

HECKENDORF RANCH, LOT 1 FILING NO. 2, AMD. NO. 3

SITE DEVELOPMENT PLAN

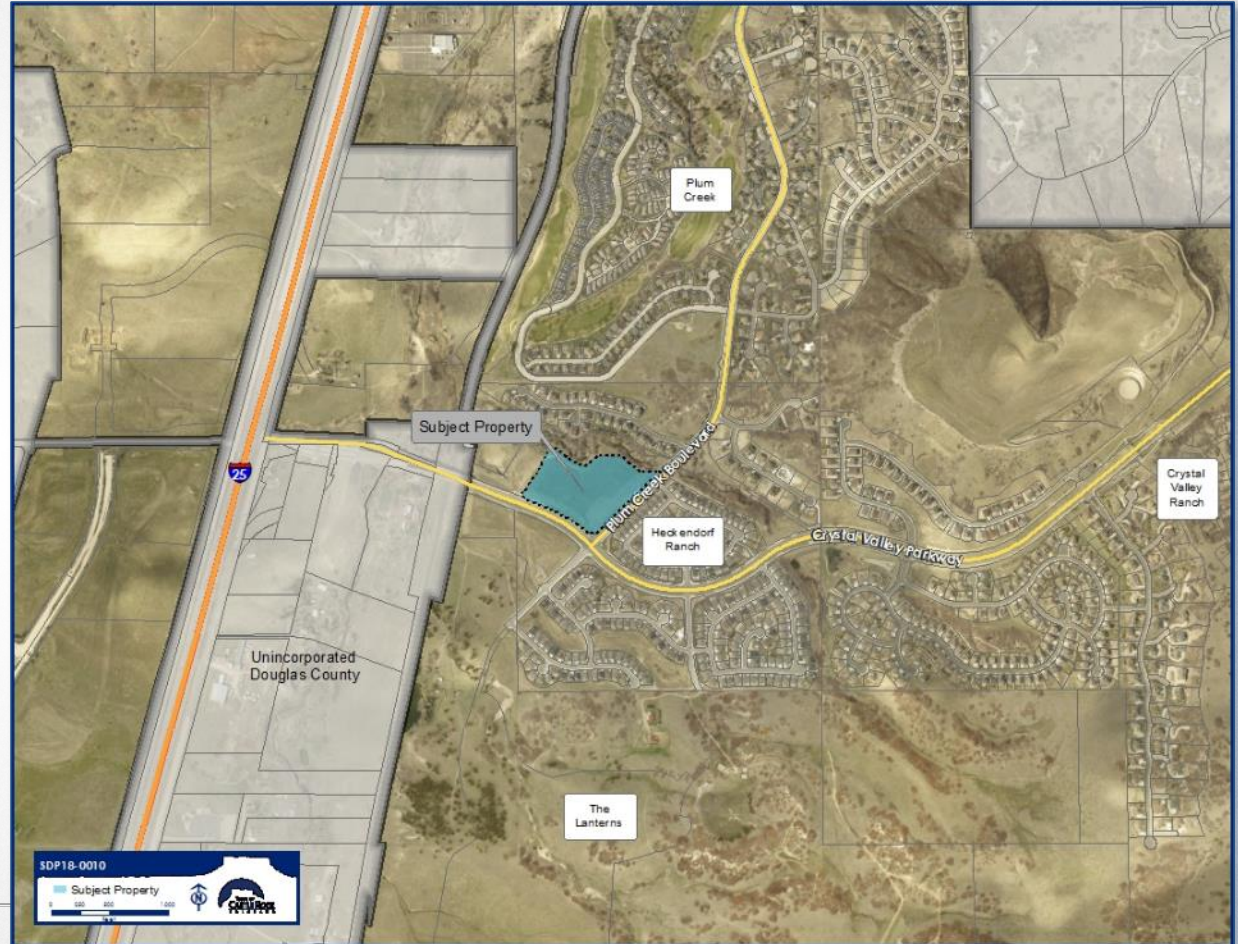
PLANNING COMMISSION
AUGUST 23, 2018



VICINITY MAP

Heckendorf Ranch Planned Development

- 1984 Annexed and Zoned
- Multi-family and Commercial
- Maximum Dwelling Units = 630
 - Up to 406 SF DU
 - Up to 224 MF DU
- Approx. 293 SF DU to date
- Commercial Acreage to date = 0



SITE DEVELOPMENT PLAN



Key Elements:

- ✓ 155 MF Units
- ✓ Age-Targeted
- ✓ 1 Primary Access
- ✓ 1 EVA
- ✓ On-Site Amenities
- ✓ Street Improvements
- ✓ PD Landscape Buffer
- ✓ Residential/Non-Residential Interface



