
Qty	Description
	Control Panel Enclosure
1 EA	• NEMA 4X - 60" X 36" X 12" Enclosure
1 EA	• Backpanel for 60" X 36" Enclosure
	Control Panel Accessories & Hardware
1 EA	• Intrusion Detection
1 EA	• Interior Panel Illumination
1 EA	• Panel Temperature Switch
1 EA	• Allen Bradley 10" PanelView
	Controller and I/O
1 EA	• Allen Bradley ControlLogix 24V Power Supply
1 EA	• Allen Bradley ControlLogix 7 Slot Chassis
1 EA	• Allen Bradley ControlLogix L81E Controller
1 EA	• Allen Bradley ControlLogix 8 channel analog input module
2 EA	• Allen Bradley ControlLogix 16 channel digital input module
1 EA	• Allen Bradley ControlLogix 16 channel digital output module
As Req.	• Allen Bradley ControlLogix I/O Card Terminal Blocks
	Networking
1 EA	• Phoenix Contact NAT Industrial Ethernet Switch
	Power Distribution
1 EA	• Phoenix Contact Line Surge Protection
2 EA	• Phoenix Contact 120VAC/24VDC Power Supply
1 EA	• Phoenix Contact 24VDC Ethernet UPS
1 EA	• Phoenix Contact Lithium Ion Battery (128Wh)
1 EA	• Phoenix Contact 24V Redundancy Module
	Miscellaneous
As Req.	• Panel Supplies (Wire, Wireway, Labels, Terminal Blocks, etc.)
6-8 Week Procurement Lead Time	

RW-AC-300	
Qty	Description
1 EA	Control Panel Enclosure <ul style="list-style-type: none"> • NEMA 4X - 48" X 36" X 12" Enclosure • Backpanel for 48" X 36" Enclosure
1 EA	
1 EA	Controller and I/O <ul style="list-style-type: none"> • Allen Bradley CompactLogix Ethernet Adapter • Allen Bradley CompactLogix 24VDC Power Supply • Allen Bradley CompactLogix 4 channel analog input module • Allen Bradley CompactLogix 16 channel digital input module
1 EM	
2 EA	
1 EA	
1 EA	Networking <ul style="list-style-type: none"> • Unmanaged 8 RJ45 Stratix 2000
1 EA	Power Distribution <ul style="list-style-type: none"> • Phoenix Contact Line Surge Protection • Phoenix Contact 120VAC/24VDC Power Supply • Phoenix Contact 24VDC Ethernet UPS • Phoenix Contact Lithium Ion Battery (128Wh) • Phoenix Contact 24V Redundancy Module
2 EA	
1 EA	
As Req.	Miscellaneous <ul style="list-style-type: none"> • Panel Supplies (Wire, Wireway, Labels, Terminal Blocks, etc.)
6-8 Week Procurement Lead Time	

RW-AC-100	
Qty	Description
1 EA	Control Panel Enclosure <ul style="list-style-type: none"> • NEMA 4X - 48" X 36" X 12" Enclosure • Backpanel for 48" X 36" Enclosure
1 EA	
1 EA	Networking <ul style="list-style-type: none"> • Unmanaged 8 RJ45 Stratix 2000
1 EA	Power Distribution <ul style="list-style-type: none"> • Phoenix Contact Line Surge Protection • Phoenix Contact 120VAC/24VDC Power Supply • Phoenix Contact 24VDC Ethernet UPS • Phoenix Contact Lithium Ion Battery (128Wh) • Phoenix Contact 24V Redundancy Module
2 EA	
1 EA	
As Req.	Miscellaneous <ul style="list-style-type: none"> • Panel Supplies (Wire, Wireway, Labels, Terminal Blocks, etc.)
6-8 Week Procurement Lead Time	

RW-AC-200	
Qty	Description
1 EA	Control Panel Enclosure <ul style="list-style-type: none"> NEMA 4X - 48" X 36" X 12" Enclosure Backpanel for 48" X 36" Enclosure
1 EA	
1 EA	Networking <ul style="list-style-type: none"> Unmanaged 8 RJ45 Stratix 2000
1 EA	Power Distribution <ul style="list-style-type: none"> Phoenix Contact Line Surge Protection Phoenix Contact 120VAC/24VDC Power Supply Phoenix Contact 24VDC Ethernet UPS Phoenix Contact Lithium Ion Battery (128Wh) Phoenix Contact 24V Redundancy Module
2 EA	
1 EA	
1 EA	
1 EA	
As Req.	Miscellaneous <ul style="list-style-type: none"> Panel Supplies (Wire, Wireway, Labels, Terminal Blocks, etc.)
6-8 Week Procurement Lead Time	

