

PD ZONING REGULATIONS
Amendment No. 2

APPROVED _____

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Section 1 General Provisions

1.1 Adoption / Authorization

The Town Council has adopted the Promenade at Castle Rock Planned Development Plan and Planned Development Zoning Regulations pursuant to section 17.34 of Title 17 of the Castle Rock Municipal Code after appropriate public notice and hearing.

1.2 Applicability

The Promenade at Castle Rock Planned Development Plan and Planned Development Zoning Regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns in interest to the property.

1.3 Maximum Level of Development

The total number of dwelling units or total non-residential floor area approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwellings approved will be determined at the Site Development Plan / Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

1.4 Phasing

This project will be developed in phases as the market will allow and as agreed in the Public Finance Agreement. The anticipated phasing for Promenade at Castle Rock will be in the following order: Planning Area 1, Planning Area 7, Planning Area 4, Planning Area 5, Planning Area 6, Planning Area 2, and Planning Area 3. The developer and Town of Castle Rock will determine the level of infrastructure improvements required to serve any given phase at the time of the Site Development Plan (SDP) for that Phase. Dust mitigation measures and erosion control measures will be implemented during the grading process in accordance with the Town standards. The order of phasing may be modified as the market dictates.

1.5 Relationship to the Town of Castle Rock Regulations

All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a Planned Development. Such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD zoning regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.

1.6 Severability of Provisions

In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

1.7 Development Agreement with each Plat

In addition to these regulations, certain provisions of the development of the Promenade at Castle Rock Planned Development are controlled by an agreement between the Town of Castle Rock and the PD property owners. This development agreement is subject to the Planned Development Plan as approved by the Town on the ____ day of _____, 20____ by Ordinance No. _____.

Section 2 Definitions

2.1 Community Recreational Facilities

Indoor or outdoor structures or areas for community recreation to include, but not to be limited to, swimming pools, tennis courts, facilities for other indoor or outdoor recreational activities together with incidental restaurants, lounges, shops and personal service establishments.

2.2 Building Height

The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas, architectural projections and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

2.3 Building Setback

The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond any lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate such setback.

2.4 Master Developer

Promenade Castle Rock, LLC, a Colorado Limited liability company, or their successors or assigns as Master Developer.

2.5 Private Open Space

Space, suitable for landscaping, play areas, dog parks, outdoor entertainment venues, passive and/or active recreation, gardens, view protection and enhancement, and/or other appropriate uses, which is held in common ownership.

Section 3 Control Provisions

3.1 Use Area Boundaries

There shall be limited flexibility in determining the exact location of Land Use Area Boundaries as depicted on the Planned Development Plan due to the scale of the drawings and the diagrammatic depiction on the Land Use Areas. However, a twenty percent (20%) change or adjustment to Land Use Area boundaries may be made with the Site Development Plan/Plat.

3.2 Road Alignments

The Planned Development Plan is intended to depict general locations of roadways. Recognizing that final road alignments are subject to engineering studies, minor road realignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Planned Development Plan itself. Major road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Code.

Section 4

Overall Project Standards

These P.D. regulations shall not preclude the application of Town ordinances, including revisions to this Title, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this P.D., except as modified by the following:

4.1 General Project Description

The Promenade at Castle Rock P.D. consists of approximately 166 acres with a potential of 1,000,000 square feet of commercial space, and 660 multi-family units.

4.2 Development Standards

The “Promenade at Castle Rock Architectural Design Guidelines and Standards” are the rules and regulations for the development of the Promenade at Castle Rock. These guidelines will establish the framework that will guide developers, users, tenants, and design teams through the process of creating a clear and consistent design aesthetic that will work in concert with each of its parts while contributing to the greater whole that is the Promenade at Castle Rock. While the goals of the Promenade at Castle Rock Design Guidelines and Standards are meant to provide a clear and consistent direction for the initial and future development, they are also intended to be reasonably flexible. As market conditions change and building uses and building types change over time, these guidelines encourage a level of design creativity that contributes to the uniqueness and sense of place that is envisioned for the Promenade at Castle Rock through the conceptual design book which establishes the place making concept for the Promenade at Castle Rock.

4.3 Architectural Standards

All buildings shall conform to the Promenade at Castle Rock Architectural Design Guidelines and Standards. These guidelines shall specify a range of appropriate building materials, building heights and roof pitches (Appendix A of these PD Zoning Regulations). The guidelines shall also specify appropriate building design in terms of orientation, appropriateness of density, site relationship, bulk, spacing, exterior color and texture, storage areas, lighting and signage.

4.4 Additional Design Standards

In addition to the Development Standards and other requirements set forth in these regulations, the Development will be subject to one or more Declaration of Easements, Covenants, and Restrictions (ECRs). Where there is conflict between the ECRs and the Development Standards, the more restrictive shall apply.

Section 4

Overall Project Standards

4.5 Parking

Off-street parking is required for all land uses. Except as otherwise specifically provided therein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of Site Development Plan, unless Developer can demonstrate to the satisfaction of the Town, at the time of Site Development Plan review, that provision of a lesser number of spaces or spaces of lesser size will provide adequate off-street parking for the proposed use. Required parking for the Multi-Family Residential District will be determined during the Site Development Plan review process.

4.6 Street Standards

All streets within the Promenade at Castle Rock shall meet Town of Castle Rock design criteria or Town approved alternative street standards as deemed appropriate and necessary at later stages in design and development.

4.7 Lighting

Lighting shall comply with the Town of Castle Rock Illumination Regulations, provided throughout the community and will adhere to the project theme.

4.8 Temporary Uses

A. Construction offices and material storage shall be permitted in all use areas during construction and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area. Sales offices and associated improvements shall be permitted in all use areas during sales and for a period of thirty (30) days after cessation of actual sales in those areas being served by such sales office.

B. Temporary concrete, asphalt and mortar batching plants for the purposes of construction on the site or off-site project-related construction.

4.9 Fencing

Fencing regulations will be addressed in the Site Development Plan.

4.10 Landscaping

Landscaping shall, at a minimum, comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria. Distinctive planting and landscape treatments are proposed throughout the planning areas. A palette of materials will provide color, texture and structure throughout the entire year. Plantings will be designed and placed based on hydrozones.

Section 4

Overall Project Standards

Predominately, plantings with low water requirements and/or drought tolerant plants will be used throughout the planning areas. Soft and hard landscape treatments will be provided throughout the community and will adhere to the project theme.

4.11 Signs

All signs shall comply with the Approved Promenade at Castle Rock Master Signage & Wayfinding Plan. All signs require an approved Sign Permit from the Town of Castle Rock. The sign regulations will allow certain signs to exceed standards found in Title 19 of the Town of Castle Rock Municipal Code.

4.12 Accessory Structures

Accessory structures shall be subject to square footage limitations and architectural control limitations as established by Town Code and these zoning regulations.

4.13 Residential Buffering

Buffering will be provided between commercial and residential uses. This buffer may be composed of plant material, fences and/or intervening streets (per Town's minimum width requirement) to provide an interesting, visually pleasing landscaped transition adjacent to residential property. Landscape buffering shall be located within the required site setbacks. The backs of commercial buildings, areas of trash storage, utility equipment, loading and parking will be buffered from adjacent residential properties. To maintain the overall character, quality, and connectivity of Planning Area 3, residential buffering between planning area 3A and planning area 3B is not required.

