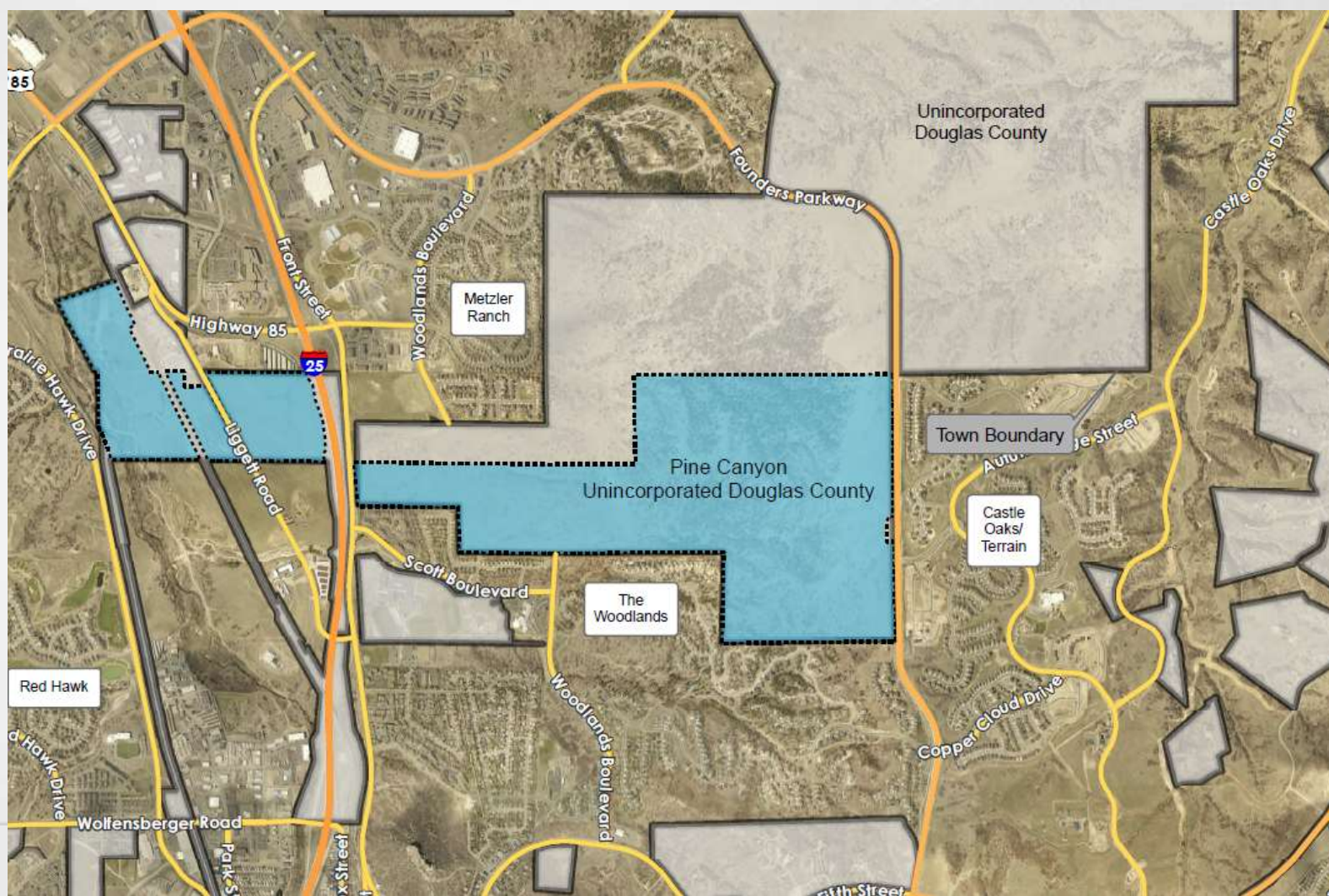


DISCUSSION: DOUGLAS COUNTY REFERRAL PINE CANYON PLANNED DEVELOPMENT UPDATE

TOWN COUNCIL
JULY 7, 2020





TIMELINE

- December 2013: Pine Canyon requested to Annex and Zone in the Town.
- 2014-2018: Multiple reviews were conducted, and the applicant made several revisions, remaining comments not resolved.
- April 2020: Pine Canyon withdrew Annexation and Zoning applications from the Town.
- May 2020: Pine Canyon Planned Development submitted rezone request to Douglas County.
- May 22, 2020 Douglas County Staff issued initial review comments to applicant.