Ray Waterman Fill Station Panels (3)	
Qty	Description
1 EA	Control Panel Enclosure & Backplane <ul style="list-style-type: none"> NEMA 4X - 24" x 20" x 10" Enclosure Backpanel for 24" x 20" Enclosure
1 EA	
1 EA	Control Panel Accessories & Hardware <ul style="list-style-type: none"> Phoenix Contact MCR digital display, 5-fig. display, 4-20mA Red Illuminated 30mm Alarm Light, 24VDC Blue 30mm Push Button Reset, 24VDC Allen Bradley Audible Alarm, 24VDC
1 EA	
1 EA	
1 EA	
As Req.	Miscellaneous <ul style="list-style-type: none"> Panel Supplies (Wire, Wireway, Labels, Terminal Blocks, etc.)
5-6 week procurement lead time	

Note – Procurement Lead Times for control panel hardware will begin upon the approval of design drawings. For the purpose of this document, include two (2) weeks for panel design and two (2) weeks for client approval, and an additional 4-6 estimated weeks for fabrication and testing.

ATTACHMENT B:

MTE EQUIPMENT



EQUIPMENT PROPSOAL Rev0

DATE: 6/18/2025

TO: Richard Aguirre - Garney

FOB: Shipping Point

PROJECT: Bell Mountain Ranch + Ray Waterman

TERMS: Net 30 Days

Bell Mountain Ranch

1ea Chemical Feed Panel – Sodium Hydroxide

- Wall Mounted, Single Pump
- 3/4" White Polypro Welded Construction
- 1/2" CPVC/TFE/EPDM
- (9) 1/2" Ball Valve
- (1) 1/2" Y-Strainer
- (1) Calibration Column, 100ml
- (1) 1/2" PRV
- (1) Pressure Gauge & Switch w/Dia. Seal
- (1) 1/2" Check Valve
- (1) 1/2" BPV

1ea Chemical Feed Panel – Sodium Hypochlorite

- Wall Mounted, Single Pump
- 3/4" White Polypro Welded Construction
- 1/2" PVC/TFE/Viton
- (9) 1/2" Ball Valve
- (1) 1/2" Y-Strainer
- (1) Calibration Column, 100ml
- (1) 1/2" PRV
- (1) Pressure Gauge & Switch w/Dia. Seal
- (1) 1/2" Check Valve
- (1) 1/2" BPV

1ea Chemical Feed Panel – Ammonium Sulfate

- Wall Mounted, Dual Pump
- 3/4" White Polypro Welded Construction
- 1/2" PVC/TFE/EPDM
- (18) 1/2" Ball Valve
- (2) 1/2" Y-Strainer
- (2) Calibration Column, 100ml
- (2) 1/2" PRV
- (2) Pressure Gauge & Switch w/Dia. Seal
- (2) 1/2" Check Valve
- (2) 1/2" BPV

