

ATTACHMENT E

Data through December 31, 2017, please note that these are estimates, and numbers are subject to change

3/1/2018

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS			PLATTED (SF) SDP (MF)			UNITS BUILT (CO)			COMMENTS	VESTING (All developments have a Development Agreement with no expiration date, regardless of vesting)
		SF	MF	Total	SF	MF*	Total	SF	MF	Total		
56	Arbors (2002)	38	80	118	0	0	0	0	0	0	Undeveloped, proposed to be developed in conjunction with Hillside	
81	Auburn Ridge (2013)	0	289	289	0	289	289	0	90	90	Full development is expected in 2018, pending approved zoning & SDP recordation	
2	Brookwood (2003)	72	0	72	72	0	72	50	0	50	Full development is expected	
4	Cambridge Heights (2003)	0	100	100	0	0	0	0	0	0	Undeveloped, no dates for activity	
5	Castle Highlands (1984)	132	358	490	131	200	331	124	200	324	Project completed, no additional lots are platted.	
6	Castle Meadows (1989)	70	218	288	0	0	0	0	0	0	Full development is expected	Vested through 12/31/2035 (20 years)
7, 75, 80, 85, 93	Castle Oaks /Terrain (2002)	1992	775	2767	1696	0	1696	1117	0	1117	Full development is expected	Vested though 12/31/2028 (13 years)
8, 9, 10, 43, 91	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	1062	1062	0	805	805	Project re-entitled by Alberta Corporation. Total MF build-out equals 1018 MF units, not the previously-entitled 1550 MF units.	Vested through 12/31/2035 (20 years)
11	Castle Ridge East (1996)	30	0	30	28	0	28	28	0	28	Project is complete	
12 & 53	Castle Rock Estates - Diamond Ridge (1995)	126	0	126	126	0	126	126	0	126	Project is complete	
27 & 71 & 74 & 28	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	574	239	0	239	118	0	118	Full development is expected	
62	Castlewood Ranch (1998)	1300	0	1300	1288	0	1288	1264	0	1264	Remaining lots platted for sale, most will be custom homes, full development expected	
straight zones, downtown	Central Castle Rock (varies)	1538	1111	2649	1522	905	2427	1526	791	2317	Development nearly complete, approximately 20 SF units remaining, includes Riverwalk MF	
88	Covenant At Castle Rock (2014)	58	0	58	58	0	58	28	0	28	Full development is expected	
55, 70	Crystal Valley Ranch (2000)	2722	753	3475	1306	0	1306	893	0	893	Full development is expected	Vested through 12/31/2036 – Primary term 12/31/2026 (1650 DU's) Extended term 12/31/36 (25 years)
54	Dawson Ridge (1986)	2447	5453	7900	0	0	0	0	0	0	Project was entitled in the late 1980's. The property has been vacant since the early 1990's with no specific plans for improvement. All involved with property ownership and development discussions agree that a new land use plan, infrastructure plan, Development Agreement and service plans need to be submitted and approved by Council prior to any development of the site no matter what decision are made on the vesting question	
63, 92	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2634	0	2634	2278	0	2278	Project is approximately 1/2 built with the expectation of the entitled 5421 residential units will be constructed.	
45, 86	Hazen Moore (2000)	243	0	243	161	0	161	136	0	136	Full development is expected	
17	Heckendorf Ranch (1985)	406	224	630	301	0	301	293	0	293	A portion of the property is developed. Full development is expected	
90	Hillside (2009)	120	0	120	0	0	0	0	0	0	Full development is expected	
19	Lanterns (2003)	1200	0	1200	0	0	0	0	0	0	The property was recently entitled for an increase from 548 units to 1200 homes	
41	Liberty Village (2004)	1245	0	1245	1212	0	1212	730	0	730	Full development is expected	Vested through 12/31/2019 – Primary term 12/31/2012 (250 DU's) Extended term 12/31/2019 (15 years)
20, 46, 68	Maher Ranch (1988)	2309	100	2409	761	96	857	761	96	857	Full development is expected	
37, 38, 82, 89	Meadows (1985)	6642	4002	10644	7240	240	7480	6084	0	6084	The developer consistently states the intent to build the entitled number of lots.	Vested through 6/30/2028 – Primary term 6/30/13 (1000 DU/100,000 sq.ft commercial) 1 st Extended term 6/30/2021 (2400 DU/300,000 commercial) 2 nd Extended term 6/30/2028 (25 years)