Section 5 General Use Areas

5.1 Land Use Summary Table

The Land shall be divided into general use areas as the same are located on “Promenade at Castle Rock P.D. Plan”, approved contemporaneously herewith, which is incorporated by reference into this Ordinance. The maximum density/floor area ratio may be transferred between planning areas as long as the aggregate for the planning areas does not exceed the total allowed. Said general use areas shall be of two types, as designated below. The aggregate number of acres within each type of use area shall be as follows:

Planning Area	Zoning	Gross Planning Area	Max. Dwelling Units	% of Total Property	Max. Building Ground Coverage
1	Business/Commercial	25.32 acres	N/A	15.2%	0.25
2	Business/Commercial	13.41 acres	N/A	8.1%	0.25
3	Open Space, Private	1.41 acres	N/A	0.8 %	N/A
3A	Multifamily Residential	9.92 acres	300	5.9%	N/A
3B	Business/Commercial	4.87 acres	N/A	2.9%	0.25
3C	Open Space, Private	0.50 acres	N/A	0.3%	N/A
4	Business/Commercial	29.96 acres	N/A	18.0%	0.25
5	Business/Commercial	14.73 acres	N/A	8.9%	0.25
6	Business/Commercial	29.76 acres	N/A	17.9%	0.25
7	Multifamily Residential	17.24 acres	660	10.4%	N/A
	Open Space, Public (POS-2)	15.02 acres	N/A	9.0%	N/A
	Open Space, Private	4.43 acres	N/A	2.6%	N/A
Totals:		166.57 acres		100%	
Note: 25% maximum building ground coverage for each Business/Commercial planning area allowed considering aggregate of the Business/Commercial planning areas do not exceed 1,000,000 square feet total.					

Section 6

Business/Commercial District

6.1 Permitted Uses

- A. Alcoholic beverage sales
- B. Automobile service/fuel station/wash/rental
- C. ATM/kiosk (stand-alone)
- D. Bed and Breakfast
- E. Hotel/Motel
- F. Office
- G. Medical office
- H. Restaurant
- I. Retail
- J. Services, commercial
- K. Services, personal
- L. Services, repair
- M. Veterinary clinic
- N. College/university/vo-tech
- O. Clinics/medical labs
- P. Places of worship
- Q. Private club
- R. Public facilities
- S. Commercial amusement, indoor
- T. Recreation, indoor
- U. Recreation, outdoor
- V. Parking (stand-alone lot/structure)
- W. Multi-modal transit facilities (i.e. bus stop/shelter)

6.2 Prohibited Uses

- A. Sexually oriented business
- B. Auto body/vehicle, RV, boat and equipment services
- C. Asphalt/concrete plant
- D. Commercial warehousing and logistics
- E. Disposal services
- F. Heavy industry
- G. Light industry, wholesale, manufacturing, processing and fabrication
- H. Mini-storage facility
- I. Mineral extraction
- J. Oil and gas production
- K. Recycling center and salvage
- L. Storage yard
- M. Towing and storage of inoperable vehicle, small scale

Section 6

Business/Commercial District

- N. Vehicle storage
- O. Cemetery
- P. Live-work unit
- Q. Airport

6.3 Use by Special Review

- A. Nursery or greenhouse
- B. Kennel/doggy daycare
- C. Vehicle, equipment sales and leasing
- D. Utilities, public
- E. Assisted living/memory care
- F. Commercial amusement, outdoor
- G. Shooting range, indoor
- H. Helistop/heliport

6.4 Accessory Uses

- A. Roadways, bike paths and pedestrian trails
- B. Solar collection devices
- C. Patio/gazebo/community gathering spaces
- D. Open spaces and lakes to include storm water drainage detention areas
- E. Parks, playgrounds and picnic areas
- F. Recycling/clothing drop-off

6.5 Building Ground Coverage

Twenty-five percent (25%) of the entire land area may be covered by buildings, exclusive of any rights-of-way, drainage areas, public land dedications, and dedicated private open space.

However, to provide maximum flexibility for innovative design, the development of criteria for building area coverage on individual sites will be reserved until the presentation of final site plans. It is further understood that in certain instances the site coverage of an individual building site may be up to one hundred percent (100%) of the site, provided that building coverage does not exceed 25% of any Planning Area.

6.6 Maximum Building Height

The maximum building height which may be constructed by right in the general business district areas shall be fifty (50) feet. At the time of site development plan, the developer may request, in accordance with the use by special review process which is then in effect, building heights not to exceed seventy-five feet (75'). Action on such a request shall be based on a consideration of at

Section 6

Business/Commercial District

least the following criteria:

- A. Topography of the site and visual impact of the proposed structure;
- B. The size of the site;
- C. Height of adjacent structures;
- D. Compatibility with adjacent structures;
- E. Site illumination impacts to adjacent streets and residentially zoned property;
- F. Traffic impact

Such structures shall meet all applicable provisions of the International Fire Code and International Building Code which are in effect at the time of their construction.

6.7 Minimum Setbacks

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks will be reserved until the time of final site plan review, provided that no such final plan will be presented for consideration or approval in such designated areas that does not contain specific criteria for establishment of minimum setbacks and maximum buildable slopes.

Section 7

Multi-Family Residential District

7.1 Permitted Uses

- A. Multi-family dwellings to include apartments, condominiums or townhomes.
- B. Private clubhouse or private recreation facility.
- C. Temporary leasing office and construction trailers.

7.2 Accessory Uses

- A. Recycling/clothing collection drop-off
- B. Roadways, bike paths, pedestrian trails

7.3 Building Ground Coverage

A maximum of six hundred sixty (660) dwelling units will be permitted.

7.4 Maximum Building Height

The maximum building height which may be constructed by right in the multi-family residential district areas shall be sixty (60) feet. At the time of site development plan, the developer may request, in accordance with the use by special review process which is then in effect, building heights not to exceed seventy-five feet (75'). Building elements such as towers, copulas, dormers, etc. can exceed sixty feet (60') but not to exceed seventy five feet (75'). Action on such a request shall be based on a consideration of at least the following criteria:

- A. Topography of the site and visual impact of the proposed structure
- B. The size of the site
- C. Height of adjacent structures
- D. Compatibility with adjacent structures
- E. Effect upon light to adjacent streets and properties
- F. Traffic impact

Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code which are in effect at the time of their construction.

7.5 Minimum Setbacks

The minimum building setback shall comply with the following criteria:

- A. Minimum side yard:
 - 1. Principal building: Multiple family residential dwellings the minimum side yard width shall be seven feet (7') or the equivalent of one foot (1') for each three feet (3') or fraction thereof of building height, whichever is greater. All attached dwelling units

Section 7

Multi-Family Residential District

are allowed zero side yard setbacks where attached.

2. Accessory buildings: not located in the rear one-third of the lot- five feet (5').
3. All buildings: where abutting a street - fifteen feet (15').

B. Minimum rear yard:

1. All buildings: fifteen feet (15').

C. Minimum front yard:

1. Principal building: twenty feet (20').
2. Accessory building: five feet (5').

7.6 Intended Housing Types

The plan is intended to permit a variety of housing opportunities, subject only to the above restrictions.

7.7 Parking

Required parking for the Multi-Family Residential District will be determined during the Site Development Plan review process.

Section 8

Open Space, Private (OSP)

8. Intent

Land proposed to meet the PD open space requirements. Provide open areas for recreation, visual relief, buffering and wildlife habitat. Hard and soft surface trails shall provide pedestrian access throughout the open space system. The private natural park areas are not intended to become typical urban parks with large amounts of irrigated turf.