DEVELOPMENT STANDARDS



	Allowed/ Req'd	Proposed
Zoning	PD	PD
Uses by Right	MF, Comm., Retail, Rest.	MF (Apts and TH)
Dwelling Units	224 MF 16 DU/Ac.	155 MF 14.4 DU/Ac.
Max. Building Coverage	35%	27%
Max. Height	35 Feet	35 Feet
Landscaping	20%	55%
Parking	302	309+

RESIDENTIAL / NON-RESIDENTIAL INTERFACE

Proposed Mitigation

- Buffer
- Retaining Wall
- Landscape Screening
- Tree Sizes
- Building Orientation
- Building Height
- Placement of Amenities
- Additional Screening



FINDINGS:

- Town of Castle Rock Vision and Comprehensive Master Plan
- The Heckendorf Ranch Planned Development Plan and Zoning Regulations
- Municipal Code Chapters 17.10 and 17.38
- Infrastructure Capacity
- Residential / Non-Residential Interface Regulations

RECOMMENDATION:

Staff recommends that Planning Commission recommend approval.



PROPOSED MOTION

“I move to recommend to Town Council approval of the Site Development Plan for Lot 1, Heckendorf Ranch Filing No. 2, Amendment No. 3”



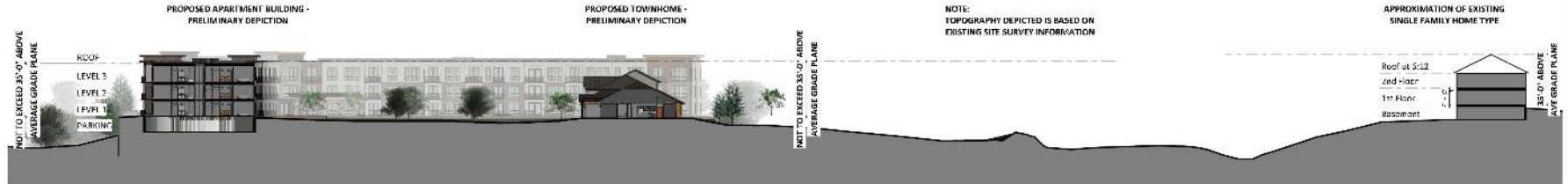
QUESTIONS AND DISCUSSION



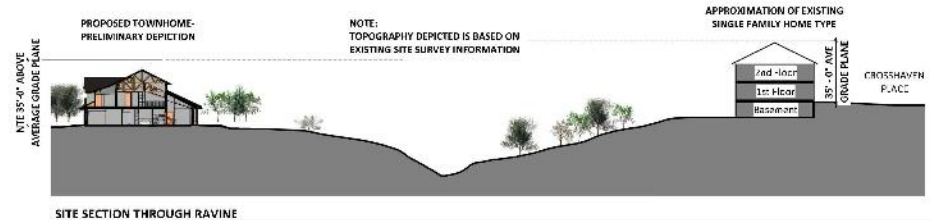
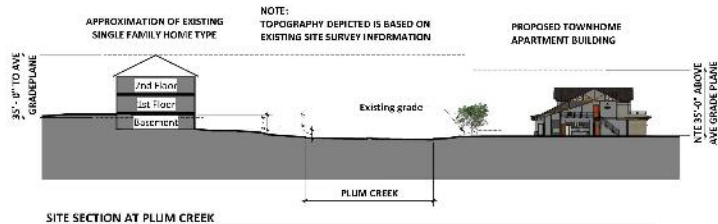
LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3

SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRADE PLANE SECTION THROUGH WHOLE SITE



EPOQUE CASTLE ROCK

AUGUST 23rd 2018

FORUM REAL ESTATE GROUP



forum
real estate group

Forum Real Estate Group is a full-service real estate investment firm with a focus on multifamily living. We have invested in more than \$1 billion in real estate since 2010. Whether buying existing assets or developing from the ground up, we create thoughtful, branded communities that rise up to meet you.

TWO NINE NORTH

Boulder, CO | 238 Units



VERANDA HIGHPOINTE

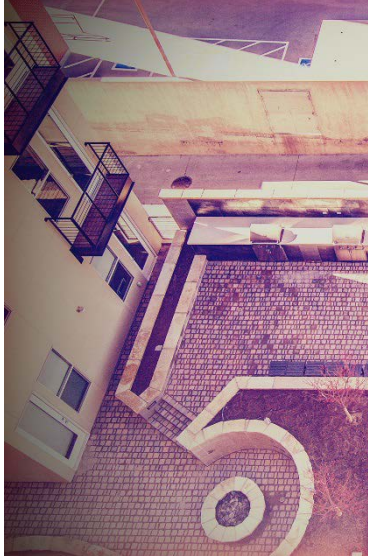
Denver, CO
362 Units (\$62MM)