LAND USE PLAN OVERVIEW

- [illegible]

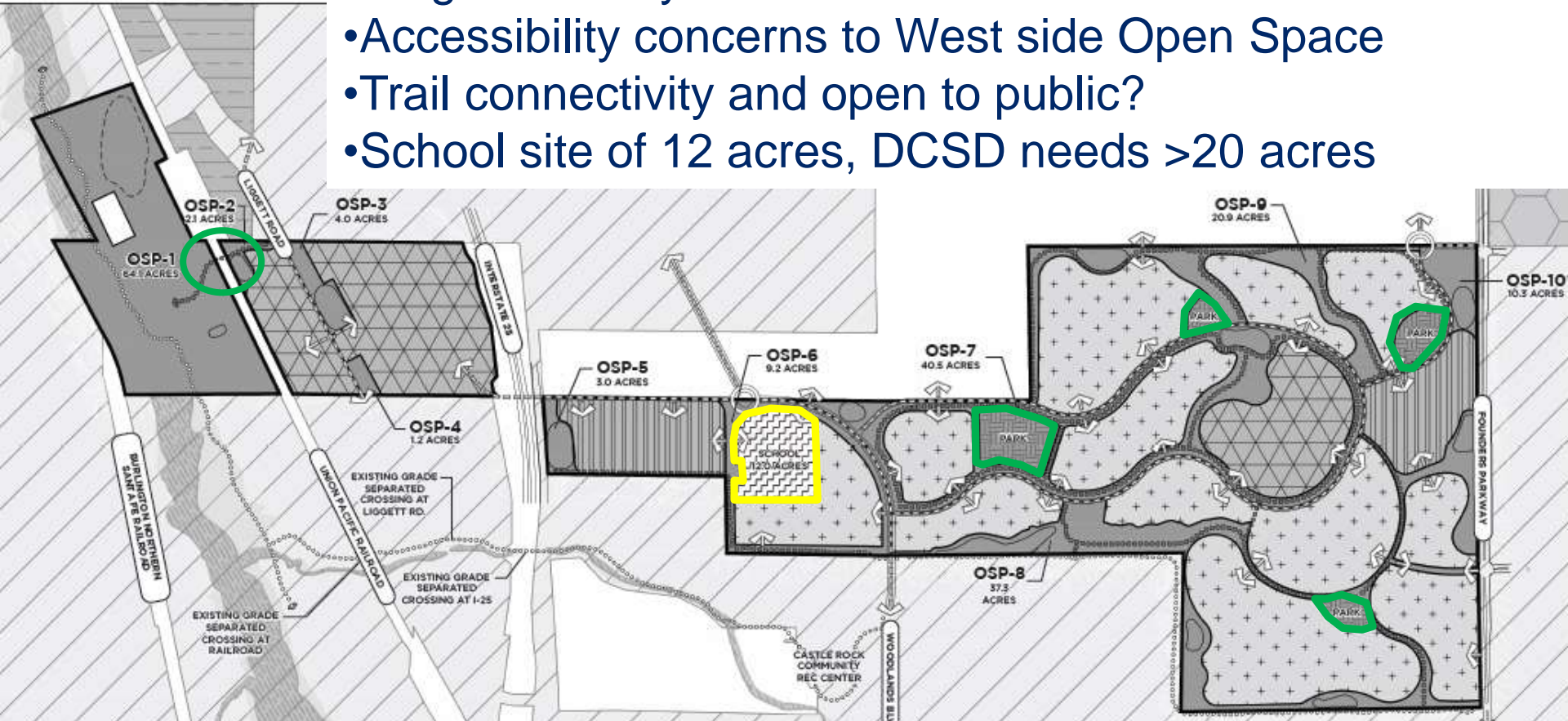
KEY TOWN CONCERNS

- **Open Space Dedication** – disconnected, does not preserve portion of forest area
- **Transportation** – No mitigation proposed to Town roadways.
- **Water Resources** – reliance on 100% groundwater, well sites locations that would effect Town wells and aquifer
- **Wastewater** – construction of Water Reclamation Facility, long term viability to meet standards, odor concerns
- **Stormwater** – downstream impacts
- **Urban level development** without mitigation for impacts to Town infrastructure and without Skyline/Ridgeline protection

