

Alexander Place Senior Project Castle Rock, Colorado

Planning Commission Annexation and Zoning Presentation March 12, 2020

PHASE I - 26 COTTAGES

& 63 UNIT, 3 STORY

RESIDENTIAL - 12 UNIT

PHASE II - 2 STORY 24 UNIT

REGULAR ASSISTED LIVING AND

12 UNIT ALL MEMORY CARE

DETENTION
POND AREA

15' MIN.
SETBACK

B1

A1

B2

B3

A3

B4

A4

PHASE I - 26
COTTAGES

60' R.O.W.

15' MIN.
SETBACK

45' R.O.W.

29' STREET

DETENTION
POND AREA

25' MIN.
SETBACK

6' HIGH WROUGHT
IRON FENCE 10' IN
FROM EAST
PROPERTY LINE TO
ALLOW PUBLIC
ACCESS TO GREEN
SPACE TO SOUTH

PARKING
ACCESS

25' MIN.
SETBACK

PHASE II - 2
STORY
ASSISTED
LIVING 36
UNITS

B7

A6

B8

A5

B8

A7

B9

A9

26' DRIVEWAY

B14

B13

B12

A12

B11

A11

B10

A10

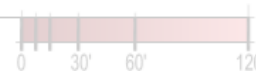
25' MIN.
SETBACK

6' HIGH WROUGHT
IRON FENCE

CASTLE ROCK SENIORS DEVELOPMENT - SITE PLAN - OPTION I Rev.2

SCALE: 1:60
April 12, 2019

TOTAL COTTAGES = 26
TYPE A = 12
TYPE B = 14



SB-Architecture | p.c, inc.
12001 E. 120th Avenue, Suite 100, Greenwood Village, CO 80111
PH: 303.221.0410 | info@sbarchitecture.com

Project History:

Alexander Place Senior Project

Planning Commission Presentation
March 12, 2020

Project History Continued:

- ◆ Owner has hosted several neighborhood outreach meetings in addition to separate meetings with adjacent property owners.
- ◆ Owner has reached an agreement with Town on a Development Agreement with the Town in which the owner would contribute significant impact fees for capital improvements for the Town and in the general area.
- ◆ In 2016, the property received the adequate votes from Town Council for Substantial Compliance and Eligibility for annexation. This provided the owner confidence to continue subsequent pursuit of said annexation.

SCALE: 1"=60'
April 12, 2017

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Concept:

- ◆ The proposed project would be strictly limited to residents over the age of 55.
- ◆ Town staff directed ownership to generate a conceptual site plan to accompany the Planned Development Plan.
- ◆ Conceptual site plan consists of a series of no more than 26 cottages around the perimeter of the project to limit the perception of any high density along the borders.
- ◆ To supplement the cottages an alternative smaller, more affordable, apartment style structure is planned towards the center of the site consisting of no more than 63 units.

SCALE: 1:60
April 12, 2019

TOTAL COTTAGES = 26
TYPE A = 12
TYPE B = 14

0 30' 60' 120'

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Concept Continued:

- ◆ A subsequent phase of the project would consist of a higher care Assisted Living and Memory Care structure with no more than 36 units. This allows for a continuum of care for residents to avoid a stressful and expensive long-range move in later years of life.
- ◆ Location will provide some level of seclusion due to topography while still having convenient access to shopping amenities, interstate, and relative proximity to Castle Rock Adventist Hospital.
- ◆ Owner has agreed to add a path along the western property line for public access to the adjacent Town open space.

SCALE
April 12, 2019

TOTAL COTTAGES = 26
TYPE A = 12
TYPE B = 14

0 30' 60' 120'

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1200 West 120th Avenue (near 120th & 121st)
PO BOX 2010101, Aurora, CO 80011

PHASE I - 26 COTTAGES
& 63 UNIT, 3.5 STORY
RESIDENTIAL TOWER

PHASE I - 26 COTTAGES
& 63 UNIT, 3.5 STORY
RESIDENTIAL TOWER

PHASE II - 2 STORY 24 UNIT
REGULAR ASSISTED LIVING AND
12 UNIT ALL MEMORY CARE

60' R.O.W.

DETENTION
POND AREA

6' HIGH WROUGHT
IRON FENCE 10' IN
FROM EAST
PROPERTY LINE TO
ALLOW PUBLIC
ACCESS TO GREEN
SPACE TO SOUTH

6' SOLID WOOD
FENCE WITH 2'
OPEN LATTICE
ABOVE AT
MEMORY CARE
GARDEN

PHASE II - 2
STORY
ASSISTED
LIVING 36
UNITS

DETENTION
POND AREA

DETENTION
POND AREA

15' MIN.
SETBACK

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15' MIN.
SETBACK

PHASE I - 3-1/2 STORY 55+
RESIDENTIAL - 63 UNITS

MAIN ENTRY

PARKING
ACCESS

26' DRIVEWAY

29' STREET

PHASE I - 26
COTTAGES

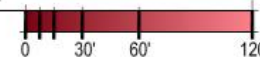
25' MIN.
SETBACK

6' HIGH WROUGHT
IRON FENCE

CASTLE ROCK SENIORS DEVELOPMENT - SITE PLAN - OPTION I Rev.2

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WE ARE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE

THANK YOU FOR YOUR TIME AND CONSIDERATION

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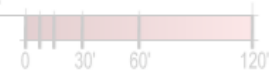
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COTTAGES

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