VERANDA
HIGHPOINTE



THE LOGAN

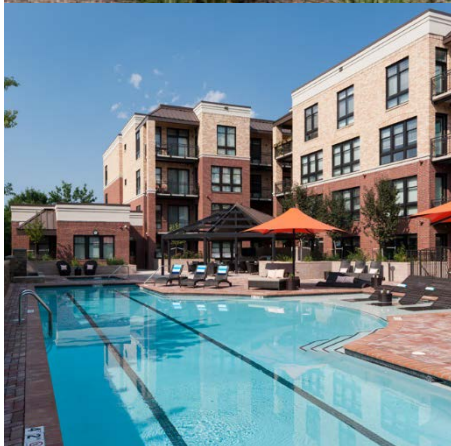
Denver, CO | 57 Units



KENT PLACE RESIDENCES

Englewood, CO
300 Units (\$88MM)

KENT PLACE
Residences



EPOQUE GOLDEN

Golden, CO | 120 Units





**Introducing Epoque Castle
Rock: The 2nd
Edition of a fresh, new twist on
luxury apartment living by
Forum Real Estate Group.**

/ˈepək / ep·ic / ep·och /

*Def: a period of time; the beginning of a distinctive period
in
the history of someone or something.*

Epoque is inspired living that energizes mind, body and soul. Everything has been designed to keep you healthy, relevant, connected – from the style and service to the programming, amenities and technology. It's a way of life. It's design with meaning. It's streamlined simplicity to help you thrive. It's a celebration of all that you have accomplished with an enthusiastic eye toward the future and all that lies ahead.

Live well, by design.

Target Demographic

Our target demographic – Zoomers – is an exceptional subculture inside the Baby Boomer Generation. Zoomers are “Boomers with ZIP”. They are vibrant, active, and social and determined to break retirement traditions.

Zoomers are NOT Seniors.

AUDIENCE

Subculture of Baby Boomers (the “Zoomers”)

- Age 55-74
- Average HHI of \$100k+; Net worth of (\$1MM +)
- Empty nesters – singles, couples
- Actively working to fully-retired

KEY DESCRIPTORS

- Vibrant, active and social
- Renters, by choice
- Affluent, have money to spend
- Tech-savvy, love trying new things
- Well-traveled, well-read, well-cultured
- Value preventative wellness
- Avid readers (prefer print but open to digital)
- Environmentally conscious



Amenities & Services

- **Elevators**
- **Heated underground garage parking**
- 24-hour fitness center/yoga studio
- Clubroom with private party space
- Pub room with gaming & poker
- Personal conference/work spaces
- Golf simulator
- Dog wash & lockers
- Bike repair shop & storage
- Community garden & work shed
- Outdoor grilling
- Lap pool
- Outdoor spa
- Outdoor fire pits
- Designated pet area
- Resident storage closets
- Complimentary coffee bar
- Guest suite

Specific amenities and services subject to change.



Services

SUITE OF CONCIERGE SERVICES (3RD PARTY CONTRACTS)

- Black car service
- Fitness classes
- Dry cleaning & laundry
- Pet-walking/sitting
- House cleaning
- Package concierge
- Event planning
- Restaurant & golf reservations



Specific amenities and services subject to change.

Site Plan



Zoning

Heckendorf Ranch PUD Zoning

Area “F” – Multi-Family & Village Center

Adopted – November, 29 1984

- **Current Site Zoning:**

Use: **MF/VC** (multi-family and village center)

- **MF** – Medium Density Residential Dwellings
- **VC** – Retail and Office

Density:

- **MF** - 15 Dwelling Units per Acre
- **VC** – Maximum Coverage = 35%

Building Height:

- **MF** – 35 feet maximum from average grade
- **VC** - 35 feet, 50 feet for office buildings by special review and subject to the Town’s Use by Special Review Procedure, as amended.

- **Requested Changes:**

- **NONE** – Project is designed to comply with existing multi-family zoning.

Project Design

- **Density = 14.43 Dwelling Units per Acre**
(155 units on 10.74 acres)
- **Building Height = LESS THAN 35’-0”**
(measured from average grade to highest point of roof)

Project History

Neighborhood Meetings

Details of Plans Presented:

November 29, 2016

- 224 Units (maximized density of full parcel)
- 6 three story buildings
- Mostly surface parking with some detached garages
- Pitched roofs 45-50' tall to top of roof

January 24, 2017

February 22, 2017

- 214 Units (reduced density from max)
- 3 three story buildings, 3 two story townhome buildings along northern edge of site
- Sub-grade parking garage and attached garages moved most of required parking away from surface lots
- Pitched roofs 45-50' tall to top of roof