- 2ea Diaphragm Metering Pump – Ammonium Sulfate
 - Encore 700, 0.007-1.3gph @ 175psi
 - ABB 523 VFD Mounted Inside FRP Pump Control Panel
 - Pump Stand
 - Spare Parts
- 1ea 300-gal Tank – Sodium Hypochlorite
 - 1.9SG XLPE Single Wall, PVC/Viton/Titanium – 35”D x 82”H
 - (1) 2” Overflow, Upper Sidewall
 - (1) 2” Outlet w/Siphon Drain, Lower Sidewall
 - (1) 1” Site Gauge, Upper/Lower Sidewall
 - (2) 3” Vent & Level Transmitter, Top Mounted
 - (1) 1-1/2” Fill, Upper Sidewall Mounted
 - (1) FRP Ladder
 - (1) Seismic Restraint System w/Calcs
 - (1) Tank Accessories, 2” Camlock, Checks, Ball Valves, Flex Connection, Vent Dia. & Signage
- 1ea 400-gal Tank – Ammonium Sulfate
 - 1.9SG XLPE Double Wall, PVC/Viton/Hast C – 47”D x 76”
 - (1) 2” Overflow, Upper Sidewall
 - (1) 2” Outlet w/Siphon Drain, Lower Sidewall
 - (2) 4” Vent & Level Transmitter, Top Mounted
 - (1) 2” Fill, Upper Sidewall Mounted
 - (1) FRP Ladder
 - (1) Seismic Restraint System w/Calcs
 - (1) Tank Accessories, 2” Camlock, Checks, Ball Valves, Flex Connection, Vent Dia. & Signage
- 1ea 40-gal Tank – Sodium Hydroxide
 - 1.9SG XLPE Double Wall, CPVC/EPDM/SS – 27”D x 34”H
 - (1) 1-1/2” Overflow, Top Mounted
 - (1) 2” Outlet w/Siphon Drain, Lower Sidewall
 - (2) 3” Vent & Level Transmitter, Top Mounted
 - (1) 1-1/2” Fill, Upper Sidewall Mounted
 - (1) Tank Accessories, 2” Camlock, Checks, Ball Valves, Flex Connection, Vent Dia. & Signage
- 1ea 12” Static Mixer, Epoxy Coated Steel with 3/4” FNPT Tap and 3/4” x 1/2” PVC/EPDM Retractable Injection Quill – Ammonium Sulfate
- 2ea Retractable Injection Quill with 1/2” BPV – Caustic & Hypo
- 1ea Sample Pump, March Series 5
 - 5gpm @ 25’
 - 120VAC
- 1ea Sample Panel, Clearwell Effluent & Discharge to Distribution
 - 1/2” & 1” PVC Pipe & Fittings
 - 3/4” White Polypro Sheet w/SS Strut (Floor Mounted)
 - (5) 1/2” PVC/EPDM Ball Valves
 - (3) 1/2” Y-Strainer
 - (2) Drain Lines/Air Gap
 - o *Analyzers/Instruments & Electrical by Others*

Ray Waterman

- 1ea Chemical Feed Panel – Ammonium Sulfate
 - Wall Mounted, Triple Pump
 - 3/4" White Polypro Welded Construction
 - 1/2" PVC/TFE/EPDM
 - (32) 1/2" Ball Valve
 - (3) 1/2" Y-Strainer
 - (3) Calibration Column, 100ml
 - (3) 1/2" PRV
 - (3) E+H Magnetic Flow Meter, Ethernet IP + 4-20mA
 - (3) Pressure Transmitter w/Dia. Seal, Loop Powered
 - (3) Pulsation Dampener
 - (3) 1/2" BPV
- 3ea Diaphragm Metering Pump – Ammonium Sulfate
 - Encore 700, 0.03-2.6gph @ 175psi
 - ABB 523 VFD Mounted Inside FRP Pump Control Panel
 - Pump Stand
 - Spare Parts
- 1ea 2,990-gal Tank – Ammonium Sulfate
 - 1.98SG, Sectionalized – 72"D x 189"H
 - Seven (7) Sections
 - See attached proposal from Design Tanks
 - Field Assembly Included
 - (1) Tank Accessories, 2" Camlock, Checks, Ball Valves, Flex Connection, Vent Dia. & Signage
- 2ea Sample Panel, WISE Waterline and Clearwell
 - 1/2" & 1" PVC Pipe & Fittings
 - 3/4" White Polypro Sheet
 - SS Cabinet Enclosure
 - (3) 1/2" PVC/EPDM Ball Valves
 - (2) 1/2" Y-Strainer
 - (2) Drain Lines/Air Gap
 - o *Analyzers/Instruments & Electrical by Others*
- 1ea Sample Panel, Red Zones and Green Zones
 - 1/2" & 1" PVC Pipe & Fittings
 - 3/4" White Polypro Sheet
 - SS Cabinet Enclosure
 - (6) 1/2" PVC/EPDM Ball Valves
 - (4) 1/2" Y-Strainer
 - (4) Drain Lines/Air Gap
 - o *Analyzers/Instruments & Electrical by Others*
- 2ea 20" Static Mixer, Epoxy Coated Steel with 3/4" FNPT Tap and 3/4" x 1/2" PVC/EPDM Retractable Injection Quill – Ammonium Sulfate

Notes:

A. PE Tanks

- a. The tanks are constructed of NSF61 resin and the bulkhead fittings are Hayward, which are also NSF61 listed, but the tank as an assembly is not NSF certified.
- b. The largest manways available on these size tanks are 16" for 300 & 400-gal tanks and 7" on 40-gal.
- c. We cannot get full capacity of the tanks and still have 6" of freeboard above the overflow fitting.
- d. The 300-gal and 400-gal tanks have FRP ladders, but the 40-gal tank does not.
- e. Double-wall tanks cannot have more than one sidewall fitting that penetrates both tanks, so sight gauges are not feasible to include.
- f. Overflow fittings cannot double as vents.
- g. The recommended vent size for polyethylene tanks is twice the diameter of the fill line. The minimum size for an overflow fitting is equal to the fill line.
- h. Full drain outlets are not available in double-wall tanks or 300-gal tanks.
- i. Ladders are specified but not shown. They are included for the 300 a& 400-gal tanks. If not required, deduct from the bid.
- j. Tank vents must terminate outside of the chemical room.
- k. Seismic restraint systems are not available for tank less than 300-gal.

