



Town Council Agenda - Final

Mayor Jason Gray
Mayor Pro Tem Kevin Bracken
Councilmember Ryan Hollingshead
Councilmember Laura Cavey
Councilmember Desiree LaFleur
Councilmember Caryn Johnson
Councilmember Tim Dietz

Tuesday, September 6, 2022

6:00 PM

Town Hall Council Chambers

100 North Wilcox Street

Castle Rock, CO 80104

Phone in: 720-650-7664

Meeting code: 2489 025 6251

www.CRgov.com/CouncilMeeting

This meeting is open to the public and will be held in a virtual format in accordance with the Town Council Electronic Participation, Connected, and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall, or electronically or by phone if preferred. This meeting will be hosted online and can be accessed at www.CRgov.com/CouncilMeeting, or phone in by calling 720-650-7664, meeting code 2489 025 6251 (if prompted for a password enter "Sept6Council"). All Town Council Meetings are also streamed online in real time at www.CRgov.com/WatchCouncil, and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast).

All times indicated on the agenda are approximate. Remote participants please visit www.CRgov.com/CouncilComments to sign up to speak to an item, and for related instructions. Public Comments may also be submitted in writing online by 1:00 p.m. September 6, 2022, to be included in the public record.

5:00 pm COUNCIL DINNER & INFORMAL DISCUSSION

6:00 pm INVOCATION

6:05 pm CALL TO ORDER / ROLL CALL

- **PLEDGE OF ALLEGIANCE**

- **COUNCIL COMMENTS**

1. [ID 2022-090](#) American Legion recognition of Bob Maloney and John Jorgensen

- **UNSCHEDULED PUBLIC APPEARANCES**

Reserved for members of the public to make a presentation to Council on items or issues that are not scheduled on the agenda. As a general practice, the Council will not discuss/debate these items, nor will Council make any decisions on items presented during this time, rather will refer the items to staff for follow up.

Comments are limited to three (3) minutes per speaker. Time will be limited to 30 minutes. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.

- **TOWN MANAGER'S REPORT**

2. [ID 2022-091](#) **Update: School District Property at 312 Cantril Street**
3. [ID 2022-092](#) **Update: Housing Partnership Items**
4. [ID 2022-093](#) **Library Trustee Board Selection Committee**
5. [ID 2022-094](#) **2021 Volunteer Utilization**
6. [ID 2022-095](#) **Update: Calendar Reminders**
7. [ID 2022-096](#) **Update: Quasi-Judicial Projects**
8. [ID 2022-097](#) **Development Services Project Updates**

- **TOWN ATTORNEY'S REPORT**

- **ACCEPTANCE OF AGENDA**

If there are no changes, additions or deletions to the agenda, a motion to accept the agenda as presented will be accepted.

- **CONSENT CALENDAR**

These items are generally routine in nature or have been previously reviewed by Town Council and will be voted on in a single motion without discussion. Any member of Town Council may remove an item from the Consent Calendar.

9. [ORD 2022-017](#) **Ordinance Amending the Town's Zone District Map by Approving the Dawson Trails Planned Development Plan and Zoning Regulations (Second Reading - Approved on First Reading on August 16, 2022 by a vote 7-0)**
10. [ORD 2022-018](#) **Ordinance Approving the Dawson Trails Development Agreement; and Vesting a Site Specific Development Plan Through October 6, 2052 (Second Reading - Approved on First Reading on August 16, 2022 by a vote 7-0)**
11. [RES 2022-095](#) **Resolution Approving a Construction Contract with TechCon Infrastructure, LLC, for the Downtown Railway Crossing Improvement Project**
12. [RES 2022-096](#) **Resolution Waiving Formal Written Bidding Requirement on the Basis of Sole Source for Services Provided by Pall Corporation**
[Entire Castle Rock Water Service Area]

13. [RES](#) **Resolution Approving the 2022 Spot Water Lease Agreement**
[2022-097](#) **Between the Town of Castle Rock and the Chatfield East Property**
 Owners Association, Inc. [*Chatfield Reservoir, Douglas and Jefferson*
 ***Counties*]**
14. [RES](#) **Resolution Approving the First Amendment to the Water Rights**
[2022-098](#) **Lease with Turnpike, LLC [*Weld County, CO*]**
15. [PROC](#) **Proclamation honoring Pam Ridler, President/CEO of the Castle**
[2022-008](#) **Rock Chamber of Commerce (For Council Action - Presentation on**
 September 20, 2022)
16. [APPT](#) **Appointing Roy Gallea, P.E., Engineering Manager at Castle Rock**
[2022-006](#) **Water, as Alternate Board Member for Plum Creek Water**
 Reclamation Authority (PCWRA)
17. [MIN 2022-015](#) **Minutes: August 16, 2022 Town Council Meeting**

- **ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

Public comment will be taken on items and limited to four (4) minutes per speaker. Remote participants please visit www.CRgov.com/CouncilComments to sign up to speak to an item, and for related instructions. Public Comments may also be submitted in writing online by 1:00 p.m. September 6, 2022, to be included in the public record.

18. [RES](#) **Resolution Approving the Dawson Trails Retail Infrastructure**
[2022-099](#) **Assistance Agreement (Costco)**
19. [RES](#) **Resolution Approving the Amended and Restated Service Plan for**
[2022-100](#) **Dawson Ridge Metropolitan District Nos. 1-5 and Westfield**
 Metropolitan District Nos. 1-2; and Authorizing the Execution of an
 Intergovernmental Agreement by and Among the Town of Castle
 Rock and Said Districts
20. [DIR 2022-016](#) **Introduction of the 2023 Proposed Budget**

- **QUASI JUDICIAL HEARINGS**

This is the due process hearing as required under Colorado law. Public comments will be taken on all items and will be limited to four (4) minutes per speaker.