August 29, 2017

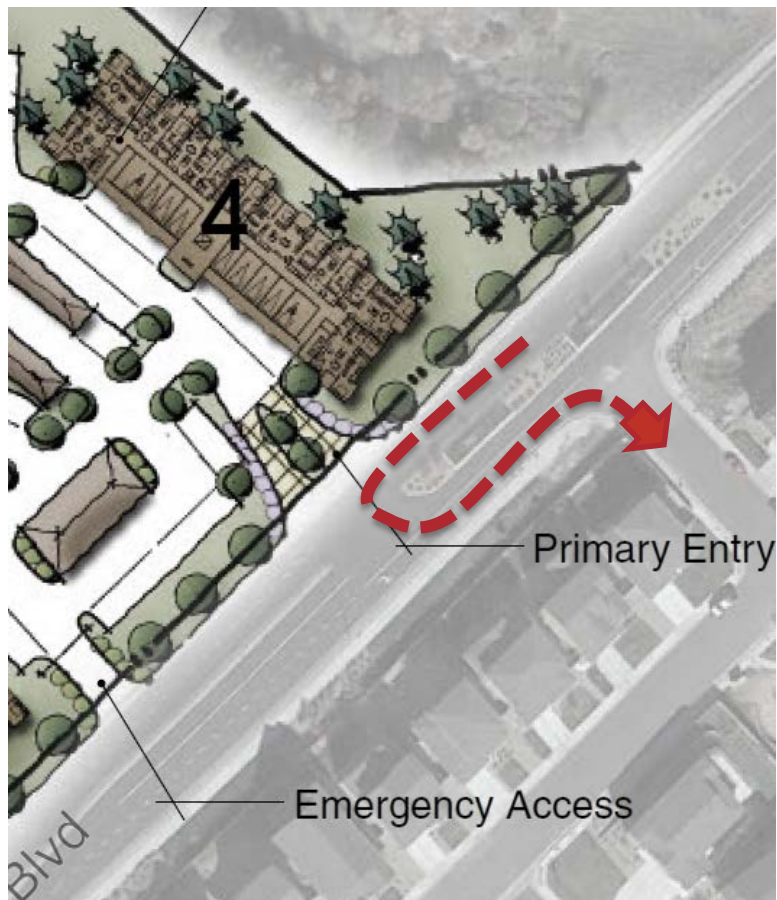
- PD Amendment submittal meeting for increased height limit (50')
- **Withdrew PD Amendment Request after negative feedback for height increase**

February 22, 2018

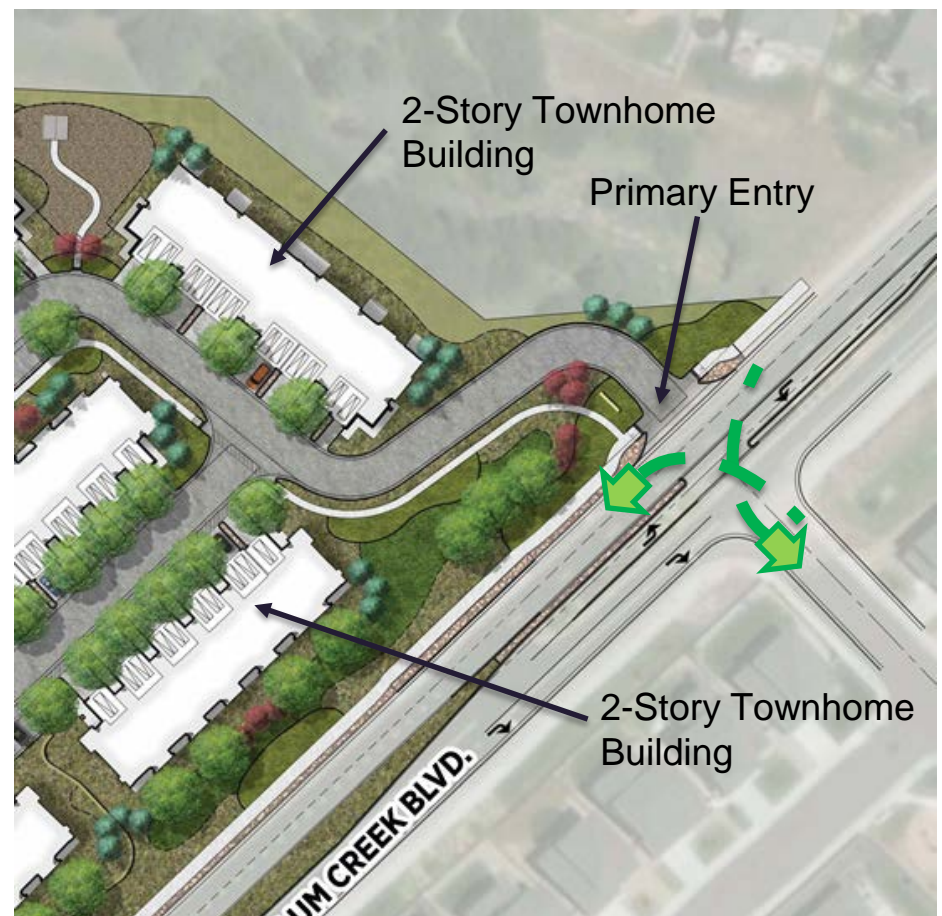
- 155 Units (further density reduction – 69 units below max)
- 1 three story building, 7 two story townhome buildings along northern and western edges of site
- 2/3 of required parking in sub-grade garage or attached garages
- Flat roof buildings less than 35' tall (measured to top of roof, not including parapet).