OPEN SPACE AND SCHOOL SITE

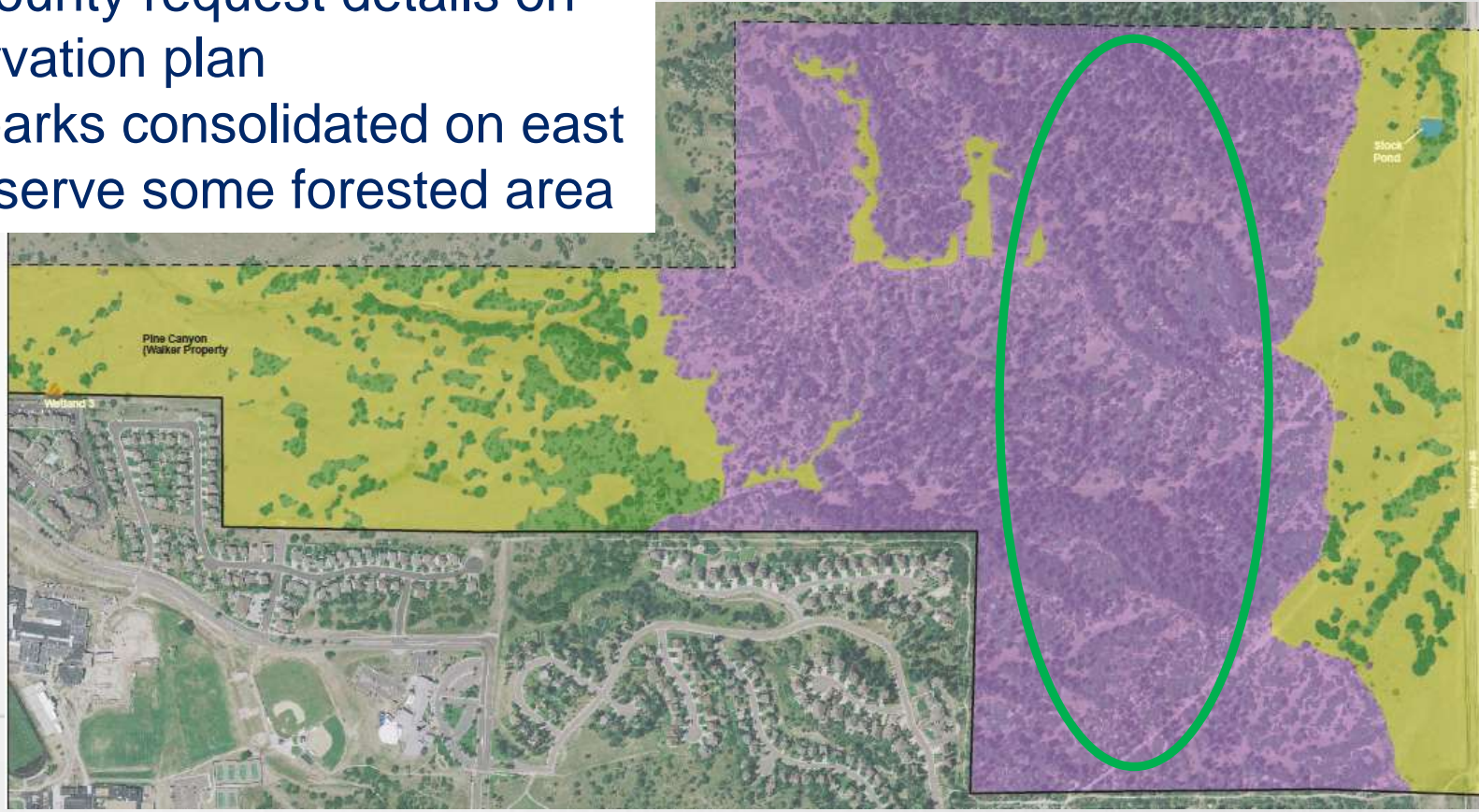
Douglas County comments:

- Accessibility concerns to West side Open Space
- Trail connectivity and open to public?
- School site of 12 acres, DCSD needs >20 acres



PRESERVATION OF VEGETATION

- Douglas County request details on tree preservation plan
- Consider parks consolidated on east side to preserve some forested area



TRANSPORTATION:

Needs more details and coordination with Town & CDOT

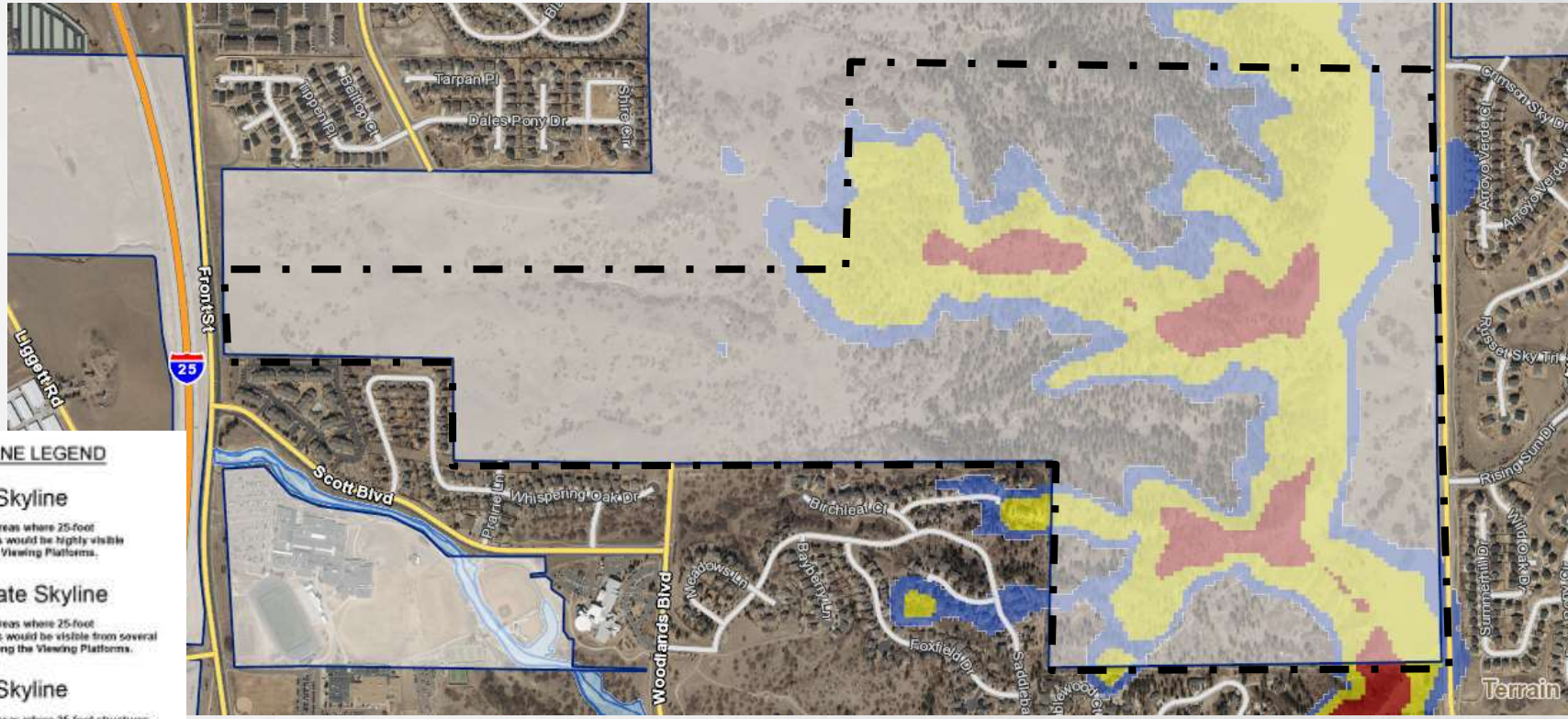


LEGEND

- ◆ Intersection improvements 100% contribution
- ◆ Intersection improvements pro-rata contribution
- ★ New roundabout or signal 100% contribution
- ★ New roundabout/signal pro-rata contribution
- ◆ New intersection 100% contribution Including Intersection control, signal or roundabout
- ⊞ New interchange pro-rata contribution
- New roadway + ROW dedication 100% contribution
- Widened Roadway + ROW dedication 100% contribution
- Widened Roadway + ROW dedication pro-rata contribution
- Improve Roadway to Town standards pro-rata contribution

COORDINATION WITH TOWN

- Douglas County request they look at compatibility & buffering on edges,
- Consider following Town's Skyline/Ridgeline



WATER SUPPLY

- Reliance on 100% non-renewable groundwater and “no where close to enough [non-renewable ground] water”
- Does not meet Douglas County’s Guide to Water Supply Standards
- Additional evidence needed to show proposed wells will not impact adjacent Town wells
- Need more information on water demands and conservation techniques – design demands highly optimistic and lacking details

WASTEWATER

- Need more details on the entire wastewater system including the proposed reclamation plant

NEIGHBORHOOD OUTREACH

- Douglas County Staff strongly recommended robust community outreach with abutting property owners and the public throughout this process.
- Douglas County states this proposal will impact existing Town of Castle Rock infrastructure, services and facilities and will require considerable effort and coordination to address these concerns on the part of the applicant.

DOUGLAS COUNTY COMMENTS

- **Open Space** – disconnected, questions on tree preservation, how to access western side, are trails and parks open to the public.
- **Transportation** – More details needed overall and of Mobility Hub, is an interchange needed, need coordination with Town.
- **Water/Wastewater** – reliance on 100% groundwater, does not meet the County renewable water guidelines, need more details of location and construction of Water Reclamation Facility.
- **Urban level development** – Show compatibly and buffers with surrounding neighborhoods, coordinate with Town, consider Skyline/Ridgeline, robust community outreach needed.

NEXT STEPS

- Douglas County sent packet of redlines and comments to applicant, dated May 22, 2020.
- Douglas County is awaiting Applicant's revisions and resubmittal.
- If Douglas County's initial comments have been addressed, they will route application for formal referral comments.
- Town Staff will review and bring back to Council any noticeable changes and a formal resolution for consideration.



QUESTIONS/DISCUSSION