8.2 Permitted Uses

- A. Open space
- B. Natural private parks, formal parks, playgrounds, tot lots and picnic areas, excluding camping and overnight parking
- C. Private community/recreation centers (including private recreation facilities with food service and alcoholic beverage service)
- D. Irrigation, water storage, distribution and well facilities
- E. Parking
- F. Trails: pedestrian, bicycle (including interpretive signs and features)
- G. Gazebos, trellis, small structures, viewing platforms
- H. Community Information Center/Temporary Sales Office/Model Units and Construction Trailers (in areas designated as “private natural park” only)
- I. Such other public uses, not in consistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock
- J. Facilities for the acquisition, treatment, and storage of water
- K. Facilities for the collection, treatment, and disposal of sewage
- L. Facilities for the collection, treatment, and disposal of reuse water

8.3 Planning Area 3C - Outdoor Commons Park

Commons Park is intended to be a shared use space not only for the residents of Promenade at Castle Rock, but also for the general public of the Town of Castle Rock community, to provide a variety of active and passive opportunities and areas of various sizes and experiences. The design of this open space shall be harmonious with the architectural forms and entries of surrounding buildings for an aesthetic and comfortable pedestrian experience. Commons Park will provide visitors with both lawn and planted greenspace, walking paths, seating opportunities, and a central gathering space to both build active community and offer rejuvenation in the outdoors. Commons Park will provide the following amenities to achieve this goal:

- A. Sidewalks (may be constructed with concrete or pavers).
- B. Walking Paths (may be constructed with pavers, crusher fines or other similar material).
- C. Lawn / Gathering Area (may be artificial turf or sod).

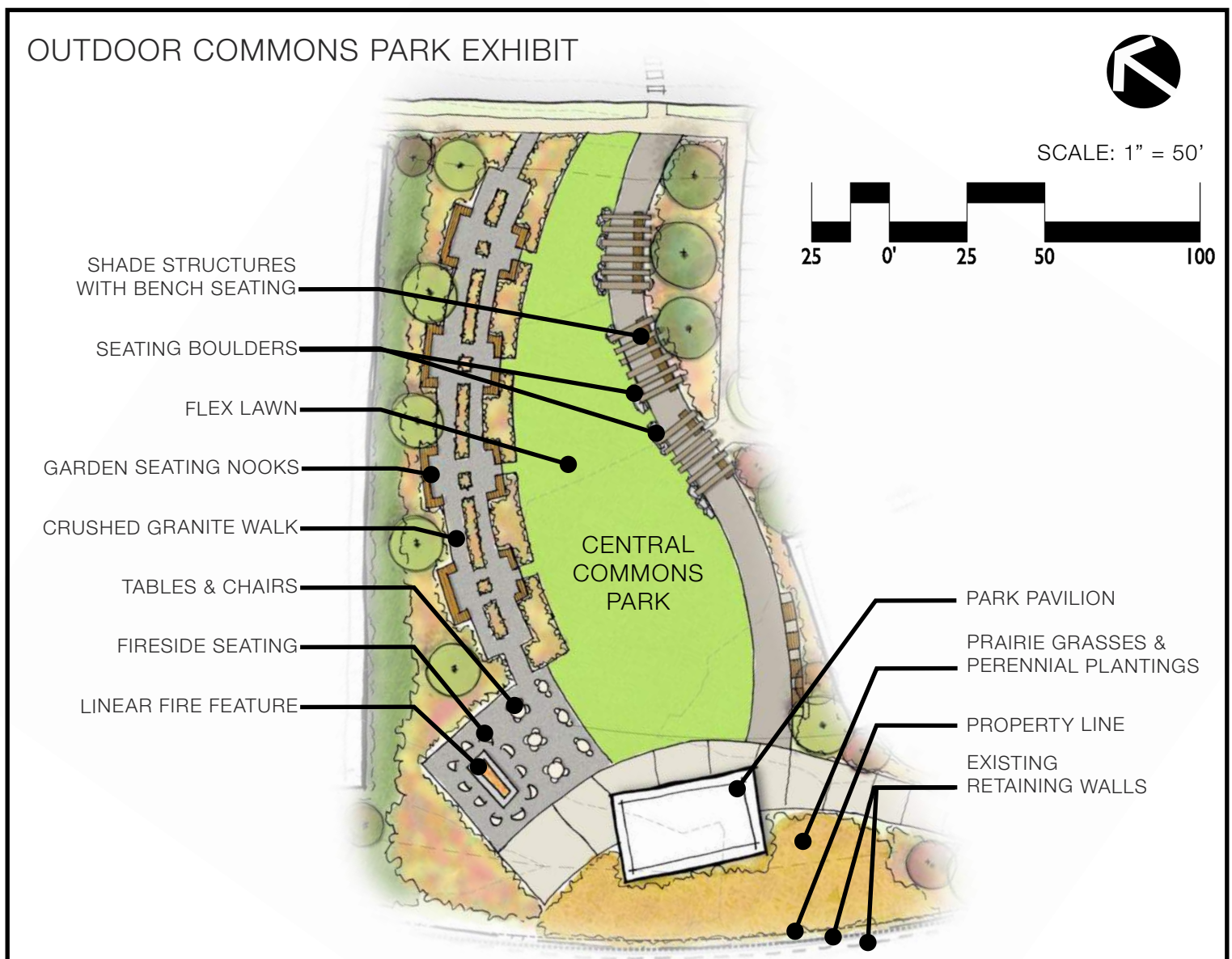
Section 8 Open Space, Private (OSP)

D. Seating Opportunities

E. Pavilion / Small Structure / Trellis (Minimum: one to be provided).

F. Fire Feature / Fire Place (Minimum: one to be provided).

G. Planting / Landscape Areas



The Outdoor Commons Park Exhibit is a general concept of what the future Site Development Plan for the Outdoor Commons Park shall provide. The design of the park may change, as determined by the Town, due to development patterns and other factors surrounding the site but, at minimum amenities A through G shall be provided. The Town shall have approval authority to determine the final design at the Site Development Plan stage.

Section 9

Open Space, Public (POS-2)

9.1 Intent

The POS District is established to provide areas intended primarily for public uses.

9.2 Permitted Uses

Permitted uses are allowed per the Town of Castle Rock's Municipal Code Title 17 section for POS-2, as amended.

Section 10

Submission of Site Development Plans and/or Plats

- 10.1** Following the approval of this Ordinance, the owners of tracts within the Land shall present a Site Development Plan/Plat for all or any portion or portions of the general use areas as they are ready for development. Public Land Dedication is exempt from this provision.
- 10.2** No structural building permit will be issued until a Site Development Plan/Plat for such areas have been presented to and approved by the Town. Public Land Dedication is exempt from this provision.
- 10.3** In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a plat prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Site Development Plan, provided a plat has been approved which must contain the following language: No building permit will be issued for the erection of any structural improvement in any area described here on for which a Site Development Plan has not been approved.

— *Promenade at* —
CASTLE ROCK



**ARCHITECTURAL DESIGN GUIDELINES
AND STANDARDS**

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Appendix A

Architectural Design Guidelines & Standards

General Information

The Promenade at Castle Rock architecture is defined by Promenade at Castle Rock Visioning Book. The architecture for The Promenade at Castle Rock is an combination of Prairie and Mountain Village aesthetics. The contemporary rustic style creates simple, elegant compositions with a focus on illumination and transparency. The use of local materials: woods, metals, and natural stones, that be assembled in unique ways will create a project that is both familiar and new. The concept of porches will be used throughout the Promenade the use of large overhangs, storefronts and lighting elements. Promenade at Castle Rock shall reflect the dynamics and livelihood to enhance a regional shopping center while appropriately creating an inviting, casual and relaxed image.