Change #1: 4-Way Intersection at Donnington Circle

Original Design (2016):



Current Design (2018):



Change #2: Removed 3-story Bldgs. on North & East Sides - Replaced with 2-story Townhomes

Original Design (2016):
(All 3-Story Buildings)



Previous Design (2017):
(Add three 2-Story Townhomes to North Side of Site)



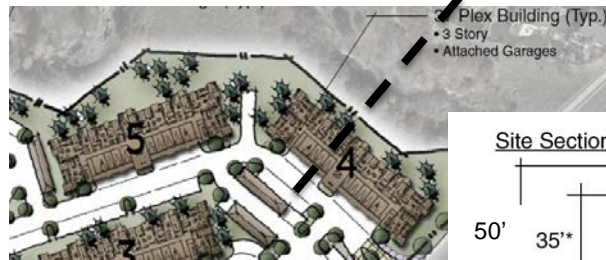
Current Design (2018):

Seven 2-Story Townhome Buildings on North and East Portion of Site.

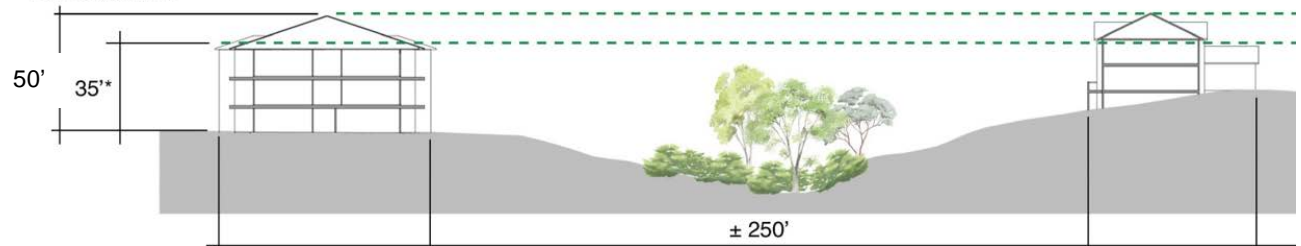


Comparative Height of Apartment Buildings & Townhomes

Original Design (2016):



Site Section B

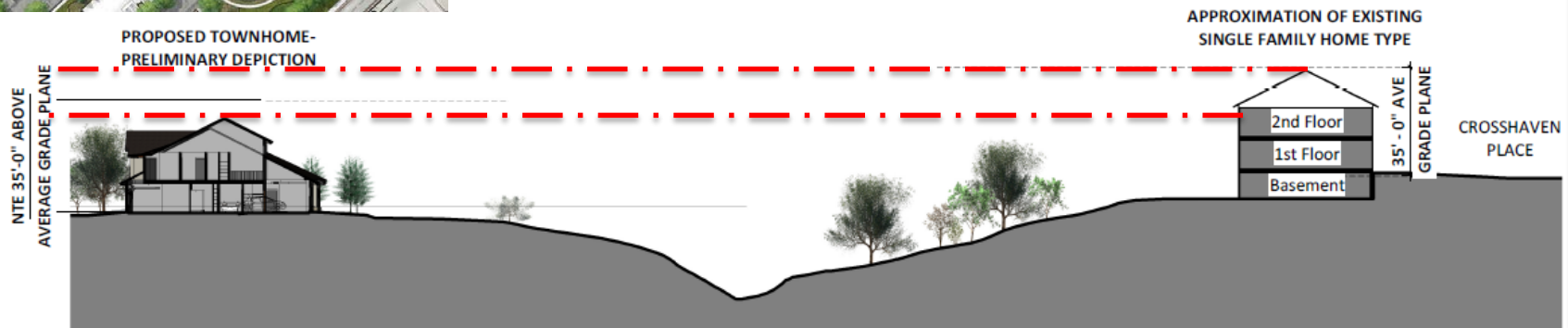
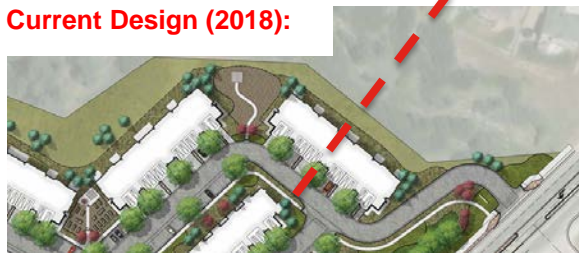


* Building height is measured from the average finished grade to the top of a pitched roof or flat roof, excluding parapet.