21. [RES](#) **Resolution Approving a Request for Demolition of the Building**
[2022-101](#) **Located at 414 North Perry Street**

- **ADDITIONAL ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION
ITEMS**

Public comment will be taken on items and limited to four (4) minutes per speaker.

22. [ORD 2022-019](#) Ordinance Adding Chapter 10.12 of the Castle Rock Municipal Code Regarding Truck Routes (First Reading)
23. [ORD 2022-020](#) Ordinance Authorizing the Conveyance of Lot 1, The Meadows Filing 16 - Parcels 1,2,3 and 4, 4th Amendment to Douglas County School District RE-1 (First Reading) *[Clear Sky Elementary School]*
24. [DIR 2022-017](#) Discussion/Direction: Proposed Amendments to Sections 4.04, 13.12, and 15.48.020 of the Castle Rock Municipal Code Related to Water Dedication, Public Services, and Landscape and Irrigation Criteria Manual *[Entire Castle Rock service area]*

- **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

The Council has reserved this time only if the original 30 minutes allocated for Unscheduled Public Appearances as an earlier part of this agenda has been fully exhausted and speakers who signed up to speak were unable to be heard during the original 30 minutes allocated this topic. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.

- **ADJOURN**



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 1. **File #:** ID 2022-090

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

American Legion recognition of Bob Maloney and John Jorgensen

Executive Summary

American Legion Post 1187 would like to make a presentation during Council Comments to recognize Town employees Bob Maloney and John Jorgensen for their contribution to the Perry/Wilcox Street Flag display.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 2. **File #:** ID 2022-091

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Update: School District Property at 312 Cantril Street

Executive Summary

Per adopted Resolution from the Douglas County School Board, the School District has declared the property at 312 Cantril Street as surplus property. Town staff is currently reviewing the property for a possible recommendation to acquire the site for the Town and community/neighborhood uses. Additional information, including a future executive session, concerning the property is likely in the future.

Attachment

DCSD Resolution Regarding Sale of 312 Cantril Street (August 23, 2022)

DOUGLAS COUNTY SCHOOL DISTRICT RE-1
Resolution Regarding Sale of 312 Cantril Street

WHEREAS, the Board of Education (“Board”) of Douglas County School District RE-1 (“District”) owns real property located in the County at 312 Cantril Street, Castle Rock, Colorado; and

WHEREAS, contemporaneous with this resolution, the Board has adopted a resolution declaring the Property surplus real property not needed within the foreseeable future for any purpose authorized by law in accordance with C.R.S. § 22-32-110(1)(e); and

WHEREAS, in accordance with District policy, the District has retained the services of CBRE, a full service commercial real estate firm, to advise the District on the marketing and disposition of the Property; and

WHEREAS, under District Policy DN, sales of real property generally should be by sealed bid or public auction, unless the Board determines that it is in the best interests of the District to waive such requirement; and

WHEREAS, to dispose of the Property in an expeditious manner while maximizing its value, CBRE recommends that the Board waive the requirement that the Property be disposed of by sealed bid or public auction; and

WHEREAS, based on the recommendation of CBRE, the Board desires to waive the requirement for disposition by sealed bid or public auction and, subject to Board approval of the sale terms and conditions, to authorize the Superintendent or her designee to market and dispose of the property in such manner as she may approve in consultation with CBRE.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF DOUGLAS COUNTY SCHOOL DISTRICT RE-1:

Section 1. Waiver of Disposition Requirement. That the Board hereby determines that the best interests of the District are served by waiving the sealed bid and public auction requirements set forth in District Policy DN for the disposition of the Property.

Section 2. Authorization to Dispose of Property. That, subject to Board approval of the terms and conditions for the sale of the Property, the Superintendent or her designee is authorized to market and dispose of the Property in such manner as she may approve in consultation with CBRE.

Section 3. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. Repealer of Measures. All acts, orders, resolutions or parts thereof, in conflict with this Resolution or with any of the documents hereby approved, are hereby repealed only to

the extent of such conflict. This repealer shall not be construed as reviving any resolution, or part thereof heretofore repealed.

Section 5. Effectiveness. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 23rd day of August, 2022 by a vote of 7-0.

AYES: Hanson, Meek, Myers, Peterson, Ray, Williams, Winegar

NAYS: N/A

DOUGLAS COUNTY SCHOOL DISTRICT
RE-1

By Mike Peterson
Mike Peterson, President



By Becky Myers
Becky Myers, Secretary



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 3. **File #:** ID 2022-092

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Update: Housing Partnership Items

Executive Summary

The Town has received two separate inquiries/items related to housing partnership/affordable housing. This memo is designed as information only for possible items Council may consider in the future.

Castle Rock Senior housing proposal

The Town has received a proposed development plan for a senior/affordable housing project to be located on Timber Mill parkway in Meadows Filing 19, north of the roundabout on North Meadows Drive. This project is currently titled Castle Rock Senior, and the proposal is for 200 senior/low-income-qualified apartments. The project would be built by Ulysses Development Group. Attached is a request from the Colorado Housing and Finance Authority (CHFA) seeking Town comments on the proposal, as the applicant is seeking low-income tax credits. In addition to the current site development plan consideration of this project, the applicant has also put forward a request for a partial waiver of Town fees for the project. Consideration of Town comments on the project back to CHFA appears to be warranted when the site development plan and waiver request is before Council, which may occur later in the fall. This project is located in Councilmember Hollingshead's district.