B. Encore Diaphragm Pumps

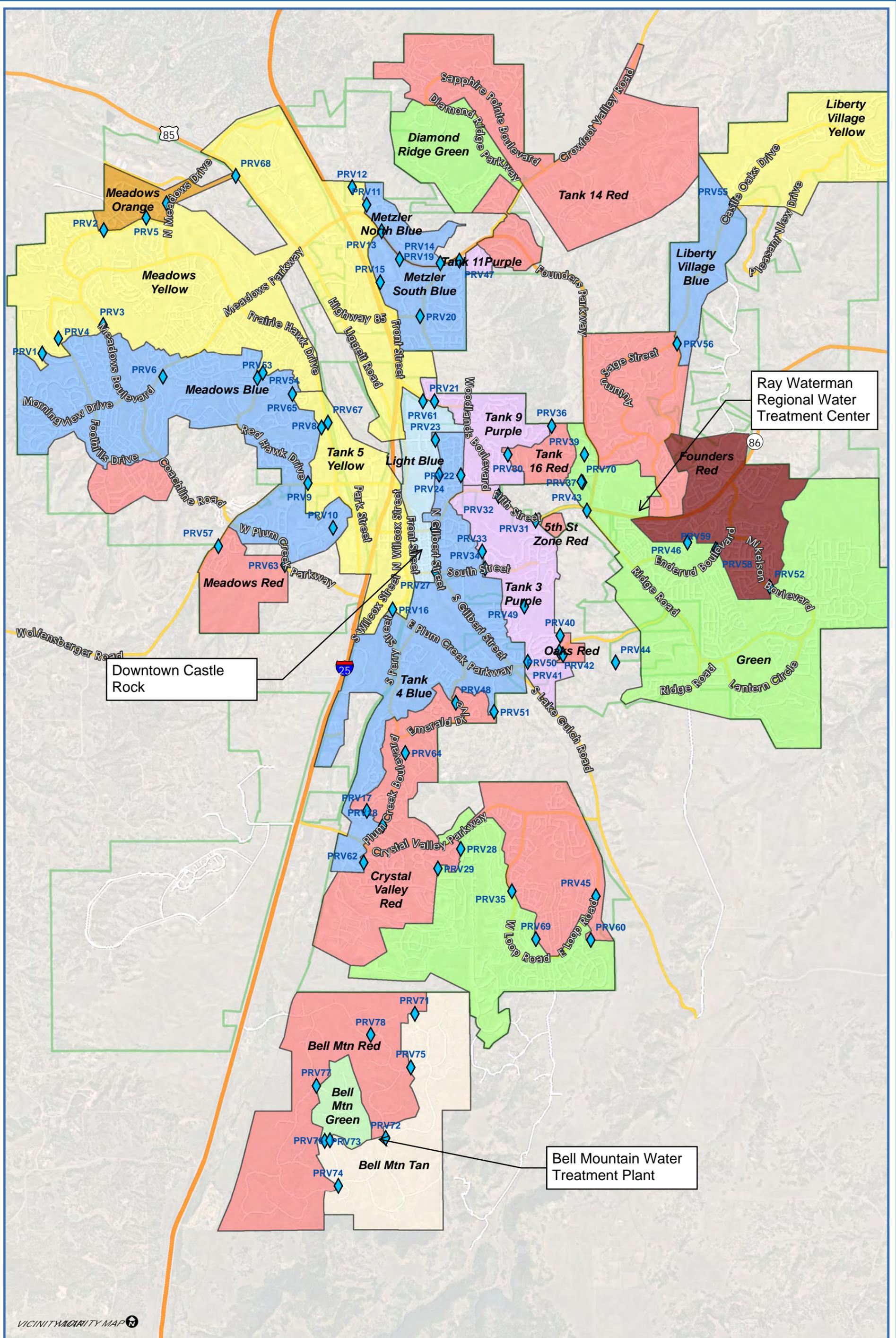
- a. The specs for BMR mention a diaphragm leak detection system for the new Encore pumps, but that output is not shown on the drawings. RW bid docs do not mention a diaphragm leak detector and its control I/O is identical to BMR. Leak detection is not included in this proposal.