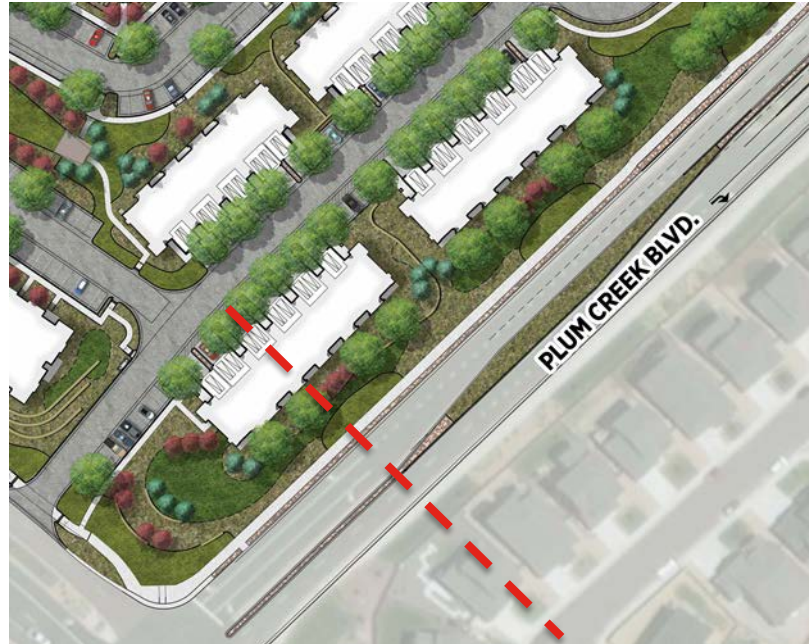
Existing Creek/Drainageway

Single Family Homes

Current Design (2018):