Church of the Rock Charrette

The Douglas County Housing Partnership (DCHP) has submitted a proposed project to the Housing Colorado Design Charrettes Program for 2022, and the project was selected to go through the design program this October. DCHP is proposing to partner with Church of the Rock, located on the western edge of The Meadows. The charrette would look at the feasibility of constructing multifamily housing on Church of the Rock property to allow for about 200 units of affordable family housing; 10 units of community supportive transitional housing; and 10 units of emergency housing for the homeless. This project is also proposing community amenities such as an urban farm, food storage and distribution, and a coffee shop to be dedicated as small business enterprises, to provide on-site employment opportunities for residents - as well as revenue to support ongoing programs such as food bank, rental, mortgage and utility assistance - along with case management for households at risk of homelessness.

Town staff has been invited to participate in this charrette program and plans to do so the first week in October. From the Housing Colorado webpage, "A design charrette is an intensive, hands-on, pre-development workshop that brings people from different disciplines and backgrounds together to explore architectural and development options for a particular area or site. Housing Colorado and the University of Colorado Denver College of Architecture and Planning began the Design Charrettes program in 2010. The Design Charrettes Program provides non-profit housing developers, housing authorities, and municipalities with pro bono pre-development services for an affordable housing project. A team of professionals and graduate students that includes architects, urban planners, landscape architects, and municipal staff members, as well as finance, development, and construction professionals, will work with (the) organization to create affordable housing concepts for an identified program, budget, and site in (the) community." There has not been a pre-application request received on this project. This project is located in Councilmember Hollingshead's district.

This information is provided to Council as informational only, as no action items are currently before the Town on either of these items at this time.

Attachments

CHFA jurisdiction letter: Castle Rock Senior

DCHP email: Church of the Rock Charette

DCHP Project List - August Packet



denver

1981 Blake Street
Denver, CO 80202

303.297.chfa (2432)
800.877.chfa (2432)

PO Box 60
Denver, CO 80201

800.659.2656 tdd
www.chfainfo.com

western slope

348 Main Street
Grand Junction, CO 81501

970.241.2341
800.877.8450

NOTIFICATION TO THE LOCAL JURISDICTION
CHIEF EXECUTIVE OFFICER
2022 LOW-INCOME HOUSING TAX CREDIT PROGRAM

August 24, 2022

Town of Castle Rock
Mayor Jason Gray
100 N. Wilcox Street
Castle Rock, CO 8104

Dear Mayor Gray:

The Colorado Housing and Finance Authority (CHFA) is the administrator of the Federal Low-Income Housing Tax Credit Program (LIHTC) in Colorado. The LIHTC program was created by the 1986 Tax Reform Act to encourage the production and preservation of affordable rental housing. To receive the tax credits, property owners are required to maintain long-term rent affordability for individuals and families of low income, typically for 30 to 40 years. CHFA awards the credits statewide through a comprehensive selection process that is governed by its Qualified Allocation Plan (or QAP). The QAP is located on CHFA's website at:

<https://www.chfainfo.com/arh/lihtc/Pages/qap.aspx>

We are notifying you that the referenced project has been proposed in your local jurisdiction in order to provide you an opportunity to comment on the project.

Please provide us with your comments on the attached form, attach any additional information, and sign and return the form to our office as soon as possible.

Additionally, if you would be interested in having CHFA staff provide you and your staff with an introduction to the LIHTC program and CHFA's award process, please let us know and we will be happy to coordinate a meeting.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Paula Harrison", is written over a horizontal line.

Paula Harrison
Tax Credit Program Administrator

CC: Town Manager, Mr. David Corliss
District Council, Mr. Ryan Hollingshead

NOTIFICATION TO THE LOCAL JURISDICTION

Project Name: Castle Rock Senior
Project Address: Meadows Filing 19, Lot 2 North Parcel D2A
Project Sponsor: Ulysses Development Group LLC
Type of Project: New Construction
Number of Units: 200 - 200 LI Units

1. Do you view this proposed project as being consistent with the development and preservation of the housing plan in your community?

2. If proposed project is not viewed as consistent with local housing needs and priorities, please explain why.

3. Other Comments:

Signature

Title

Print Name

CHFA, Attention: Paula Harrison, Tax Credit Program Administrator
[via email to: pharrison@chfainfo.com](mailto:pharrison@chfainfo.com)

From: Arthur Lehl <alehl@douglas.co.us>
Sent: Tuesday, August 30, 2022 11:19 AM
To: Brad Boland <BBoland@crgov.com>
Cc: Maria Ciano <mciano@douglas.co.us>
Subject: RE: Church of the Rock Charrette

Brad:

Attached is the application for the Charrette. The Charrette will take place at The Rock Church from October 5th through the 7th. We would appreciate your input to make sure that the designs conform to code and don't push the boundaries of what is possible. We are fully aware that anything done on the site will require a PD amendment and I've already expressed to The Rock and the architects that the design should take into account a 200 foot buffer that won't likely be allowed to change even if the PD amendment is successful. We would really appreciate it if you could come each of the first 2 days for about an hour to review the progress of the designs and comment on zoning, building, and other related issues. If this is not possible, would you at least be available to talk with the architects by phone or by email?

The finished product will be presented at the Housing Colorado conference the next week. Presentations will be at the final breakfast on Friday, October 14th. The conference is at the Beaver Run hotel in Breckenridge and you are most welcome to attend as our Board Member.

Thank you so much,

Artie Lehl

Deputy Director
Douglas County Housing Partnership
9350 Heritage Hills Circle
Lone Tree, CO 80124
Office: 303-784-7857
Cell: 303-847-6054
Fax: 303-814-2966
www.douglascountyhousingpartnership.org





The Rock

4881 Cherokee Dr.
Castle Rock, CO 80109
303.688.0777
andrew@therock.org

'We know what real love is because Jesus gave up his life for us. So we also ought to give up our lives for our brothers and sisters. If someone has enough money to live well and sees a brother or sister in need but shows no compassion—how can God's love be in that person?

