



THE LANTERNS (Montaine)

Site Development Plan

Town of Castle Rock – Planning Commission
February 14, 2019

CARLSON

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

))))
NORRIS DESIGN
Planning | Landscape Architecture | Branding

CVL
CONSULTANTS

PHELPS
ENGINEERING

About Toll Brothers

- Nation's leading luxury home builder
- Nationally recognized, award winning brand
- Approximately \$1.1 B of available liquidity at end of 2016
- Founded in 1967, listed on NYSE in 1986
- Builds in 22 states and 50 markets with over two dozen communities in CO
- Fortunes "Most Admired Companies" 5 years in a row
- Average Q4 FY 2018 delivered home price of \$906k



FORTUNE
WORLD'S MOST
ADMIRED
COMPANIES®
2018

Builder 100 NATIONAL BUILDER
OF THE YEAR 2014

2018 Professional Builder of the year
Two-Time National Award Winner

★★★★★
Lifestory Research®
**AMERICA'S
MOST TRUSTED™**
Home Builder
2015

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



The Toll Brothers Difference: Quality Homes by Design®

- Best locations in the Nation
- Luxury systems developed over 50 years
- Award winning architecture
- Premium products in every home
- On-site Design Centers
- Comprehensive two-step pre-settlement program
- On site project management 7 days a week

Toll Gives Back

- Committed to the communities where we live and work
- Employees give back through numerous local organizations
- 2018 Toll Gala raised over \$130k for the American Cancer Society
- Partners with Camp Seeds of Peace for hundreds of teenagers annually
- We support causes our employees are passionate about
- National partnerships with Habitat for Humanity, American Red Cross, March of Dimes and others



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Montaine, Town of Castle Rock, CO: The Vision for this Community

- Over \$2.5 Million capital expenditure to date on entitlement and preliminary work
- 1,200 single family homes on a 848 acre site
- Two amenity centers (traditional and active adult)
- Extensive open space and connectivity to larger regional trail systems
- Phase 1 & 2 construction to begin in May 2019 contingent on Town approvals
- Development will capture the Baby Boomers and first time homebuying Millennials
- Preliminary price point of Low \$400,000s to Mid \$600,000s