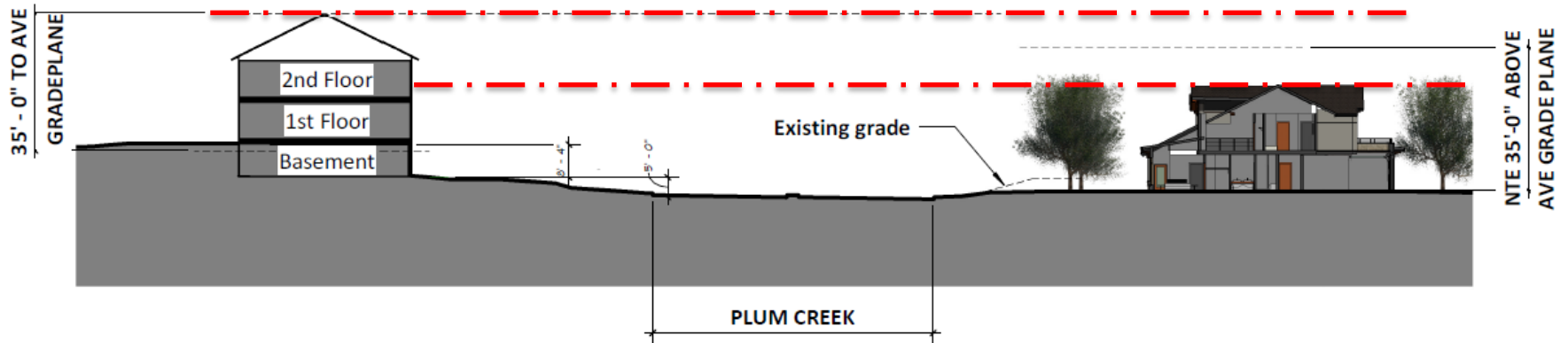


Comparative Height of Apartment Buildings & Townhomes



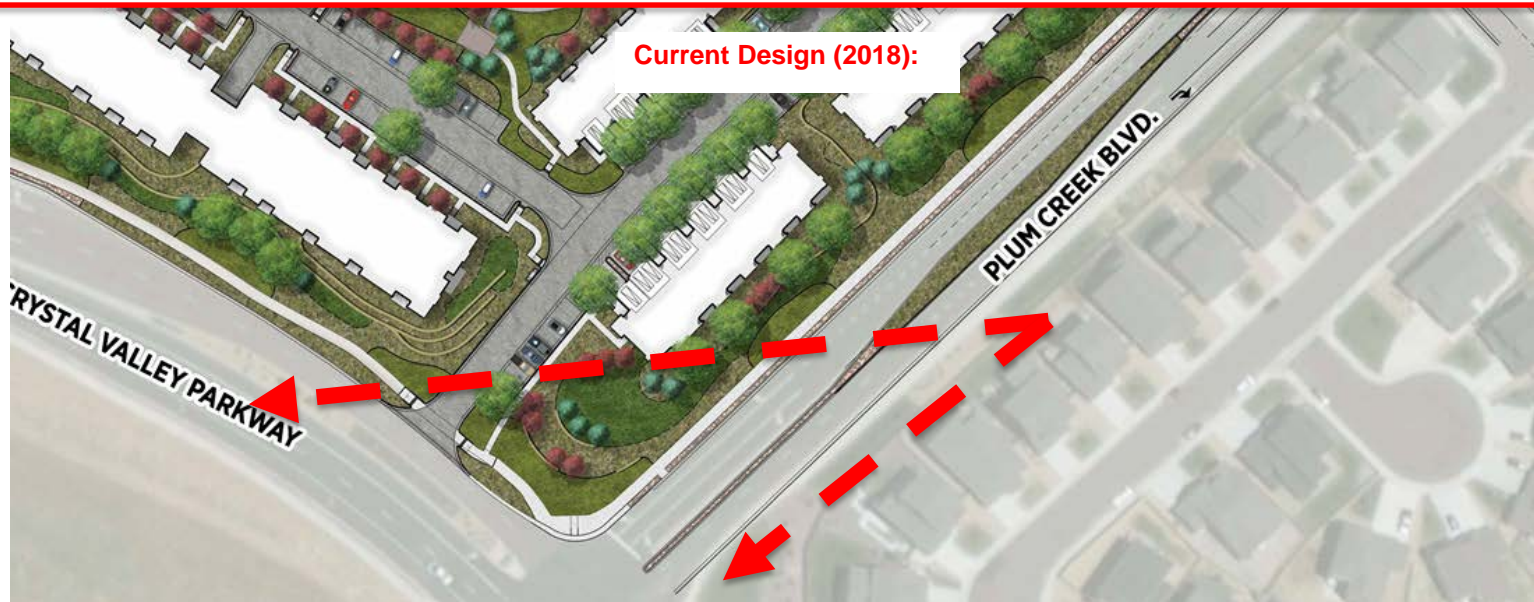
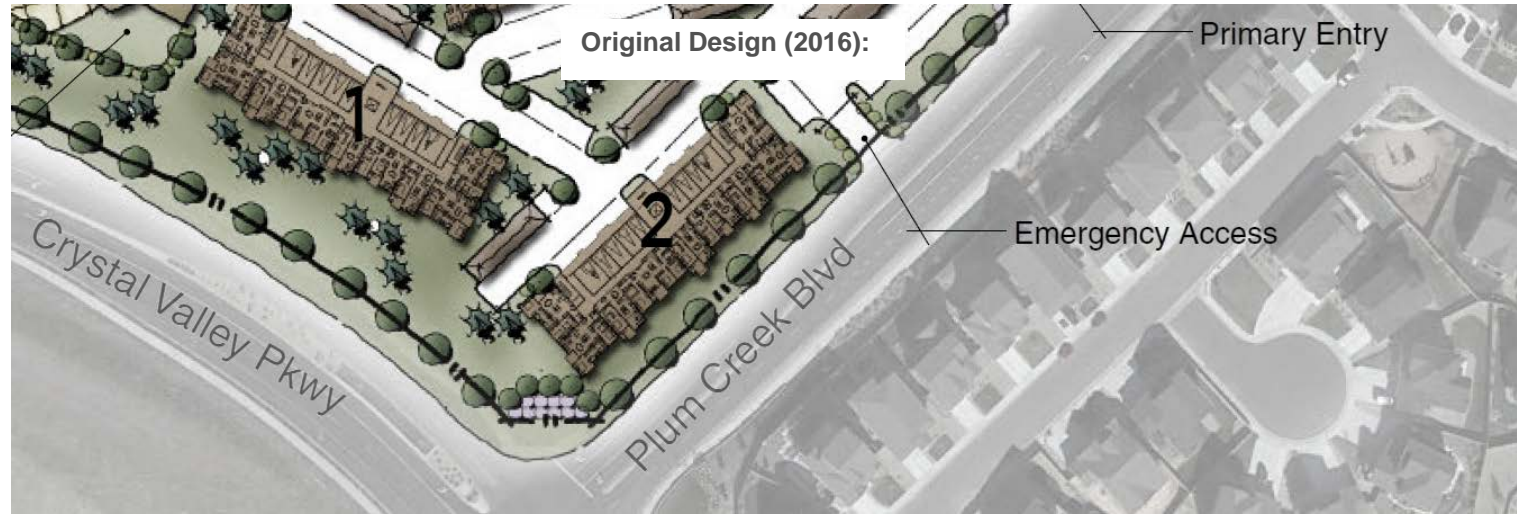
APPROXIMATION OF EXISTING
SINGLE FAMILY HOME TYPE

PROPOSED TOWNHOME
APARTMENT BUILDING



Change #3: View Corridor at Corner

– Decreases Visual Impact and Maintains Views



Change #3: View Corridor at Corner

– Decreases Visual Impact and Maintains Views

Previous Design (2017):



Current Design (2018):