C. FRP Tanks

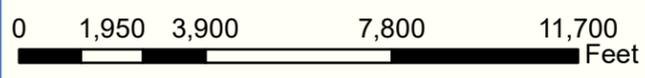
- a. Please note Design Tanks comments on page three where they have taken exception to some items.
- b. MTE has included the field service/assembly and Jogler sight gauges.
 - i. These sight gauges cannot be ordered until field assembly is complete. The current lead time from Jogler is approximately six (6ea) weeks.

D. Instrumentation, other than the items mounted to the chemical feed panels is excluded. See highlighted P&IDs.

E. All required field service is included.



VICINITY/UTILITY MAP



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2022, Town of Castle Rock Utilities Mapping.

CASTLE ROCK WATER
FIGURE 2.7
PRESSURE ZONES AND PRVs

	SUBJECT: APPENDIX J – SOLE SOURCE JUSTIFICATION FORM	Approval Date 1/1/2018
	DIVISION AND POLICY NUMBER PURCHASING	Revision Date 9/16/2022

COMMODITY OR SERVICE _____

VENDOR _____

AMOUNT OF PURCHASE \$ _____

REQUESTORS NAME _____

DEPARTMENT _____

DEPARTMENT DIRECTOR's Approval _____

FINANCE DEPARTMENT's Approval _____

TOWN MANAGER's (or Designee) Approval _____

TOWN COUNCIL's Approval, when necessary _____

PURCHASING POLICY EXCEPTION ITEM	CHECK ONE
1. Item(s) or service has been formally awarded to a vendor by the State of Colorado, MAPO, or other cooperative purchasing group and the product meets the needs of the Town of Castle Rock.	<input type="checkbox"/>
2. The product or service is of a unique nature, or allows for standardization with existing equipment and will provide exceptional value to the Town of Castle Rock.	<input type="checkbox"/>
3. Emergency purchases where the well-being of the citizens, employees or Town property may be endangered if the purchase is delayed.	<input type="checkbox"/>
4. Town of Castle Rock currently has a contract in place with a vendor for like products or services and the compatibility and/or continuity of those products or services are paramount to the success of the department or Town function.	<input type="checkbox"/>

Per Municipal Code 3.02.060:

Purchases over one thousand dollars (\$1,000.00) and up to and including five thousand dollars (\$5,000.00) require three (3) verbal bids unless approved by the Town Manager on the basis of sole source, emergency or unresponsive bidders.

Purchases over five thousand dollars (\$5,000.00) and up to seventy-five thousand dollars (\$75,000.00) require three (3) informal written bids unless approved by the Town Manager on the basis of sole source, emergency or unresponsive bidders.

Purchases over seventy-five thousand dollars (\$75,000.00) require formal written sealed bids unless waived by the Town Manager for purchases up to and including two hundred fifty thousand dollars (\$250,000.00) or by Town Council for purchases over two hundred fifty thousand dollars (\$250,000.00) on the basis of sole source, emergency or unresponsive bidders.

The requesting department must provide written justification to the Finance Department for review and forward it to the Accounting Manager. **Attach additional sheets as necessary.**



Attachment to Sole Source Justification Form

Service: Construction of the RWRWTC and BMR LAS Conversion Project

CRW staff have determined the RWRWTC LAS Conversion project is an emergency project to complete as efficiently as possible during the 2025/2026 low demand season to minimize fees associated with not being able to receive WISE water when RWRWTC must be taken offline – whether for expected routine maintenance, planned construction projects, or unexpected/emergency repairs. It is preferred that as much of the construction work be completed in the month of November 2025 as possible because that is when WISE flows are not going to be provided to CRW. This project will also include some SCADA improvements scope that was originally going to be completed as part of the CADA Phase V project at RWRWTC. The LAS Conversion cannot be completed without completing some upgrades to the SCADA system, instrumentation, and programming that was originally going to be completed in the SCADA Phase V project. Including a portion of the SCADA work within the LAS Conversion project will help to prevent rework and additional costs. Given the emergency status of this project, and complexity of coordinating this project with other concurrent projects occurring at RWRWTC, it is recommended that the project be sole-sourced to Garney. Garney is a contractor that is familiar with CRW's facilities and standards, has consistently completed high quality work on schedule, has crews available to complete the work in the necessary time frame, and is able to work with CRW staff to prioritize procurement of long-lead equipment and develop a construction schedule that minimizes impacts to CRW's operations. Garney has previously been selected through competitive bidding processes and is currently working on the Plum Creek Water Purification Facility (PCWPF) Expansion Project.