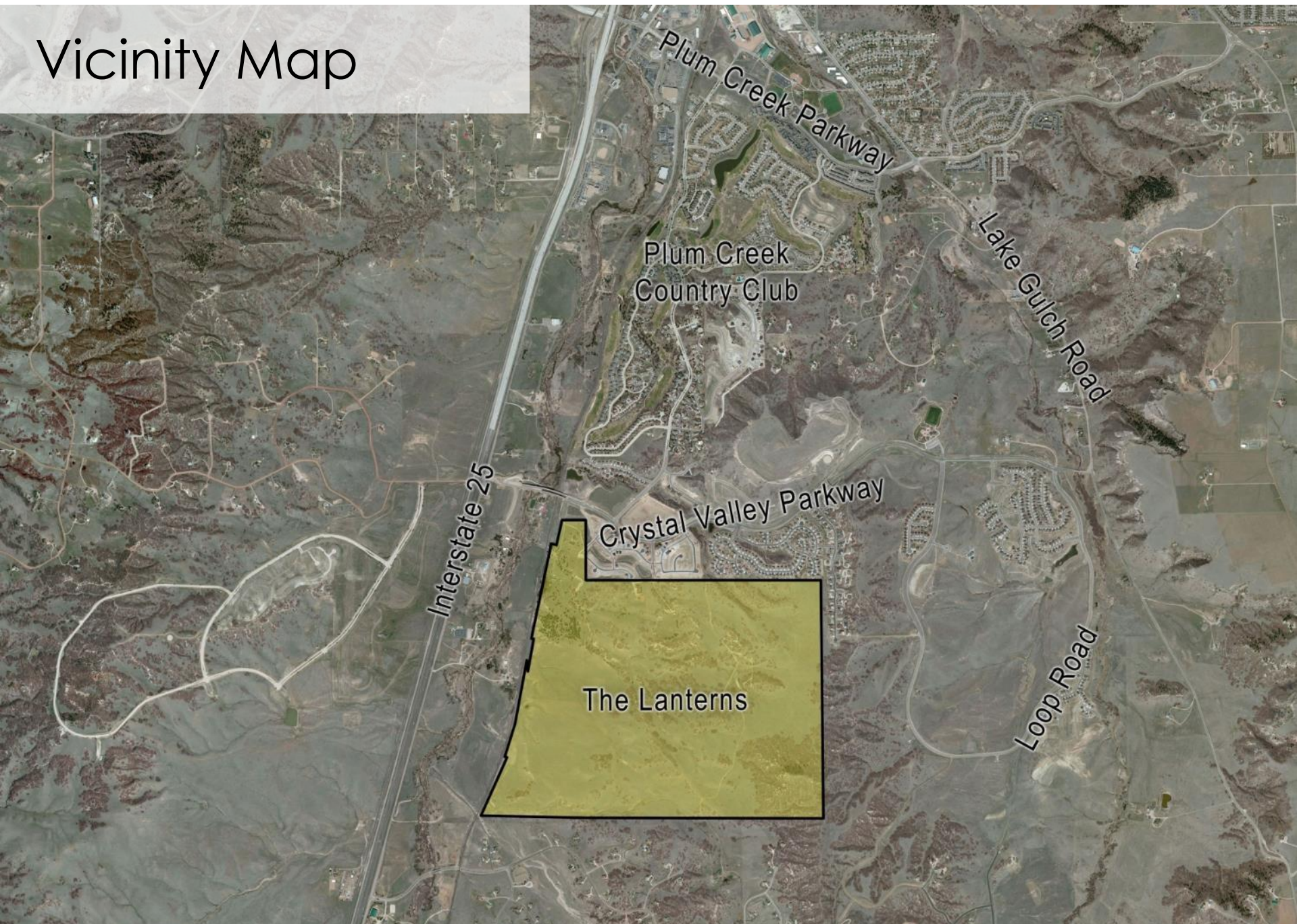


Community Outreach

- Neighborhood Meetings:
 - March 14, 2018 at Plum Creek Church
 - Approximately 100 attendees
- Neighborhood Outreach:
 - Informal meetings with individual homeowners, HOA's and Metro Districts
- Adjacent Owner/Builder/Developer Outreach:
 - Informal meetings with adjacent landowners, builders, and developers



Vicinity Map



Plum Creek Parkway

Plum Creek
Country Club

Lake Gulch Road

Interstate 25

Crystal Valley Parkway

Loop Road

The Lanterns

Existing PD Zoning

THE LANTERNS Planned Development Plan, Amendment No. 3 (Formerly: Preliminary PD Site Plan, 2nd Amendment) Castle Rock, Colorado