While the vision for The Promenade at Castle Rock is defined by the Vision Book, for purposes of providing clarity for the varied types of uses that will occupy the Promenade, the Architectural Design Guidelines and Standards for the project are defined by the following four categories; High Visibility Village, Large Format/Value Retail, Pad Site and Stand Alone Tenants, and Residential. These categories are utilized to provide the standards based upon size and types of users that will be incorporated into the various districts, while still maintaining the overall intent of the Vision Book.

The “**High Visibility Village**”, is the pedestrian friendly, district for the project. This area is a pedestrian oriented marketplace that serves as the center of the development. “The High Visibility Village” combines a complementary mix of uses in a casual and charming outdoor environment meant to enhance both daytime and nighttime activities. Reference Exhibit A-1.

The “**Large Format/Value Retail**” district provides opportunities for national retail tenants to develop prototypical building footprints and individual development criteria essential to the success of their operation, yet provide compatible architectural detailing and finishes to the development. Reference Exhibit A-2.

The “**Pad Site and Stand-Alone Tenants**” district is located adjacent 1-25 and Meadows Parkway. These sites, along with the High Visibility Village, serve as the front door for the development and establish a high quality visualization of the project. The sites will primarily feature restaurants, banks, retail, and other commercial uses. Reference Exhibit A-3.

The “**Residential**” district provides opportunities for multi-family units to be developed along the northwest corner of the development. The site is adjacent Castlegate Drive North and existing multi-family developments to the west. Specific Design Guidelines and Standards for this district will be provided by the multi-family developer, but will be subject to review and approval by the PCRACC. Reference Exhibit A-4.

Appendix A

Architectural Design Guidelines & Standards

Section I: Architectural Design - High Visibility Village

Building Design - The following is a summary of the design standards and guidelines for the High Visibility Village buildings. Please refer to the PD Plan and Zoning Code for additional requirements.

Intent:

The overall goal of the High Visibility Village is to create a small scale intimate village that incorporates a variety of retail and restaurant users. The village will be a pedestrian focused environment that provides the community with covered patios, generous walking areas, community gathering spaces and germane architecture that creates a front door presence for the overall development.

Building Design Standards:

- Buildings shall incorporate four sided design. All sides of a building open to view shall display a similar level of quality and architectural interest.
- Variation in the building facade by vertical or horizontal articulation, window and entry variations, patios, plazas or other landscaped pedestrian areas is encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- Variations in roofline and building parapet walls shall be utilized to effectively break up massing and provide visual interest.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
- The primary entrance of a building or store shall have a clearly defined, visible entrance with distinguishing features such as a canopy, portico or other prominent element of the architectural design.
- Exterior building materials shall be selected from the approved material palette and may be augmented with tenant selected materials provided that they maintain the overall quality and style of the project and are deemed appropriate by the PCRACC.
- Building facades longer than forty feet shall employ techniques to provide additional interest and to subdivide the wall plane.
- Detailing is required to reflect the architectural style of the development.
- Buildings shall be designed using high quality, durable materials.
- Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.
- Buildings that utilize tilt wall concrete wall panels sufficient articulation and color patterning shall be incorporated to add a variety of texture and visual interest.
- The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.

Appendix A

Architectural Design Guidelines & Standards

Building Design Guidelines:

- Each building should have a well-designed base, middle and top. Architectural detailing or a change of materials or color at the ground level may be used to create the base. The different parts of a building's facade should be emphasized by use of color, arrangement of facade elements, or a change of materials.
- Large volumes or planes should be broken up into smaller ones in order to reduce the visual scale of a building. The mass of a building should be varied in form or divided to emphasize the various interior building functions. Building design should reinforce structural grid with pilasters and or colonnades.
- A variety of roof lines and parapet heights incorporating changes or elements should be provided at a maximum of every sixty lineal feet.
- Variations in rooflines can include gables, dormers and well-defined parapets. Offsets in the roofline break up the mass of the roof and are encouraged.
- Roof overhangs at pedestrian entries provide protection for shoppers and are encouraged.
- Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality.
- Horizontal Alignment of architectural elements such as windows, sills, cornices, banding, etc.
- Storefront to be dark bronze, anodized. Tenant may use prototype storefront if approved in advance by the PCRACC.
- Building detailing and accent materials are encouraged to add creativity and are not limited to the enclosed material palette. An example of these accent materials includes granite, wrought iron, slate, glass, tile, marble and others as appropriate.
- Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
- Color can be used to impact the scale of a building by highlighting various architectural elements.
- Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
- A variety of wall mounted light fixtures are encouraged, which fit the period or architectural style proposed. Unshielded lighting fixtures or wall packs are prohibited.
- Delivery, loading, trash, and other service areas must be screened or integrated into the building.
- Screening must be accomplished by a wall constructed of integrally colored CMU, architectural metal screening, stone, stucco, textured stained concrete, or brick to match the primary structure.
- Screening of all roof top or pad mounted mechanical units is required.

Appendix A

Architectural Design Guidelines & Standards

Section 2: Architectural Design - Large Format/Value Retail

Building Design - The following is a summary of the design standards and guidelines for the Large Format/Value Retail tenants. Please refer to the PD Plan and Zoning Code for additional requirements.

Intent:

The overall goal of the Large Format/Value Retail districts within the overall development is to provide a place that is the heart of the shopping areas. Larger scale tenants bring a national presence to the projects and provide unique synergies amongst themselves. The Large Format/Value Retail districts will provide shoppers with a different experience than that of the Village areas, but should utilize similar design features to enhance the overall experience of the users. The Large Format/Value retail must pay particular attention to the scale of their development to help maintain the pedestrian experience through the use of public gathering areas, inviting pedestrian environments and interesting landscape features.

Building Design Standards:

- Buildings shall incorporate four sided design. All sides of a building open to view shall display a similar level of quality and architectural interest.
- Variation in the building facade by vertical or horizontal articulation, window and entry variations, patios, plazas or other landscaped pedestrian areas is encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- Variations in roofline and building parapet walls shall be utilized to effectively break up massing and provide visual interest.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
- The primary entrance of a building or store shall have a clearly defined, visible entrance with distinguishing features such as a canopy, portico or other prominent element of the architectural design.
- Exterior building materials shall be selected from the approved material palette and may be augmented with tenant selected materials provided that they maintain the overall quality and style of the project and are deemed appropriate by the PCRACC.
- Building facades longer than forty feet shall employ techniques to provide additional visual interest and to subdivide the wall plane.
- Detailing is required to reflect the architectural style of the development.
- Buildings shall be designed using high quality, durable materials.
- Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.
- Buildings that utilize tilt wall concrete wall panels sufficient articulation and color patterning shall be incorporated to add a variety of texture and visual interest.
- The style and placement of exterior accent lighting shall enhance the building's architectural

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elements such as entry features, pilasters, columns, and landscaping.

Building Design Guidelines:

- Each building should have a well-designed base, middle and top. Architectural detailing or a change of materials or color at the ground level may be used to create the base. The different parts of a building's facade should be emphasized by use of color, arrangement of facade elements, or a change of materials.
- Large volumes or planes should be broken up into smaller ones in order to reduce the visual scale of a building. The mass of a building should be varied in form or divided to emphasize the various interior building functions. Building design should reinforce structural grid with pilasters and or colonnades.
- A variety of roof lines and parapet heights incorporating changes or elements should be provided.
- Variations in rooflines can include gables, dormers and well-defined parapets. Offsets in the roofline break up the mass of the roof and are encouraged.
- Roof overhangs at pedestrian entries provide protection for shoppers and are encouraged.
- Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality.
- Horizontal alignment of architectural elements such as windows, sills, cornices, banding, etc.. is encouraged.
- Storefront to be dark bronze, anodized. Tenant may use prototype storefront if approved in advance by the PCRACC.
- Building detailing and accent materials are encouraged to add creativity and are not limited to the enclosed material palette. An example of these accent materials includes granite, wrought iron, slate, glass, tile, marble and others as appropriate.
- Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
- Color can be used to impact the scale of a building by highlighting various architectural elements.
- Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
- A variety of wall mounted light fixtures are encouraged, which fit the period or architectural style proposed. Unshielded lighting fixtures or wall packs are prohibited.
- Delivery, loading, trash, and other service areas must be screened or integrated into the building.
- Screening must be accomplished by a wall constructed of integrally colored CMU, architectural metal screening, stone, stucco, textured stained concrete, or brick to match the primary structure.
- Screening of all rooftop or pad mounted mechanical units is required.