Dear children, let's not merely say that we love each other; let us show the truth by our actions. '

1 John 3:16-18 NLT

We have a Biblical mandate to show the Love of God to others by our actions. Therefore our leadership team is allocating resources towards helping those who are experiencing homelessness and those that need affordable housing.

Many people in the Castle Rock community are struggling because the cost of housing is so high. Teachers, First-Responders, Librarians, Social Workers, and many more are forced out of the community they've been called to serve because the cost of living is such a great burden. Worse, there are individuals and families that fall on hard times and are experiencing homelessness or housing insecurity.

We would like to dedicate our 54 acre campus to providing a continuum of care. Already we are serving 200+ families a month with more than 40,000lbs of food at our on-site food bank. Our "blessing room" provides gently used clothing and house-ware items for free. We have a team of staff that are working case-management programs to help connect people in crisis & need with resources, skills, and opportunities. And we have great relationships with on-site and local counseling practices. We believe that affordable housing for the entire spectrum of need would be complimented by our many on-campus services.

It is our goal to develop a 200 unit project that would serve those experiencing homelessness, those needing transitional housing, senior citizens, and the many individuals and families whose careers don't afford them to live in the community they serve.

Please consider partnering with us to see this vision become a reality.

Sincerely,

Andrew Nemeth
Secretary-Treasurer of The Rock

2022 Housing Colorado Charette

1. Name of Site Sponsor organization:

Church of the Rock (The Rock) and Douglas County Housing Partnership (DCHP)

a. Address:

The Rock: 4881 Cherokee Dr., Castle Rock, CO 80109

DCHP: 9350 Heritage Hills Circle, Lone Tree, CO 80124

b. Website

<https://www.therock.org/>

<https://douglascountyhousingpartnership.org/>

2. Main contact person:

Artie Lehl, Deputy Director, DCHP

alehl@douglas.co.us

303-847-6054 (cell)

3. Briefly describe the Site Sponsor organization:

The Rock was founded in the mid 1980's and incorporated in June of 2000. Its Mission is to "Pursue God, Embrace People, and Transform Society through Real Family." Since 2014 The Rock has partnered with Douglas County, other churches, and non-profit organizations to help address the needs in the community. The Rock is on the Douglas County Mental Health Initiative Steering Committee, the Douglas County Homeless Coalition Executive Committee, helped create and now participates in a network of care providers to offer shelter and care for homeless women and children during the winter months, is in partnership with Douglas County to provide financial assistance to hundreds of struggling families every year and case management to help come alongside and reestablish families back into the workplace in a sustainable manner. The Rock recently approached the Douglas County Housing Partnership (DCHP) with an idea to take the large amount of unused land it owns and build affordable housing in support of its mission and to meet a great need in Douglas County. DCHP has long been a partner of The Rock in the execution of our programs. We refer clientele to one another, with The Rock providing financial assistance, case management, and food security services; and DCHP providing housing counseling, and housing options. This project will take this partnership to a whole other level as both organizations work collaboratively to combat poverty and provide high quality affordable housing to a community that desperately needs it.

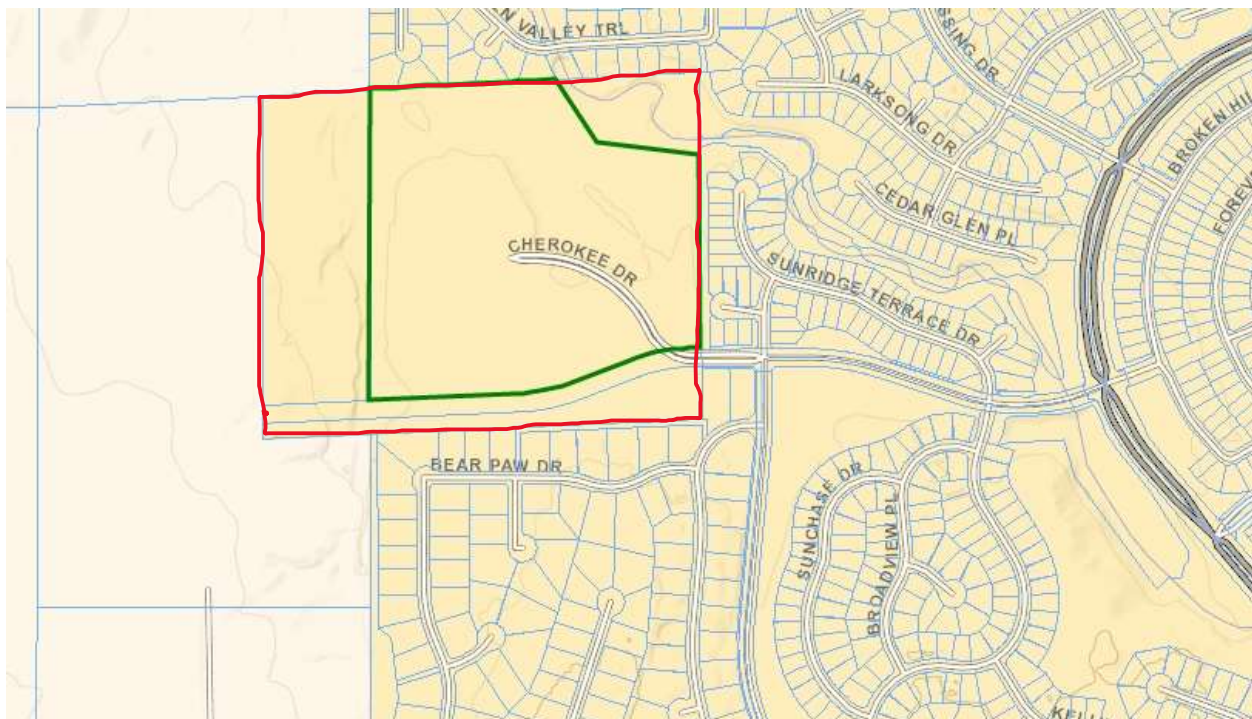
In 2003, business leaders throughout Douglas County collaborated with local government to establish the housing authority, DCHP. DCHP's mission is "to achieve economically thriving communities by preserving, providing, and developing housing choices in Douglas County, Colorado. Over the years DCHP has assisted more than 6,000 families through programs like, Down Payment Assistance, Housing Counseling,