22	Memmen Young Infill (1985)	559	476	1035	0	0	0	0	0	0	The property is entitled and undeveloped but questions remain whether the entitled density can be reached due to topography, skyline / Ridgeline and presence of cap rock throughout the property.	
23 & 24 & 25	Metzler Ranch (1996)	1056	660	1716	727	683	1410	733	580	1313	It is uncertain at this time if the property will develop to the entitled number of residential homes.	
49, 50, 65	Plum Creek (1983)	3025		3025	1177	360	1537	1185	360	1545	There are areas remaining where additional lots could be platted and homes constructed. It is uncertain at this time if or when the remaining lots will be built.	
no PD number, downtown map	Plum Creek Ridge (2006)	92	70	162	65	45	110	53	0	53	Full development is expected, MF are Townhomes	
29	Plum Creek South (1985)	307	198	505	140	0	140	137	0	137	They are close to completion, approx. 3.5 acres remaining undeveloped on north side of Emerald Drive. Full development is not expected	
60	Red Hawk (1996)	658	268	926	887	0	887	793	0	793	Full development is expected	
47, 48	Scott II (1987)	85	220	305	78	220	298	78	220	298	This project is complete.	
42	Stanbro PD (1987)	32	92	124	0	0	0	0	0	0	Full development is expected	
34	Villages at Castle Rock (1981)	0	626	626	0	0	0	0	0	0	Full development is expected	
58	Wolfensberger - formerly Graham PD (1996)	0	56	56	0	56	56	0	0	0	Full development is expected	
40, 33, and 35	Woodlands - Inc. Scott Ranch (1983)	1160	0	1160	551	0	551	534	0	534	Lots platted, but not all built. Full development is expected	
36	Young American (1983)	78	1128	1206	375	186	561	375	186	561	Full development is expected	
		ZONED UNITS			PLATTED (SF) SDP (MF)			UNITS BUILT (CO)				
		* MF counts shows approved by SDP										
		SF	MF	Total	SF	MF*	Total	SF	MF	Total		
TOTAL UNITS		31,744	22,800	54,544	22,775	4,342	27,117	19,444	3,328	22,772	approximately 1,725 SFA units within SF total	
POPULATION ESTIMATES		96,502	45,600	142,102	69,236	8,684	77,920	57,902	6,656	64,558	Persons Per Household (3.04-SFD, 2.34-SFA, 2.00-MF)	

added 228 new MF in Central CR/downtown (Riverwalk)

Annexation Assumptions & Will-Serve Obligations outside of Town

annexation/will-serve	Area	MAXIMUM ZONED UNITS			PLATTED (SF) SDP (MF)			UNITS BUILT (CO)			COMMENTS
		SF	MF	Total	SF	MF*	Total	SF	MF	Total	
will-serve (in DC)	Canyons South	968	0	968							CR Water obligated to serve, will remain in DC
annexation	Pine Canyon (Walker)	1320	0	1320							per 11/10/17 PDP submittal, tiered zoning allows SF or MF
annexation	Pioneer Ranch (Scott)	1123	0	1123							per 11/24/15 PDP submittal, tiered (644 SF + 479 MF)
annexation	Ridge Estates	0	0	0							would take units from CVR already in calculations above
annexation	Alexander Place	26	81	107							55+ products, MF = 63 apts + 36 assisted and memory care beds (18 MF since 2 persons per 1 MF)

		ZONED UNITS			PLATTED (SF) SDP (MF)			UNITS BUILT (CO)			
		SF	MF	Total	SF	MF*	Total	SF	MF	Total	
		* MF counts shows approved by SDP									
ADDITIONAL	TOTAL UNITS	3,437	81	3,518	-	-	-	-	-	-	
ADDITIONAL	POPULATION ESTIMATES	10,448	162	10,610	0	0	0	0	0	0	Persons Per Household (3.04-SFD, 2.34-SFA, 2.00-MF)

ZONED + ASSUMPTIONS POPULATION EST.	106,950	45,762	152,712	69,236	8,684	77,920	57,902	6,656	64,558	Persons Per Household (3.04-SFD, 2.34-SFA, 2.00-MF)
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