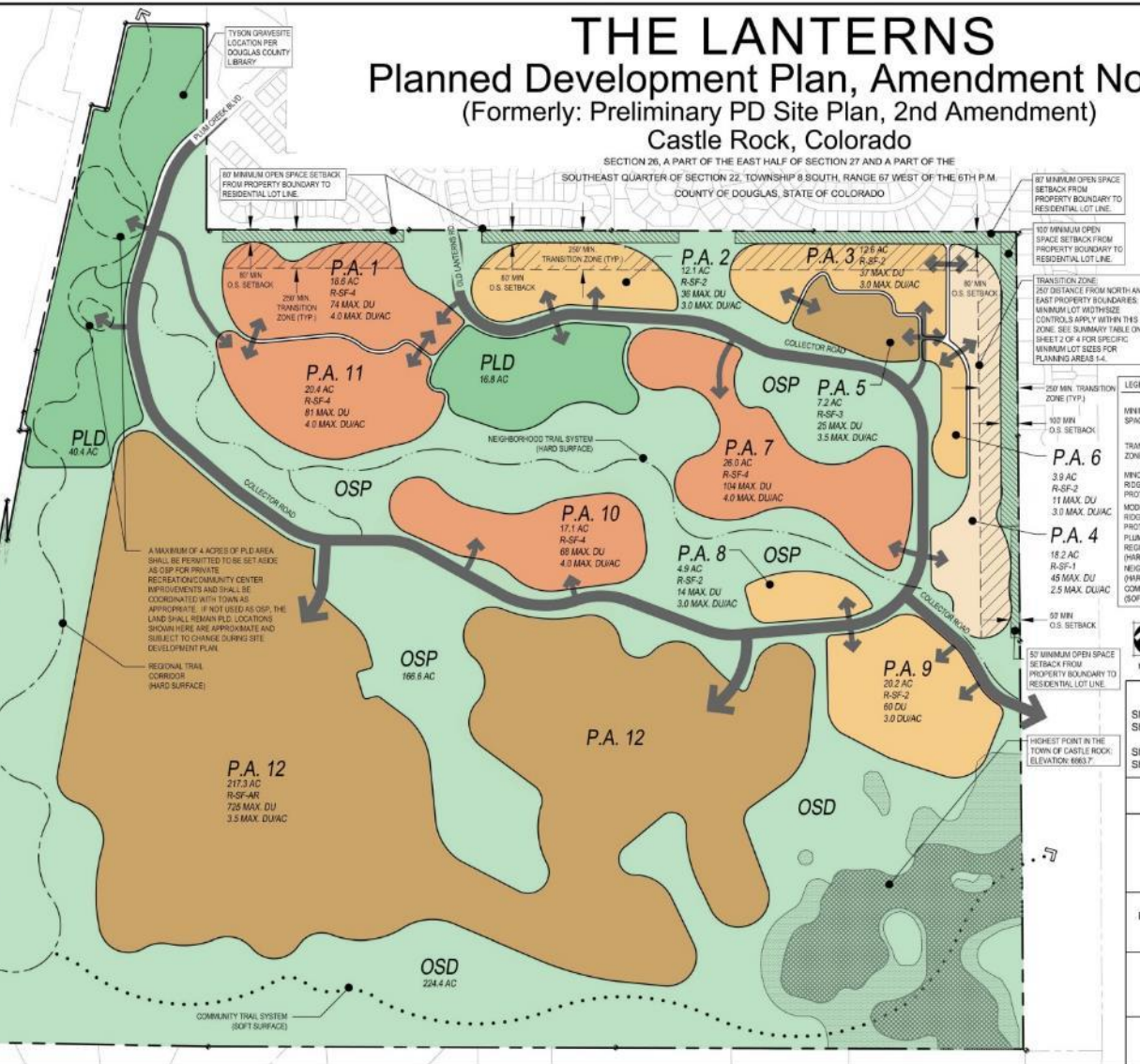
SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

Area	Zoning	Min. Density (dwts)	Max. Number of Units	Use	Acres	% of Total
PA-1	R-SF-4	4.0	75	Residential	18.6	2%
PA-2	R-SF-2	3.0	30	Residential	12.1	1%
PA-3	R-SF-2	3.0	30	Residential	12.1	1%
PA-4	R-SF-1	2.5	40	Residential	18.2	2%
PA-5	R-SF-3	3.0	25	Residential	7.2	1%
PA-6	R-SF-2	3.0	30	Residential	12.1	1%
PA-7	R-SF-4	4.0	104	Residential	26.0	3%
PA-8	R-SF-2	3.0	30	Residential	12.1	1%
PA-9	R-SF-2	3.0	30	Residential	12.1	1%
PA-10	R-SF-4	4.0	80	Residential	17.1	2%
PA-11	R-SF-4	4.0	80	Residential	20.4	2%
PA-1 thru 11 Subtotal			479		161.2	19%
PA-12	R-SF-AR	3.0	725	Age-Restricted Residential	217.3	26%
PA-1 thru 12 Subtotal			1,204		378.5	45%
Public Land Dedication (PLD)	PLD			Parks, Schools, Utilities and Utility Facilities	57.2	7%
Open Space Dedicated (OSD)	OSD				234.4	28%
Open Space Private (OSP)	OSP			Park/OS Private	106.6	13%
Open Space/Parks Subtotal					448.2	53%
Right-of-Way	R.O.W.			Collector R.O.W.	21.3	2%
Totals					1,207	148%

(1) The maximum total number of single-family detached residential units permitted in the Lanterns is 1,204.
(2) The maximum total number of single-family detached residential units permitted in Planning Area 1-11 is 475.