Change #4: Increase Landscaping

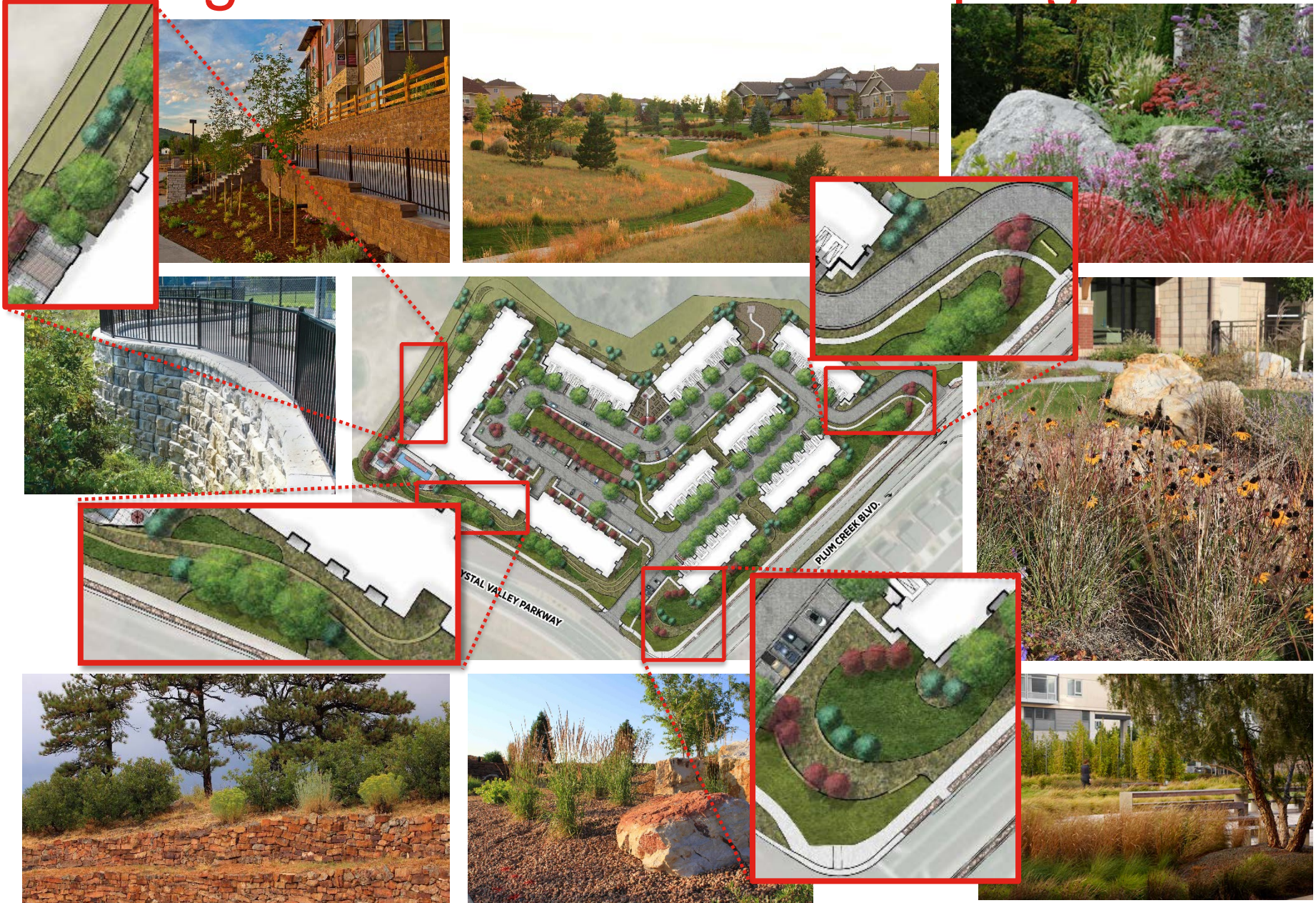


Photo-Realistic Renderings

View from Plum Creek Blvd.



Photo-Realistic Renderings

View from Castlemaine Ct.



Photo-Realistic Renderings

View from Main Floor Deck of
Home on Crosshaven Ct.



Concept Renderings – Apartments



Concept Renderings – Apartments



Concept Renderings - Townhomes



Conclusion

We have listened to the neighbors and changed our plans accordingly:

- Removed the taller, pitched roofs from the apartment building and cancelled the PD Amendment Request to raise the maximum building height.
- Aligned the primary project entrance with Donnington Circle, creating a new 4-way intersection.
- Decreased the height and intensity of buildings on the North and East sides to 2-story townhomes.
- Decreased the number of units proposed (155) vs. allowed (224) by 69 units or 31%.

**THANK
YOU**



SheDeerport
Jan

~~Heckenrodt~~ Ranch Filing No. 2

PLANNING COMMISSION MEETING – AUGUST 23, 2018 – SIGN IN SHEET

PLEASE PRINT CLEARLY - SIGN IN REQUIRED ONLY IF YOU WISH TO SPEAK

[illegible]