The project will be completed in two work packages. The first work package is being established to allow for procurement of long lead equipment that is necessary for the project. Long lead equipment includes the chlorine analyzers, programmable logic controller (PLC) panel, variable frequency drives (VFDs) for chemical feed pumps, and chemical storage tanks. It is necessary to purchase this equipment as early as possible to complete the work in the necessary schedule. A second work package will be proposed to Town Council for approval after the overall project pricing is known.

CASTLE ROCK WATER

**RESOLUTION – CONSTRUCTION CONTRACT
BETWEEN TOWN OF CASTLE ROCK AND
GARNEY COMPANIES INC. FOR RWRWTC AND
BMR LAS CONVERSION PROJECT –
WORK PACKAGE 1**

JULY 1, 2025

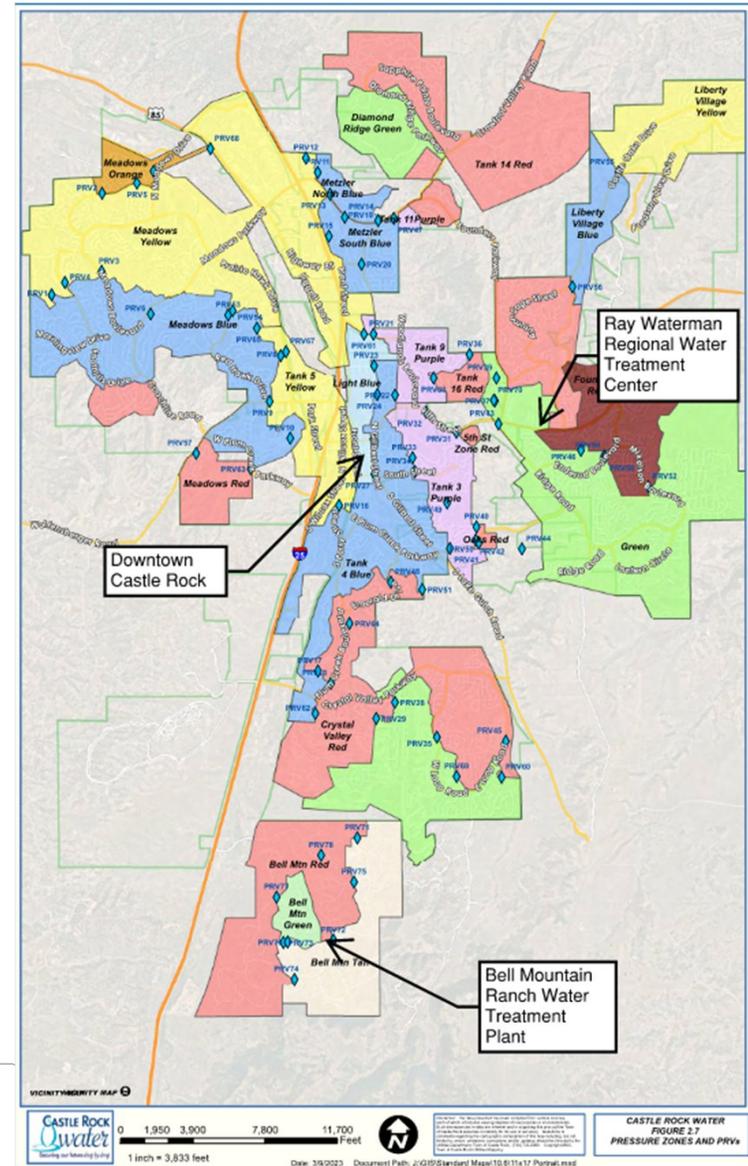


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PROJECT OVERVIEW

BACKGROUND AND SCOPE

- Liquid ammonium sulfate (LAS) Conversion projects at Bell Mountain Ranch (BMR) WTP and Ray Waterman Regional Water Treatment Center (RWRWTC)
- Separate Burns & McDonnell Design Contracts
 - ✓ BMR LAS Conversion – complete May 2025
 - ✓ RWRWTC LAS Conversion – complete July 14, 2025
- RWRWTC LAS Conversion Project will include some SCADA Phase V Scope
- RWRWTC – location where TCR accepts WISE flows. High WISE flows align with low demand season.
- Construction will be sole-sourced with trusted Contractor and completed in two Work Packages