General Notes:

- Planning Area 12 (PA-12) may only develop an age-restricted housing. To be considered age restricted housing, the standards as defined by the Housing for Older Persons Act (HOPA) of 1995 must be met.
- Adjustments to streets, planning area boundaries, trails and open space may occur during future planning and site development plan preparation, according to Town standards.
- A twenty percent (20%) change or adjustment to land use area boundaries for Planning Areas 5-12 may be made with the site development plan, but the minimum open space setbacks located on the north and east edges of these planning areas must be maintained.
- Access points along primary roads and between planning areas depicted are conceptual and are subject to change.
- Refer to the utility report prepared by Phelps Engineering for preliminary utility information.
- The Tyson grave site, located in the southeast quarter of the southeast quarter Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian, will be protected and appropriately marked. The site will be secured from vandalism with fencing and identified with a permanent interpretive plaque to inform visitors of the site's place in local history.
- If vegetation is to be removed during the migratory bird breeding season (mid-August through February) a migratory bird survey shall be conducted.
- A site search has determined that the mineral rights for this property have been severed.
- A wetland delineation report will be prepared and submitted to the Army Corps of Engineers prior to the approval of development plans for the site.



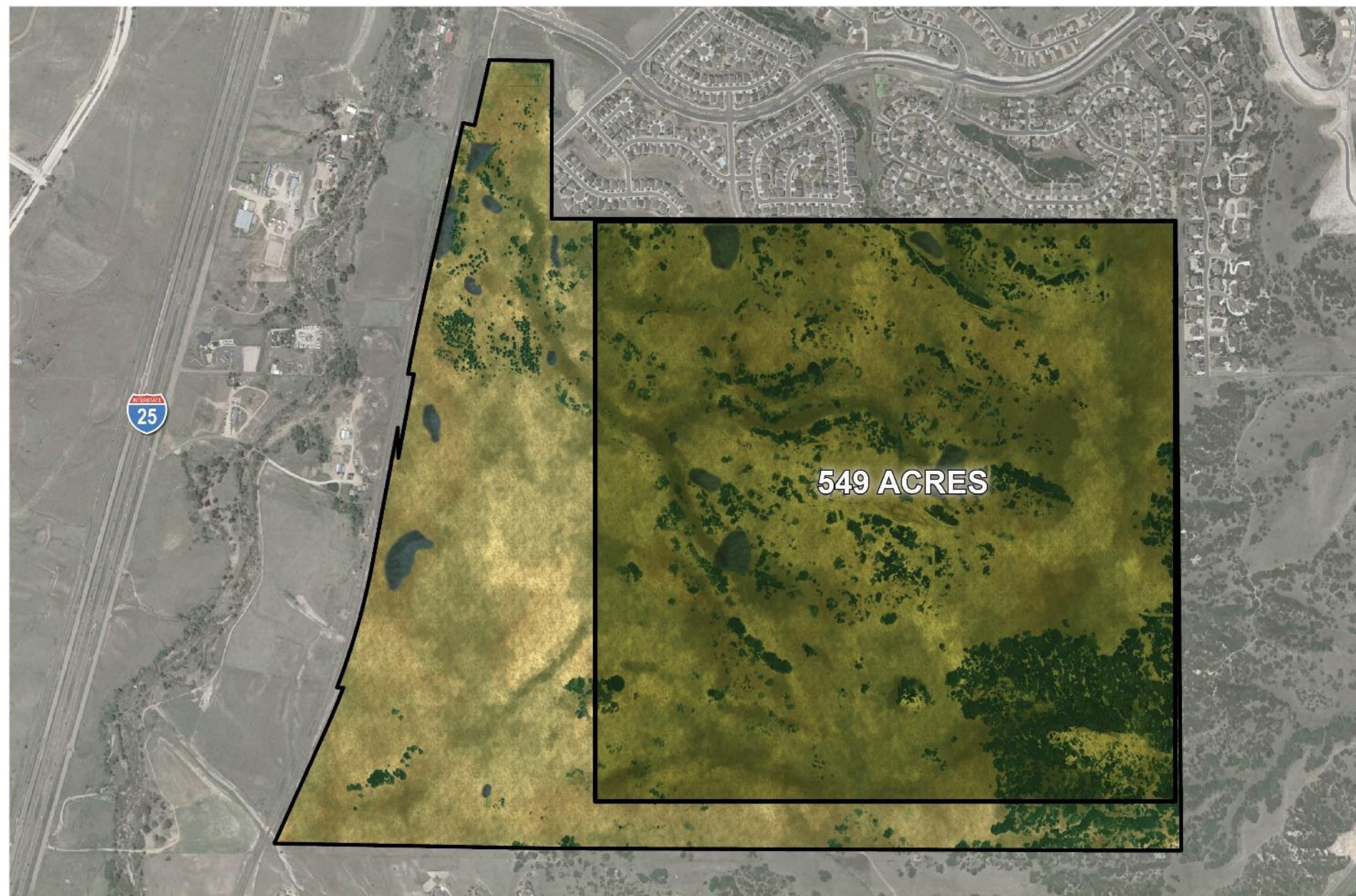
Buffer / Transition Zones



65% Open Space (+/- 549 Acres)



+/- 549 Acres Comparison



+/- 549 Acres Comparison



Dedicated Public Land Dedication Sites



+/- 13 Miles Of Trails And Detached Walks

A ~13+ Miles of detached walks and trails



+/- 1.2 Mile
Long Colorado
Front Range Trail

Regional
Connection
Trail Underpass

+/- 1.8 Mile Long Southern
Regional Trail

Preservation Of High Points and Vistas

B Vistas and Gathering



Neighborhood Amenities



Roadways Designed With The Topography



Clustered Pattern of Single-family Detached Homes



Active Adult Homes (South)



Traditional Homes (North)