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Section 3: Architectural Design - Pad Sites and Stand-Alone Tenants

Building Design - The following is a summary of the design standards and guidelines for the Pad Site tenants. Please refer to the PD Plan and Zoning Code for additional requirements.

Intent:

The overall goal of the Pad Site and Stand-Alone Tenants is to create continuity between the major districts and the individual sites. The Pad Site and Stand-Alone Tenants can vary in size dramatically and surrounding context should be evaluated to ensure that each building fits in with its surrounding environment. Pad Site and Stand-Alone Tenants should utilize similar design elements as the other districts as well as incorporate a similar level of Site Building and Pedestrian elements that contribute to the overall development.

Building Design Standards:

- Buildings shall incorporate four sided design. All sides of a building open to view shall display a similar level of quality and architectural interest.
- Variation in the building facade by vertical or horizontal articulation, window and entry variations, patios, plazas or other landscaped pedestrian areas is encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- Variations in roofline and building parapet walls shall be utilized to effectively break up massing and provide visual interest.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
- The primary entrance of a building or store shall have a clearly defined, visible entrance with distinguishing features such as a canopy, portico or other prominent element of the architectural design.
- Exterior building materials shall be selected from the approved material palette and may be augmented with tenant selected materials provided that they maintain the overall quality and style of the project and are deemed appropriate by the PCRACC.
- Building facades longer than forty feet shall employ techniques to provide additional interest and to subdivide the wall plane.
- Detailing is required to reflect the architectural style of the development.
- Buildings shall be designed using high quality, durable materials.
- Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.
- Buildings that utilize tilt wall concrete wall panels sufficient articulation and color patterning shall be incorporated to add a variety of texture and visual interest.
- The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.

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Building Design Guidelines:

- Each building should have a well-designed base, middle and top. Architectural detailing or a change of materials or color at the ground level may be used to create the base. The different parts of a building's facade should be emphasized by use of color, arrangement of facade elements, or a change of materials.
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- A variety of roof lines and parapet heights incorporating changes or elements should be provided.
- Variations in rooflines can include gables, dormers and well-defined parapets. Offsets in the roofline break up the mass of the roof and are encouraged.
- Roof overhangs at pedestrian entries provide protection for shoppers and are encouraged.
- Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality.
- Horizontal alignment of architectural elements such as windows, sills, cornices, banding, etc. Storefront to be clear aluminum, anodized. Tenant may use prototype storefront if approved in advance by the PCRACC.
- Building detailing and accent materials are encouraged to add creativity and are not limited to the enclosed material palette. An example of these accent materials includes granite, wrought iron, slate, glass, tile, marble and others as appropriate.
- Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
- Color can be used to impact the scale of a building by highlighting various architectural elements. Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
- A variety of wall mounted light fixtures are encouraged, which fit the period or architectural style proposed. Unshielded lighting and wall packs are prohibited.
- Delivery, loading, trash, and other service are as must be screened or integrated into the building.
- Screening must be accomplished by a wall constructed of integrally colored CMU, architectural metal screening, stone, stucco, textured stained concrete, or brick to match the primary structure.
- Screening of all rooftop or pad mounted mechanical units is required.

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Section 4: Planning and Design - Residential

General:

The Promenade at Castle Rock Residential development is planned for up to 660 units, moderately dense, residential community.

Intent:

The planning approach to the Promenade at Castle Rock Residential development is to infuse a quality layout of multiple buildings and simultaneously provide a pedestrian network connecting several important areas of the plan.

Building Design: - The following is a summary of the Design Standards and Guidelines for the residential parcel. Please refer to the Town of Castle Rock Zoning Code for additional requirements.

- Four sided design. All sides of a building shall display a similar level of quality and architectural interest.
- Building design will be residential in appearance.
- Entries shall be emphasized with additional detailing.
- Material will include architectural stone, cementations siding, architectural plaster, high performance windows and glass and detailing relating to the Castle Rock context.
- The development will maintain the overall and style of the master plan and use additional materials deemed appropriate by the PCRACC.
- Screening of mechanical units is required, when possible.
- Extensive local landscape and hardscape is to be provided.

Signage. and Environmental Features

- Signage will primarily be low ground “way finding”, with two identifying project signs at each entry.
- The Promenade at Castle Rock Tenant Sign Criteria shall govern signage.
- Low ground lighting will be utilized and cut offs will be used to mitigate sky lighting.

Pedestrian Connections and Amenities:

- A residential development shall provide pedestrian access throughout the site by linking to adjacent sidewalks, pathways, or transit stops when appropriate unless grade changes are prohibitive.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas is encouraged.

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Section 5: Site Design and Planning - All Commercial and Areas

Special site design requirements and constraints apply particularly to the High Visibility area. There may be additional requirements as set forth by the PD Plan or the Zoning Code.

Intent:

To provide continuity throughout the overall development through site design and planning.

Building Placement and Orientation:

- Site and Buildings shall be designed to provide major views from 1-25 and Atrium Parkway.
- Building shall be situated to provide a strong visual and physical connection to the street.
- Development shall relate to the site's setting, considering impacts and enhancements to natural features and important view corridors.
- Orientation of new buildings shall consider adjacent buildings.
- Buildings should be located along the perimeter of a development with internal roadways and with parking screened by buildings from the public roads. The importance of spaces between buildings should be recognized, and these spaces should have a planned and useful shape and not simply be left over areas.
- A sense of entry shall be created into the development by using signage and landscaping.
- Commercial developments, where possible, are encouraged to provide vehicular access to adjoining properties or development in order to provide connectivity between projects.
- Trash storage areas, mechanical equipment and similar areas should not be visible or screened from the street.
- Loading docks should be screened so as not to be visible from the street, and should not be accessed directly from the street.

Parking:

- Parking shall be shared where such opportunities can be accommodated. Surface parking areas shall be broken up and appropriately landscaped. Each development site shall be required to demonstrate it has met its minimum parking requirements pursuant to the PD Plan Standards.
- Parking lots are encouraged to provide a well-defined pedestrian circulation system within the site in order to minimize conflicts between vehicles and pedestrians.
- Protected pedestrian walkways shall directly link to entrances and the internal circulation of the buildings and to parking areas, as well as other buildings.
- Trees, shrubs and ground covers shall be used in islands to break up large expanses of paving and provide shade. Water-efficient landscaping is to be used.
- Landscaping should be used to provide screening from parking areas from adjacent roadways.
- Parking areas should be separated from buildings by either walkways or landscaped strips, preferably both.
- Large parking areas should be broken up into smaller areas and provide pedestrian connectivity through the use of landscape medians and sidewalks.
- Shared parking between adjacent businesses and/or developments is encouraged, where practical.

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Site Utilities:

- Site utilities shall be coordinated with the size and location of the Landlord provided services. All utilities shall comply with the Town of Castle Rock and other agency requirements.