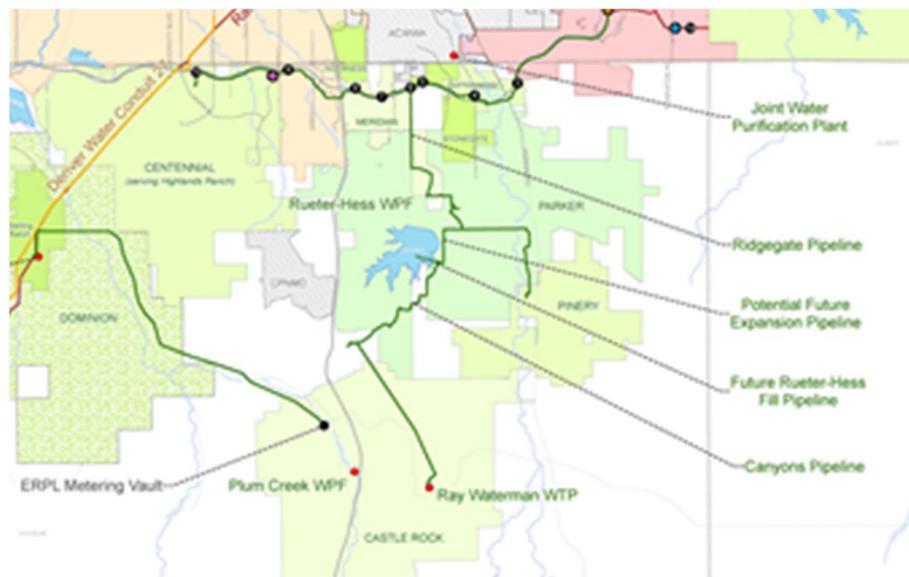
TOWN OF CASTLE ROCK
Excellence · Dedication · Service

PROJECT OVERVIEW

SOLE-SOURCE JUSTIFICATION

Project Constraints

- Construction was planned for 2023/2024
 - ✓ Budget concerns and shifting priorities (PCWPF and Founders were both offline) delayed the construction
- Operating facility and must continue to operate except for very short shutdown window.
- WISE Pipeline provides all of TCR's WISE flows, Dominion's WISE flows, and other future imported supplies to RWRWTC
 - ✓ TCR will be receiving higher WISE flows in 2025/26, expect that to continue – align with low demand season
 - ✓ Take-or-pay agreement
 - ✓ November = No WISE Flow Month
 - ✓ WISE Modifications will allow WISE flows to be accepted even when RWRWTC is offline.
 - ✓ Coordinating scope with SCADA Phase V project
- Emergency to complete to minimize fees and prioritize schedule



Garney Companies, Inc.

- Selected twice competitive bid processes
- Experience working CRW operating facilities
- High quality work – on schedule
- Crews available immediately from PCWPF
- Know Town Standards and staff
- Develop schedule - minimize facility shutdown