Montaine Plan

A ~13+ Miles of detached walks and trails



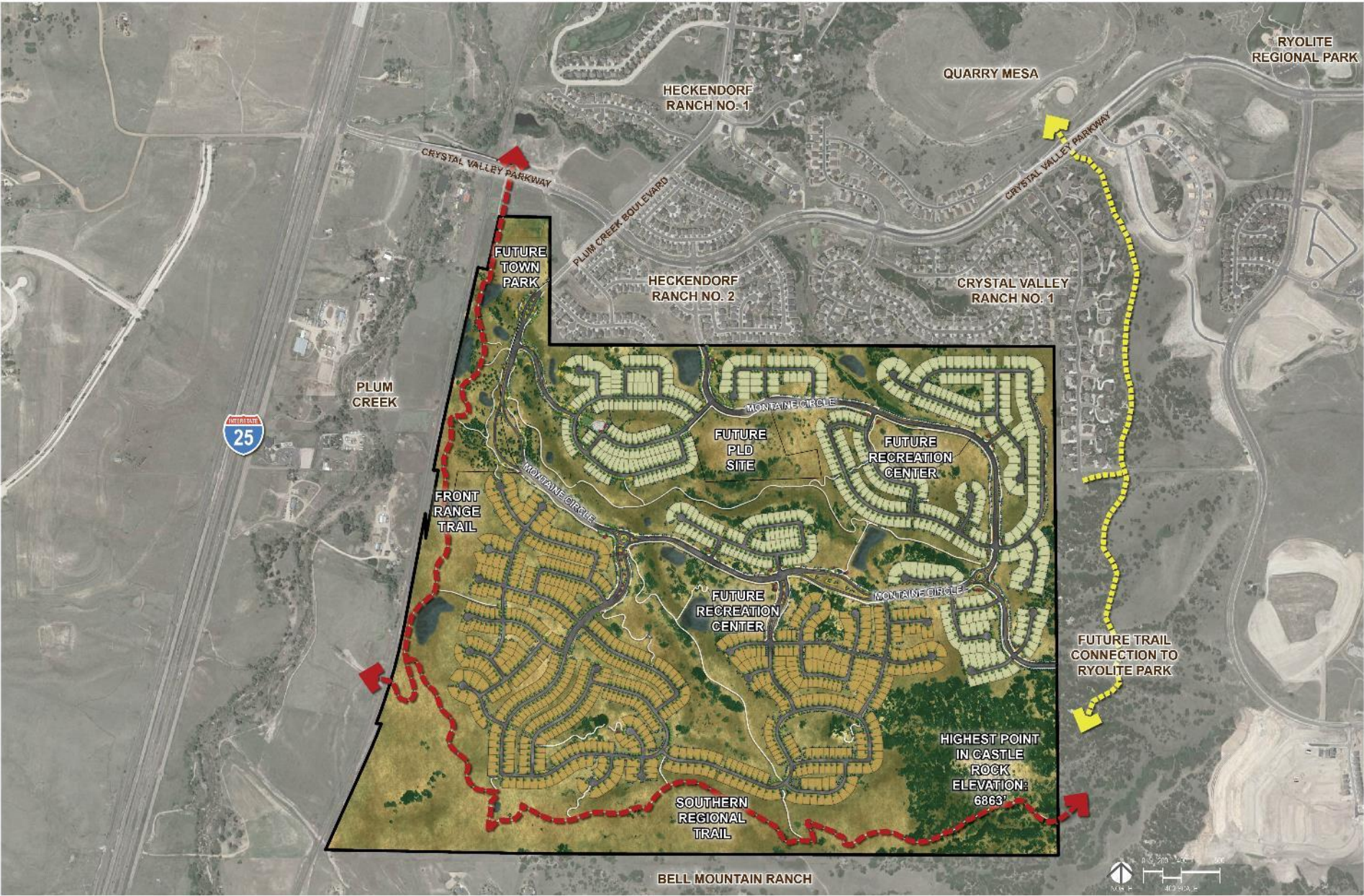
B Vistas and Gathering



C Coloradoscape Landscape



Site Context and Connectivity



Montaine Benefits

- Addition of 549-acres of **public open space**
- Over 13-miles of **trails**
 - 1.2-mile extension of **Colorado Front Range Trail**
 - 1.8-mile **trail** along southern open space
- Preserve **highest elevation** point in Town (6,863')
- **Unique diversity in housing** types with active adult neighborhood commitment
- Quality southern '**gateway**' into Town – 65% open space, clustered homes pattern, etc.
- **Transition in density**
 - From Town to County
- **Compatibility** assured through specific **buffers** and **transition zones** along all property edges





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Thank You.