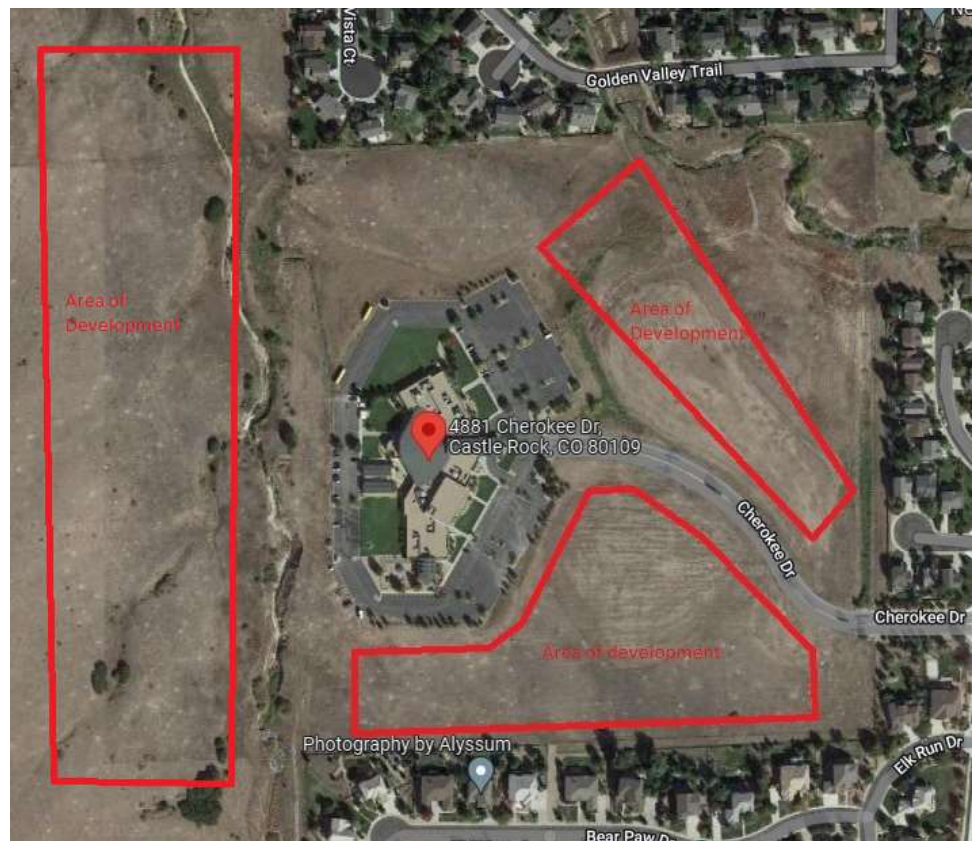
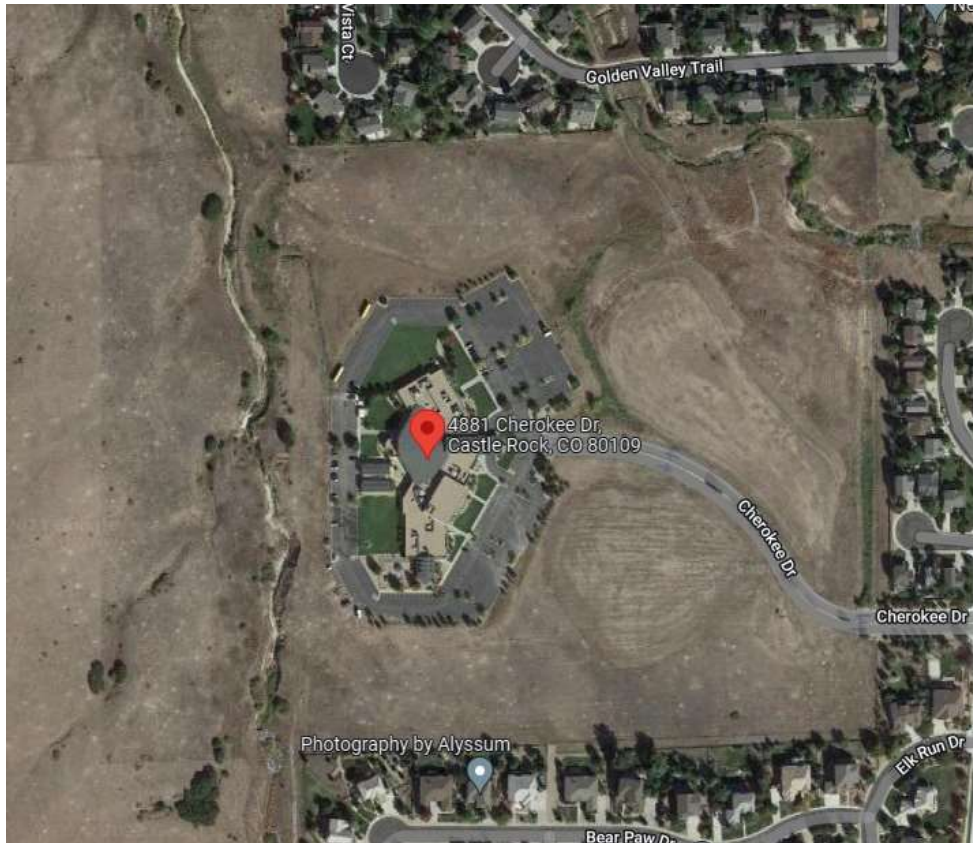
Emergency Rental Assistance, and community supportive housing. DCHP has also assisted in the development of, or developed itself, more than 1,500 units of affordable housing. The need, however, continues to grow. DCHP is excited to work with The Rock on this endeavor to create a variety of much needed affordable housing.