Grading:

- Developments should be designed to be sensitive to and incorporate the existing grade. Buildings should be designed to take up grade transitions. Where this cannot occur, stepped retaining walls with landscaping should be used.
- In order to soften the visual appearance of walls comprised of two or more retaining walls, landscaping should be used at the base, the terrace between walls, and at the top of a retaining wall.
- All finish grades shall provide positive drainage to the storm water system.
- Finish grades shall comply with ADA and all Town of Castle Rock requirements.
- Site walls shall be allowed under the following conditions:
 - o Wall location and anchorage systems shall be coordinated with all underground utilities and shall not impact or restrict the use of the Landlord's common area,
 - o Walls shall not impact an adjacent site or create a hardship for the development of adjacent land,
 - o Walls shall be designed and sealed by a professional engineer licensed in the State of Colorado.

Pedestrian Connections and Amenities:

- A commercial development shall provide pedestrian access throughout the site by linking to adjacent sidewalks, pathways, or transit stops when appropriate unless grade changes are prohibitive.
- Buildings, which are placed immediately adjacent to the sidewalk, shall promote visibility and pedestrian orientation with plazas, outside dining or other pedestrian areas.
- Integration of raised planters or potted plants is encouraged.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas is encouraged.

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Section 6: Landscape and Irrigation Design

General Information:

The following standards apply to the entire Promenade at Castle Rock Development including all privately owned lots and Public ROW's.

Landscape Design Intent:

Landscape plans submitted to the AGO for review will be evaluated for consistency of plant selection, design intent, and its compatibility with the overall established landscape theme. Designs must utilize water conservation including the concepts in xeriscaping. Designs should utilize indigenous, historically adaptable, low maintenance, hardy turf, plants, and trees.

Street Right of Ways Trees:

All public right of way street trees shall consist of the following trees spaced on center within the tree lawns per the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual:

- A. *Celtis occidentalis* - Western Hackberry
- B. *Gymnocladus dioica* 'Espresso' - Espresso Kentucky Coffeetree
- C. *Gleditsia triacanthos inermis* 'Skyline' - Skyline Locust

Approved Plant List:

-DECIDUOUS SHADE TREES

<i>Acer grandidentatum</i>	Schmidt/Big Tooth Maple
<i>Catalpa speciosa</i>	Northern Catalpa
<i>Celtis occidentalis</i>	Western Hackberry
<i>Gleditsia triacanthos inermis</i> 'Imperial'	Imperial Locust
<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Locust
<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Locust
<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden

-ORNAMENTAL DECIDUOUS TREES

<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry
<i>Cercis canadensis</i>	Eastern Redbud
<i>Crataegus crus-galli</i> var. <i>inermis</i>	Cockspur Thornless Hawthorn
<i>Koeleruteria paniculata</i>	Goldenrain Tree
<i>Prunus virginiana</i> 'shubert'	Canada Red Chokecherry
<i>Quercus gambelii</i>	Gambel Oak
<i>Syringa reticulata</i>	Japanese Tree Lilac

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-EVERGREEN TREES

Abies concolor
Picea pungens var. glauca
Pinus edulis
Pinus nigra
Pinus ponderosa
Pinus sylvestris

White Fir
Colorado Blue Spruce
Pinyon Pine
Austrian Pine
Ponderosa Pine
Scotch Pine

-DECIDUOUS SHRUBS

Acer ginnala
Amelanchier canadensis
Berberis thunbergii 'Monlers'
Caryopteris x clandonensis
Cercocarpus intricatus
Chamaebatiara millefolium
Chrysothamnus nauseosus 'Dwarf Blue'
Fallugia paradoxa
Forestiera meomexicana
Hypericum frondosum 'Sunburst'
Ligustrum vulgare 'Lodense'
Perovskia atriplicifolia
Physocarpus opulifolius 'Donna May'
Prunus besseyi 'Pawnee Buttes'
Prunus besseyi 'Western'
Rhus aromatica 'Gro-low'
Rhus glabra 'Cismontana'
Rhus trilobata
Ribes alpinum
Spiraea nipponica 'Snowmound'
Syringa patula 'Miss Kim'
Syringa vulgaris
Viburnum rhytidophylloides 'Alleghany'

Amur Maple
Shadblow Serviceberry
Golden Nugget Barberry
Blue Mist Spirea
Littleleaf Mountain Mahogany
Fembush
Dwarf Rabbitbrush
Apache Plume
New Mexico Privet
Sunburst Hypericum
Lodense Privet
Russian Sage
Little Devil Ninebark
Pawnee Buttes Sand Cherry
Western Sand Cherry
Gro-low Sumac
Rocky Mountain Sumac
Three Leaf Sumac
Alpine Currant
Snowmound Spirea
Miss Kim Lilac
Common Purple Lilac
Alleghany Leatherleaf Viburnum

-EVERGREEN SHRUBS

Arctostaphylos x coloradensis 'Chieftain'
Arctostaphylos x coloradensis 'Panchito'
Arctostaphylos uva-ursi
Cytisus purgans 'spanish gold'
Juniperus horizontalis 'Blue Chip'
Juniperus x media
Juniperus sabina 'Buffalo'
Mahonia aquifolium compacta

Chieftain Manzanita
Panchito Manzanita
Kinnikinnick
Spanish gold broom
Blue Chip Juniper
Sea Green Juniper
Buffalo Juniper
Compact Oregon Grape Holly

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Pinus mugo 'Slowmound'
Yucca filamentosa

Slowmound Mugo Pine
Adam's Needle

-ORNAMENTAL GRASSES

Andropogon gerardii
Calamagrostis acutiflora 'Karl Foerster'
Festuca glauca 'Elijah Blue'
Helictotrichon sempervirens
Miscanthus sinensis
Nassella tenuissima
Oryzopsis hymenoides
Panicum virgatum 'Shenandoah'
Pennisetum orientale 'Karley Rose'
Schizachyrium scoparium

Big Bluestem
Feather Reed Grass
Blue Fescue
Blue Avena Grass
Maiden grass
Mexican Feather Grass
Indian Rice Grass
Red Switch Grass
Oriental Fountain Grass
Little Bluestem

-PERENNIALS

Agastache rupestris 'sunset'
Aquilegia chrysantha 'paprika'
Aquilegia sp.
Aubrieta deltoides
Callirhoe involucrata
Centranthus ruber
Cerastium tomentosum
Coreopsis verticillata 'Moonbeam'
Delosperma dyeri 'Psdold'
Echinacea purpurea 'Alba'
Eriogonum umbellatum
Hemerocallis 'Stella De Oro'
Knipofia uvaria
Liatris spicata
Nepeta faassenii 'Walker's Low'
Penstemon strictus
Salvia pachyphylla
Thymus praecox 'Pseutolanuginosus'
Sedum spectabile 'Autumn Joy'
Vinca minor 'Bowles'

Sunset Hyssop
Pink Yarrow
Rocky Mountain Columbine
Purple Rock Cress
Prairie Winecups
Jupiters Beard
Snow-in-Summer
Moonbeam Coreopsis
Red Mountain Ice Plant
White Coneflower
Buckwheat
Stella D'oro Daylily
Torch Lily
Gayfeather
Walker's Low Catmint
Rocky Mountain Penstemon
Mojave Sage
Woolly Thyme
Autumn Joy Sedum
Periwinkle

-ANNUALS(PLANTER POTS ONLY)

Antirrhinum majus
Cosmos bipinnatus
Gomphrena globosa
Ophiopogon planiscapus 'Nigrescens'

Snap Dragons
Cosmos
Globe Amaranth
Black Mondo Grass

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Pennisetum setaceum 'Rubrum'
Salvia sclarea
Tropaeolum majus 'Alaska'

Purple Fountain Grass
Clary Sage
Nasturtium

Note: Plants not on this list can be used with approval from the PCRACC and the Town of Castle Rock during landscape plan review.