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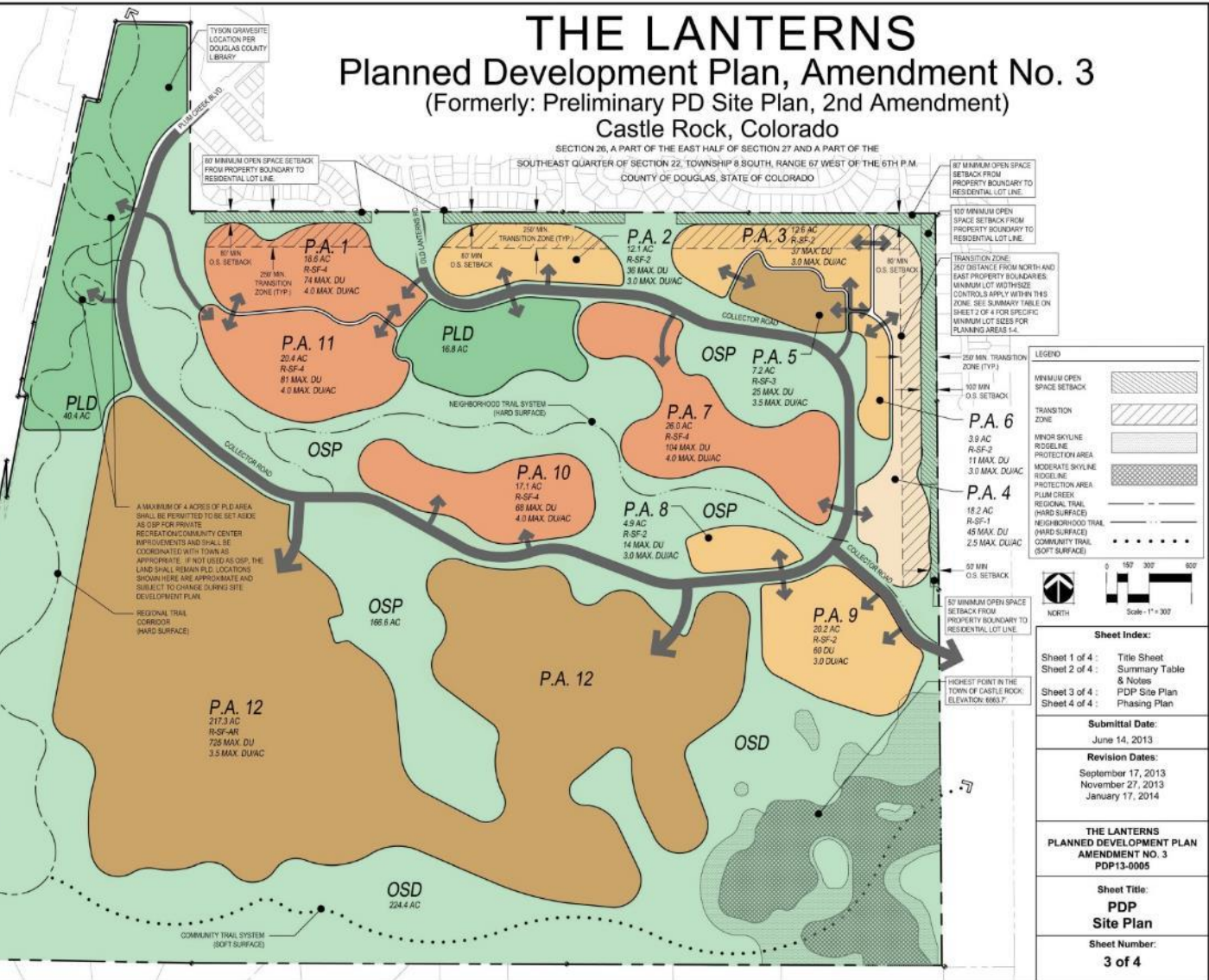
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Density Transition from Town to County (cont.)

- Increased open space buffers along all edges (from approved Prelim. Plat and first phase Final Plat)
 - North: increased from 40' to 80' min. (King's Ridge/Antelope Ridge)
 - East: increased from 50' to 100' min. (Painter's Ridge)
 - South: removed lots along south edge / clustered further north / increased O.S. 57% along south edge (Bell Mountain Ranch)
- Matching of specific lot sizes along north and east edges – committed at zoning



Density Transition from Town to County

- 65% open space (549-acres)
- Proposed density: 1.4 DU/AC (Lanterns)
 - Existing density to north: 3.3 DU/AC (Heckendorf Ranch)
 - Existing density to east: 2.3 DU/AC (Crystal Valley Ranch)



Sustainability

- Creation of water efficiency plan / relying on existing dedicated 979 SFE in Lanterns water bank
 - Common open space water conservation: Town standards
 - Efficient interior fixtures
 - Exterior on-lot water conserving landscape
 - Specific sod types that are water efficient (pre-designed amounts)
 - Smart irrigation controller / precipitation sensors
 - Enforced through inspection, home owner education, monitoring and Town rate program
- More efficient use of supporting infrastructure (streets, water, sewer, open space, etc.)
 - There are no benefits to the Town to spread out low density in this location



“Coloradoscape”

- Low water use plant palette used throughout
- Colorful, mixed plantings focused on native shrubs and grasses
- Evergreen and deciduous plantings for year round interest
- Locally sourced landscape boulders and materials
- Enhancing the existing landscape as needed and preserving as much as possible
- Very limited turf area