4. Project address / location

4881 Cherokee Dr., Castle Rock, CO 80109

5. Attach photos of site including aerial or satellite images (Google Maps, etc.)





6. Briefly describe the project

The Rock Church, with the help of the Douglas County Housing Partnership, is endeavoring to develop a variety of affordable housing options on its 54-acre campus. The site likely will need to be developed in phases. Ideally there would be about 200 units of affordable family housing, 10 units of community supportive transitional housing, and 10 units of emergency housing for the homeless. This campus could also support several other community amenities, including an urban farm, food storage and distribution, and a coffee shop to be dedicated as small business enterprises to provide on-site employment opportunities for residents as well as revenue to support on-going programs that The Rock already provides to the community. These programs include a food bank; rental, mortgage, and utility assistance; and case management for households at-risk of homelessness and homeless sheltering.

a. Project size (acres or dimensions)

Approximately 20 developable acres

b. New construction

Yes

i. Is it properly zoned?

Land is part of a PUD, will need to be amended dependent on the development plan

ii. Does the site need to be annexed?

No

c. Rehabilitation

No

d. Anticipated number of units

200 - 250

e. Anticipated unit mix

100 2-bedroom units

75 3-bedroom units

75 1-bedroom units

7. Describe the population to be served

a. Approximate percent or number of units in each Area Median Income category:

i. 0%-30% AMI

- 20 for EVLI (Transitional & Emergency Housing)
- 25 for 30% AMI

ii. 31%-50% AMI

- 25 for 40% AMI
- 50 for 50% AMI

iii. 51%-60% AMI

- 75 for 60% AMI

iv. 61%-80% AMI

- 25 for 80% AMI

b. Rental, ownership, or combination

Rental

c. Any special needs populations (Supportive Housing)?

As mentioned, there will be set asides for Transitional and Homeless Housing. Several units will also be ADA accessible and prioritized for the Disabled.

8. Confirm that the Site Sponsor meets all the Design Charrettes Program prerequisites:

a. Site Sponsor is a non-profit housing developer or Housing Authority.

Both are involved

b. Site Sponsor is a member of Housing Colorado.

DCHP is a member of Housing Colorado

c. Site Sponsor is open to alternative design ideas and has not contracted with a design

We have not contracted design firms at this time.

d. Site Sponsor agrees to be actively involved in the charrette process, including before and specifically, during the charrette event. At least one management-level representative from the organization will participate in the charrette event to represent Sponsor's vision and interests.

Agreed

e. Site Sponsor agrees to communicate with the jurisdiction in which the site is located and foster participation from the city or county officials.

Castle Rock Officials have been notified, and Town staff will be involved in the Charrette. if awarded.

9. Confirm that the project meets all the Design Charrettes Program prerequisites

a. Site is owned by site sponsor or there is a current option agreement.

Yes

b. Site has a survey completed which includes topographic lines.

Yes

c. Public infrastructure is provided to or accessible by the property (i.e., paved street, water, sewer, gas, electric).

Yes

d. Intends to pursue affordable housing development on this site and the charrette is not a feasibility/exploration study.

Yes, we intend to apply for either the 9% or 4% competitive credits in 2023.

e. Photographs of the site are available.

Yes

10. Are the following reports available to use for informational purposes?

a. Environmental Phase 1

No

b. Market study or needs assessment

Yes

c. Zoning synopsis

Yes

d. Information regarding the nearest public transportation (required for TOD sites)

N/A

11. Confirm the Site Sponsor's commitment up to \$2,000 cost to this Charrette process. (The value of all work produced for every Sponsor with each volunteer team typically exceeds \$20,000.)

Confirmed

12. Confirm that the Site Sponsor can secure a space near/at the site at which to conduct the charrette event as well as provide breakfast and lunch for the participants.

Yes

13. Confirm that the Site Sponsor can arrange for a space at which to conduct the charrette event. Considering logistics for volunteers and students often coming from the Denver area, please describe how the space location and the efforts of the Site Sponsor will contribute to a successful Design Charrette. (In the event that the pandemic prevents in-person meetings in September, online meeting tools such as Zoom will be used instead.)

— Yes. We have a room that can seat approximately 40 people with two large magnetic glass blackboards, two tv's that can be connected to computers, tables positioned as needed, access to highspeed Wi-Fi, and direct access to bathrooms and a kitchen.

14. Statement of Interest. Please include a one-page description of your interest in the Design Charrette and how this process will benefit your project and community. (See attached letter from The Rock)

Subject: Affordable Real Estate Development Update

In accordance with the DCHP Inter-Governmental Agreement, we support the planning, financing, construction, and operations of affordable housing in Douglas County. Some of the methods for achieving goals related to affordable real estate development include owning and operating affordable housing, using funding such as low-income housing tax credits (LIHTC) from Colorado Housing and Finance Authority (CHFA), HOME funding through Colorado's Department of Local Affairs (DOLA), creating special limited partnerships (SLP) with private developers, and issuing private activity bond (PAB) cap to affordable developers.