Plant Material Specifications:

A. Plant calipers, heights, container sizes and installation specifications shall conform to the American Association of Nurserymen and the Colorado Nursery Act Rules and Regulation Standards.

B. Minimum planting/installation sizes of plant material shall conform to Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual.

C. Mulches: Rock Mulch are required per the following specifications:

1. Rock mulch: 2" - 6" dia. multi-color river rock cobble to a minimum depth of 2".

D. Acceptable locations for mulch types:

1. Tree saucers in turf areas shall be wood mulch.
2. Shrub Beds are permitted to have all rock mulch (as specified above) except the individual plants which must have a double shredded cedar wood mulch, not chipped or chunks, ring around them. Cedar mulch shall be a fibrous material (1/1 to 3/1 pieces) capable of matting together and interlocking when moistened and settled. Tree wood mulch rings shall be 3-4' in diameter, wood mulch rings around shrubs shall be 1 1/2 the size of the rootball.
3. Building foundations may have a 3-4' wide border of specified rock mulch if not next to hardscape.

E. Geo Textile Fabric (Install and maintain in accordance with manufacturer's specifications): Dewitt pro-5 weed barrier fabric under all rock mulch shrub beds. No landscape fabric shall be used in wood mulch areas.

F. Approved Turf Grasses:

1. Sod (Install and maintain in accordance with manufacturer's specifications):
 - a. Legacy Buffalo Grass: Located through Green Valley Turf Company, 13159 N. US Highway 85, Littleton, CO 80125, (303) 798-6764.
 - b. Canadian Blue Fescue: Located through TurfMasters Company, 3327 Giddings Road, Fort Collins, CO 80524 (970) 493-8311.

G. Tree Wrap: Standard nursery crepe tape not less than 4" wide, designed to prevent winter sun-scauld. Secure every 24" by taping.

H. Steel Edger: All edging shall be 14 gauge, overlap at joints a minimum of 6-inches, and shall be fastened with a minimum of 4 pins per each 10 foot section. The top of all edging material shall be a rolled top and 1/2 inch above the finished grade of adjacent lawn or mulch areas. Color: Green.

I. Stakes and Guys: Stakes for Trees shall conform to planting details L-1 and L-2 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual.

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Landscape Maintenance:

Landscape maintenance is the responsibility of the individual lot owner/developer unless otherwise set forth in development agreements, purchase agreement, declarations, or any other agreements. Landscape maintenance shall consist of all regular and normal maintenance practices of landscaping including weeding, irrigation, fertilizing, pruning and mowing. Plant materials that exhibit significant levels of insects, pests, diseases and/or damage shall be appropriately treated by the individual lot owner/developer. All dead plant materials shall be removed and replaced immediately by owner/developer with living plant materials that match the ACC approved landscape plans.

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Section 7: Building Materials

General: The exterior materials palette on the following page is representative of the proposed materials and color ranges to be used throughout the Promenade at Castle Rock development. Specific products, manufacturers, and colors will be specified at the time of the initial Site Development Plan submittal.

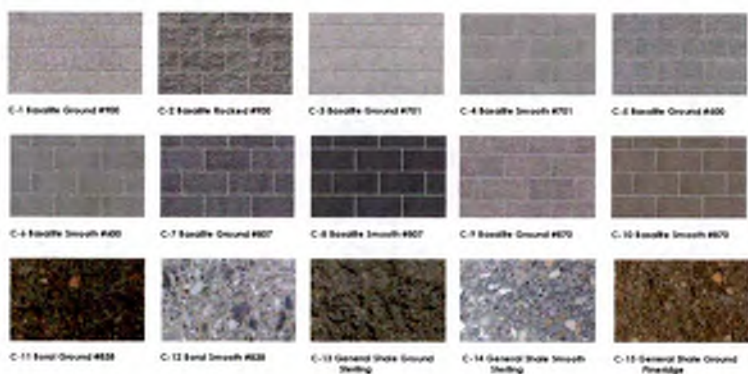
METAL ROOF



EIFS



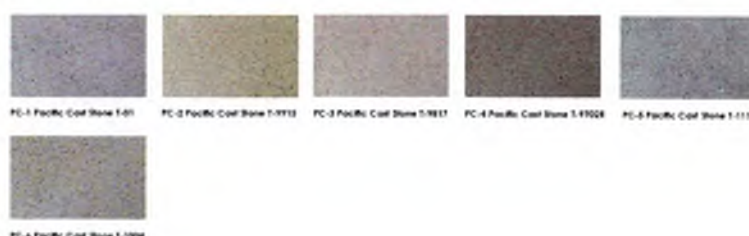
CONCRETE MASONRY UNITS



PAINT



PRECAST STONE



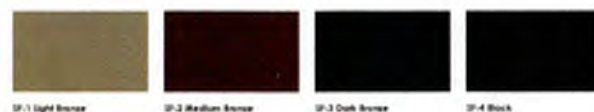
METAL FLASHING



GLASS



STOREFRONT



FABRIC AWNINGS



WOOD



STONE



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Section 8: Submittals

Promenade at Castle Rock Architectural Control Committee Review and Approval: All buildings, site, landscape and signage design reviewed and approved by the PCRACC as a condition of approval for the SDP. It is strongly encouraged that the tenants obtain PCRACC approval prior to their first SDP submittal. The followings items shall be submitted in their entirety for review by the PCRACC. Incomplete submittals will not be reviewed.

- Site plan including parking, building footprint, accessory structure locations, sidewalks, special hardscape areas, plazas, site furnishings and light pole locations.
- Grading plan, with any retaining walls called out with top of wall and bottom of wall information.
- Preliminary utility plan, with storm, sanitary, power, gas and water connection points clearly delineated.
- Landscape plan and details.
- Building elevations including material designations, vertical and horizontal dimensions, building mounted lighting, and designation of elevation (i.e.. North, South, etc.)
- Elevations of accessory structures such as trash enclosures, mechanical screens, etc.
- Samples of materials being used that are not a part of the Approved Exterior Finish Materials list.
- Lighting plan and photometries with fixture details.
- Sign submittal materials as listed in the High Visibility Tenant Signage Criteria.
- Requests for any waivers.
- Rendered building elevations and site plan are encouraged but not required.

The Promenade at Castle Rock Architectural Control Committee will review the submittal for completeness and issue a letter informing the applicant of PCRACC acceptance or rejection of the submittal. If the submittal is accepted, comments will be issued within 10 business days. If it is not accepted, a letter explaining concerns or identifying missing items will be returned with the submittal to the applicant.