BMR LAS CONVERSION

BACKGROUND AND SCOPE

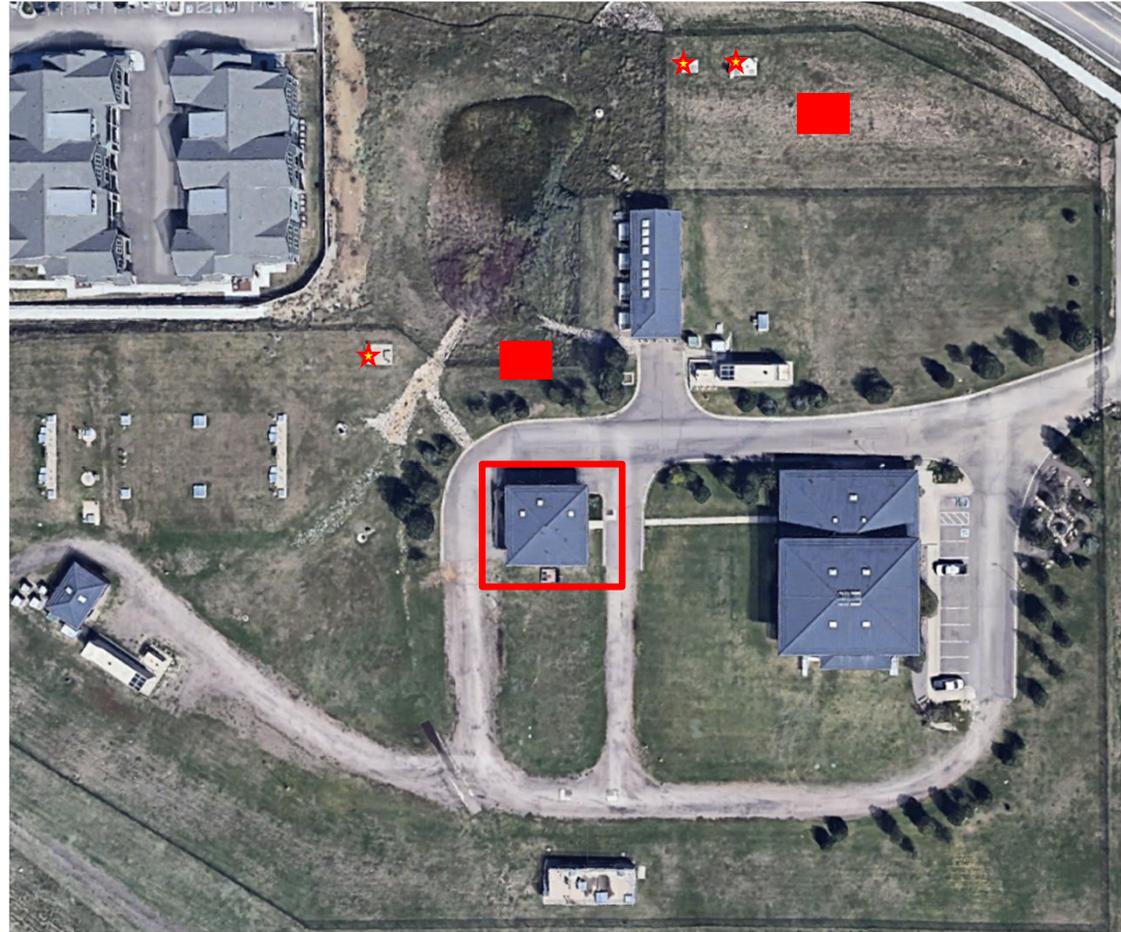
- BMR WTP owned and operated by CRW since 2022.
- Rated capacity of 0.72 million gallons per day (MGD). Serves 321 home Bell Mountain Ranch subdivision.
- Convert from free chlorines to chloramines as disinfectant to align with TCR's water system
 - ✓ Allows water to move between systems
- Addition of LAS chemical feed system.
 - ✓ New chemical storage tanks, chemical feed pumps, chlorine analyzers, PLC panel, clearwell instrumentation, inline static mixer, sample tap/pump at clearwell effluent



RWRWTC LAS CONVERSION

BACKGROUND AND SCOPE

- Rated capacity of 8 MGD. Can accept up to 6 MGD WISE Flows (currently sent through WTP).
- Objectives:
 - ✓ Safety - Convert existing gaseous ammonia chemical system to LAS
 - ✓ Operational flexibility - TCR will be able to accept WISE flows when RWRWTC is offline
 - ✓ Redundancy - Provide new connection from red to green zone via Red Zone PRV Vault
 - ✓ Proactively implement SCADA Phase V scope - minimize rework/additional costs



RWRWTC AND BMR LAS CONVERSION

SCHEDULE AND BUDGET

- RWRWTC LAS Conversion
 - ✓ All work during low demand season
 - ✓ Minimize facility shutdowns – maximize accepting WISE Flows
 - ✓ November = No WISE
- BMR LAS Conversion
 - ✓ All work to be completed during low demand season (October – April)
 - ✓ BMR Construction to work around RWRWTC.
 - ✓ BMR fed by TCR distribution system during construction.
- Contract:
 - ✓ Work Package 1 (Long Lead Equipment)– July 1 Town Council
 - ✓ Work Package 2 (Construction) – August 19 Town Council

Project Components	Budget
LAS & WISE Modifications at RWRWTC	\$1,600,000
BMR LAS Conversion	\$500,000
SCADA System Improvements	\$1,150,000
Total	\$3,250,000
Work Package 1	\$1,199,662
Contingency	\$119,966
Total Authorization	\$1,319,628

RWRWTC AND BMR LAS CONVERSION

RECOMMENDATIONS

- Castle Rock Water Commission
- Staff



- PROPOSED MOTION:

- "I move to approve the Resolution 2025-312 as introduced by title."

- ALTERNATIVE MOTIONS:

- "I move to approve the Resolution as introduced by title, with the following conditions: (list conditions)."
- "I move to continue this item to the Town Council meeting on ___date to allow additional time to (list information needed)."