DEVELOPMENT	DEVELOPER and RELATIONSHIP with DCHP	CONSTRUCTION STAGE	COMMENTS
Oakwood Senior II	DCHP Owned	Stabilization, Nearing Construction Completion	<ul style="list-style-type: none"> The remaining work predominantly relates to landscaping. <ul style="list-style-type: none"> Metco, the state's largest landscape contractor, who was our contractor for this project, has folded. Our General Contractor, BC Builders, is working diligently to complete the work and obtain a full Certificate of Occupancy by the end of August.
South Range Crossings	Dominium DCHP SLP	Under Construction	<ul style="list-style-type: none"> Construction is now 85% complete. Project also used Metco and is working to find a landscape solution. TCO expected in September. Pre-leasing is underway with move-ins scheduled for October.
Apex Meridian South	Shea Properties DCHP SLP and PAB	Under Construction	<ul style="list-style-type: none"> Project is 85% complete. First buildings will have TCOs in August Delays with Xcel Energy continue. Pre-leasing is underway with move-ins scheduled for October.

RidgeGate Affordable Apartments	Koelbel & CO DCHP SLP	Under Construction	<ul style="list-style-type: none"> • Framing is 100% complete; mechanicals are underway. • Construction is still on schedule. • DCHP hard-hat tour is scheduled for September. • Unit delivery is anticipated in Q1 2023.
Bridgewater Castle Rock	Solterra Senior Living DCHP PAB	Under Construction	<ul style="list-style-type: none"> • Construction in progress; framing is 95% complete. • New website established for interest list https://agehealthyliving.com/ • Delays in construction and supplies pushing completion from summer to late fall 2022.
Castle Rock Senior Affordable	Ulysess Development DCHP SLP and PAB	Pre-Development	<ul style="list-style-type: none"> • Ulysses Development has obtained 4% LIHTC approval from CHFA. • Project zoning and financing have proven to take longer than originally anticipated. • Closing now contemplated for Q1 2023.
Wellspring Communities at LaQuinta Inn and Suites	Wellspring Communities DCHP relationship TBD	Initial Partnership Discussions/Planning	<ul style="list-style-type: none"> • Currently looking at a variety of financing options including but not limited to: <ul style="list-style-type: none"> ○ LIHTC: meeting with CHFA. ○ FHLB: initial research and discussions. ○ Section 811: meeting with DOLA. • Researching a mix of grants and conventional financing. Douglas County entered into a purchase agreement to acquire the La Quinta Inn and Suites, in Castle Rock • Purchase closing anticipated for October 11th.
Tall Tales Ranch	Tall Tales Ranch DCHP relationship TBD	Initial Partnership Discussions/Planning	<ul style="list-style-type: none"> • Met with senior leadership of Tall Tales, Douglas County Commissioners and Planning Department in June • Tall Tales is considering DCHP for consultation and partnership • Possible 9% LIHTC project
The Rock Church Site	The Rock Church DCHP relationship TBD	Initial Partnership Discussions/Planning	<ul style="list-style-type: none"> • Submitted application for a Charrette with Housing Colorado. • Meeting with senior staff of The Rock Church on the project scope in July. • Plans to include workforce, senior, and transitional housing.

Cantril Site (Thayers)	TBD DCHP relationship TBD	Initial Partnership Discussions/Planning	<ul style="list-style-type: none"> • Pre-Development has begun. • Initial pre-dev meeting scheduled with Town of Castle Rock in September. • Initial massing would allow for a four-plex. • The Thayers and DCHP attended the Small-Scale Project development seminar put on by CHFA. • Plans to apply for this grant/planning program by end of August.
Highlands Ranch Affordable	Shea Properties DCHP relationship TBD	Initial Discussions	<ul style="list-style-type: none"> • Provided letter of support for 135 transit-oriented affordable units at 60% LIHTC development. • Shea has begun pre-planning for an eventual PAB request of DCHP; likely at the October or November board meeting.
RidgeGate Senior Affordable	Koelbel & CO DCHP relationship TBD	Initial Discussions	<ul style="list-style-type: none"> • Application for competitive State Tax Credits was approved. • Provided letter of support for 164 units for LIHTC development in July. • Two phases planned, phase one: 101 units; phase two: 63 units.

HOUSING PARTNERSHIP UPDATE

TOWN COUNCIL
SEPTEMBER 6, 2022



CASTLE ROCK SENIOR APARTMENTS

- Timber Mill Parkway, west of North Meadows Drive roundabout
- Site Development Plan under review, future public hearings Planning Commission and Town Council
- Proposed 4-story senior apartments for 200 units, with parking and mix of onsite amenities.
- Partnering with Douglas County Housing Partnership, seniors 55+ and 60% or less Area Median Income
- Located in Councilmember Hollingshead's District



PROPOSED CHURCH OF ROCK AFFORDABLE HOUSING

- Cherokee Drive, west of Foothills
- No submittal to Town
- DCHP early stage consideration for 200 affordable units, 10 units transitional, 10 units emergency housing, along with urban farm, food storage and distribution, coffee shop for small business enterprises, on-site employment
- Housing Colorado selected site to go through October charrette program to review feasibility and design, Staff to attend
- Located in Councilmember Hollingshead's District





Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 4. File #: ID 2022-093

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Library Trustee Board Selection Committee

Executive Summary

The Douglas County Office of County Commissioners is requesting the Town of Castle Rock Town Council designate an elected official to serve on a selection committee to make recommendations for appointments of Trustees for the Douglas County Library Board, beginning January 2023. The County will convene a panel of officials from various governing bodies in Douglas County to participate in selecting three (3) candidates, one in each Commissioner district.

The Trustee selection process is anticipated to involve two half-day meetings scheduled in late September and early October.