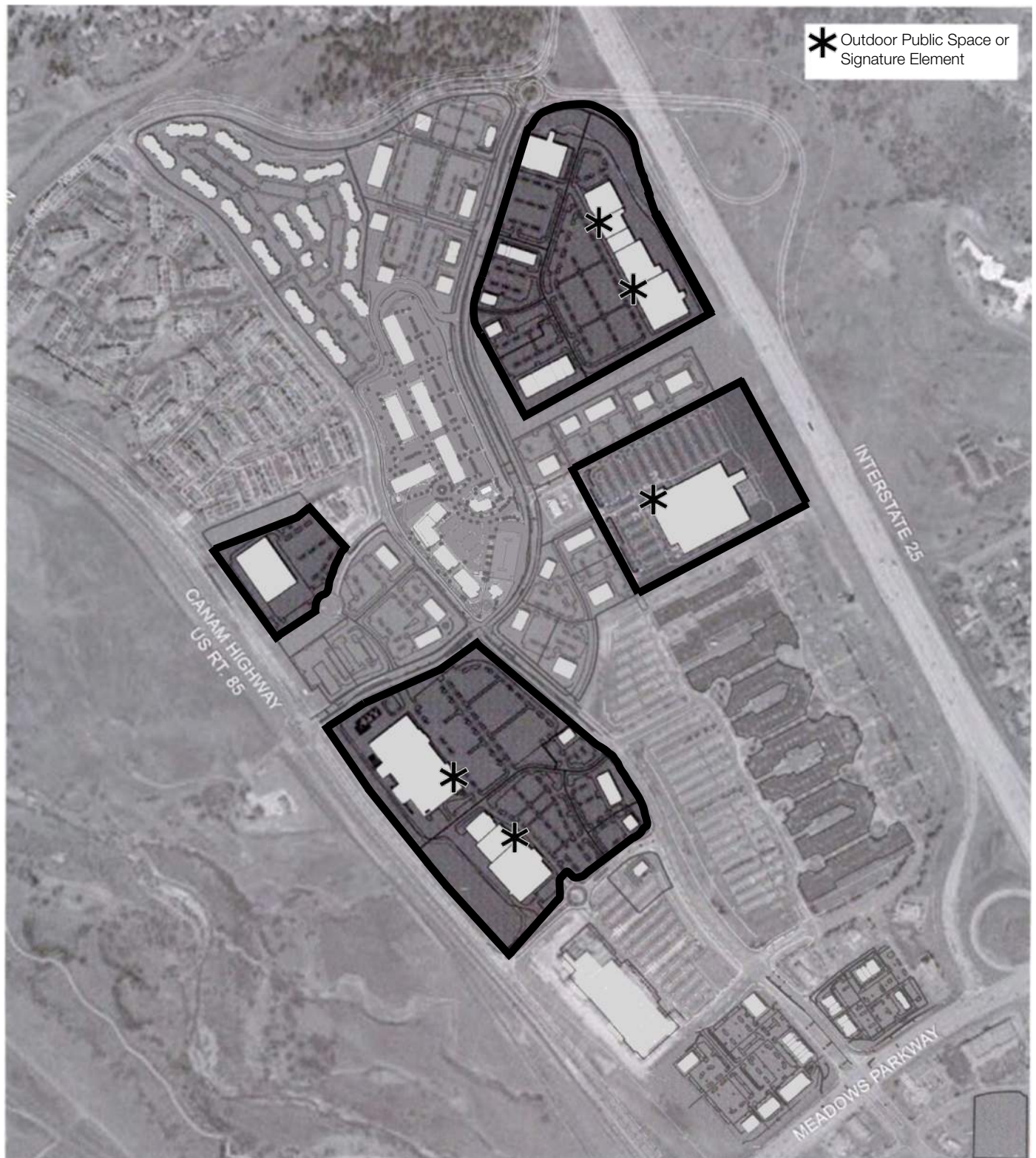
Contact information:

Architectural Review:	Kristoffer Kenton, Galloway
Civil Review:	Lincoln Thomas, Vision Land Consultants
Signage Review:	Paul Mack, PLM Architecture
Lighting Review:	Jim Galloway, Galloway
Landscape Review:	Joe Wilson, Galloway
Owner's Representative:	Peter Cudlip, Alberta Development Partners.

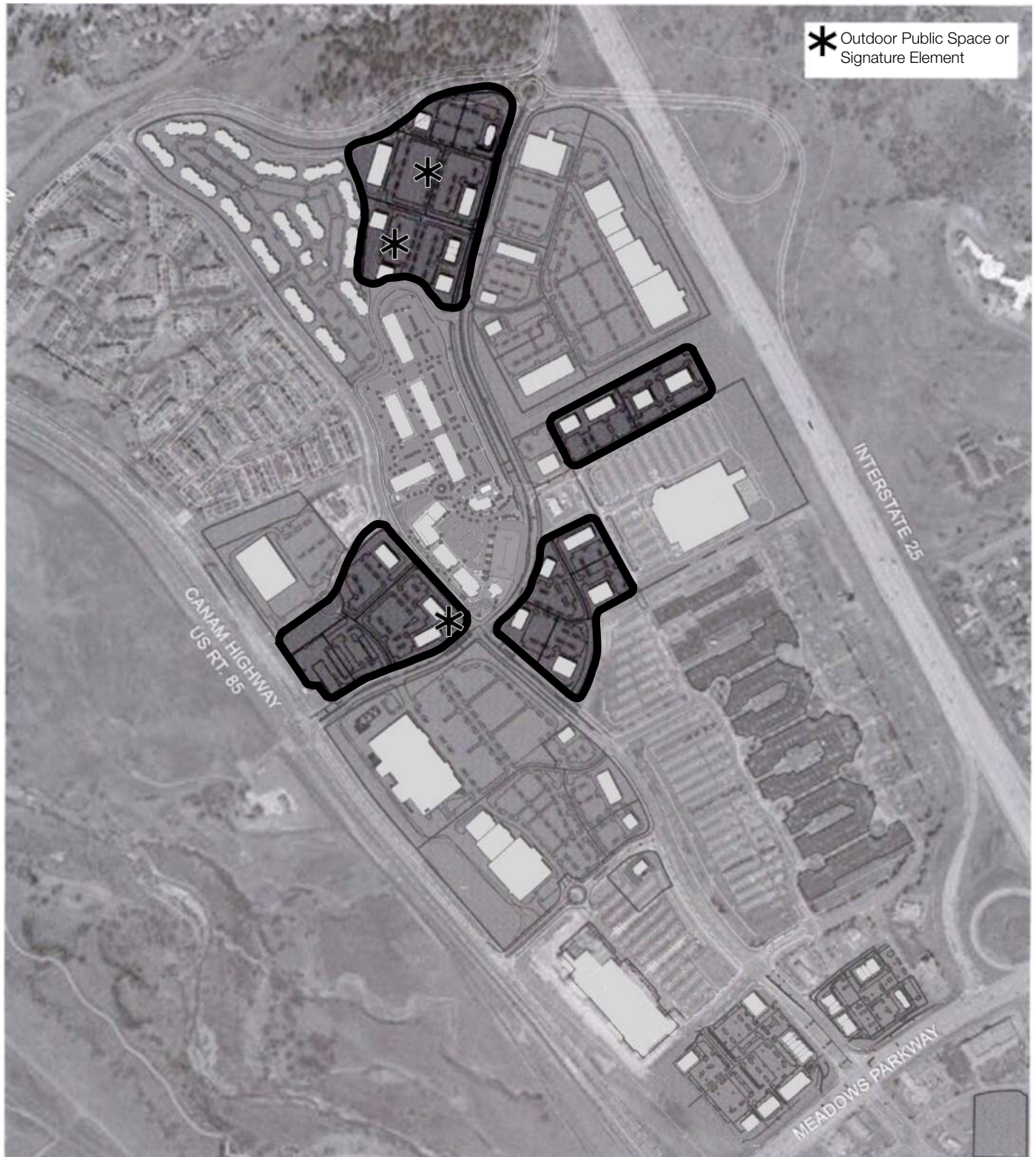
Promenade at Castle Rock Architectural Design Guidelines and Standards
Exhibit A-1, High Visibility Village



Promenade at Castle Rock Architectural Design Guidelines and Standards
Exhibit A-2, Large Format/Value Retail



Promenade at Castle Rock Architectural Design Guidelines and Standards
Exhibit A-3, Pad Sites and Stand-Alone Tenants



Promenade at Castle Rock Architectural Design Guidelines and Standards
Exhibit A-4, Residential