The County is requesting to be notified of the designated official to represent the Town on the panel by September 15, 2022.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 5. **File #:** ID 2022-094

To: Honorable Mayor and Members of Town Council

Thru: David L. Corliss, Town Manager

From: Matt Gohl, Special Projects Manager

2021 Volunteer Utilization

Executive Summary

The Town of Castle Rock utilizes volunteers to supplement the efforts of Town departments. In 2021, 1,982 volunteers assisted multiple departments by contributing over 29,000 hours. This equates to over 14 Full Time Equivalents (FTEs). Individual volunteer support ranges from one-time service such as trash pickup and trail maintenance, to ongoing support including routine patrol duties and special event help. Note that this volunteer information is in addition to service provided by the Town's boards and commissions members.

The total number of volunteer hours increased by 13 percent over the previous year. 2020 saw lower volunteer opportunities as a result of the COVID pandemic. Volunteers continue to support Town efforts and Town staff continue to see opportunities for volunteer support.

Volunteer support provides a significant benefit to the Town, both in services provided and financially. Assuming the 2021 Colorado minimum wage, the financial value of the time volunteers contributed to the Town equates to over \$364,000. Based on the specialized nature and expertise required for some volunteer positions, such as victim assistance, the equitable rate for many volunteers would exceed minimum wage, resulting in even greater financial value. According to information produced by Independent Sector, the average value of volunteer time for Colorado in 2021 was \$31.51 per hour. Using this, the value of volunteers to the Town is roughly \$931,000.

Volunteers range from student groups, scouting groups, local churches, individuals from the community and more. These volunteers work in a variety of areas including Town events, Police and Fire Explorers, victim assistance, teen court, golf course marshals/starters, athletic programs and trash pickup. Additionally, the Town star atop Castle Rock is maintained by volunteer firefighters keeping it lit from Starlighting through the holiday season. A listing of the number of volunteers and hours worked by area in 2021 is included in **Attachment A**.

The Town continues to utilize volunteer support each year. Although the number of hours contributed each year varies based on program needs and volunteer availability, the utilization of volunteers provides great value to the Town in numerous ways. Volunteer programs will continue to be utilized

Item #: 5. File #: ID 2022-094

by Town departments and staff continues to look for additional opportunities to expand volunteer support where appropriate.

Attachments

Attachment A: Volunteer Summary

**2021 Volunteer Summary
Town of Castle Rock**

Attachment A

Department	Volunteer List	Total Volunteers	# Hours
Development Services	Neighborhood Cleanup Day	6	41
Public Works	Road Rangers	35	166
Storm Water	Spring Up the Creek	85	170
Parks & Recreation	Golf Course volunteers	45	6,793
Police	PD volunteers & PD Explorers	30	3,288
Police	Victims Assistance Volunteers	14	5,600
Parks & Recreation	Athletic & Race volunteers	464	8,792
Fire	Fire Explorers, Photographer, Admin Support	18	1,865
Parks & Recreation	Therapeutic Recreation	91	355
Parks & Recreation	POST Volunteers	1,194	2,478
Total:		1,982	29,547



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 6. **File #:** ID 2022-095

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Update: Calendar Reminders

Executive Summary

Attached is an outline of upcoming items of general interest.

TOWN COUNCIL MEETING

TOWN MANAGER'S REPORT

DAVID L. CORLISS, TOWN MANAGER
SEPTEMBER 6, 2022



TOWN MANAGER'S REPORT

312 CANTRIL STREET BUILDING

School District has declared this property as surplus; Staff/appraiser evaluating property for possible recommendation

LIBRARY TRUSTEE BOARD SELECTION COMMITTEE

The Trustee selection process is anticipated to involve two half-day meetings scheduled in late September and early October. The County is requesting to be notified of the designated official to represent the Town on the panel by September 15, 2022.

"I move to appoint _____ as Town of Castle Rock representative to the Library Trustee Board Selection Committee."

2021 REPORT ON VOLUNTEERS

UPCOMING CALENDAR ITEMS

13
SEP

Open House: District 2 – Councilmember Cavey, 4-6 p.m.
Cobblestone Ranch Park, 8571 Castle Oaks Drive

20
SEP

Town Council Meeting – 6 p.m., hybrid format (dinner at 5 p.m.)
Council Chambers, online or phone-in

21
SEP

Plum Creek Water Purification Facility Grand Re-Opening, 4-7 p.m.
1929 Liggett Road

27
SEP

Town Boards and Commissions Appreciation Event, 6-7:30 p.m.
The Millhouse at Philip S. Miller Park

28
SEP

Town Employee Years of Service Recognition Event, 9-10 a.m.
The Amphitheater at Philip S. Miller Park

29
SEP

Open House: District 4 – Councilmember LaFleur, 4-6 p.m.
Festival Park, 300 Second Street

UPCOMING CALENDAR ITEMS

4
OCT **Town Council Meeting – 6 p.m., hybrid format (dinner at 5 p.m.)**
Council Chambers, online or phone-in

18
OCT **Town Council Meeting – 6 p.m., hybrid format (dinner at 5 p.m.)**
Council Chambers, online or phone-in

1
NOV **Town Council Meeting – 6 p.m., hybrid format (dinner at 5 p.m.)**
Council Chambers, online or phone-in

10
NOV **Elected Officials Reception: Partnership of Douglas County Governments, 6-8 p.m.**
The Millhouse at Philip S. Miller Park

11
NOV **Town Offices Closed for Veterans Day Holiday**
MAC and Recreation Center modified hours

15
NOV **Town Council Meeting – 6 p.m., hybrid format (dinner at 5 p.m.)**
Council Chambers, online or phone-in

19
NOV **Castle Rock Starlighting**
Lighting of the Star at approx. 5:30 p.m.

24-25
NOV **Town Offices Closed for Thanksgiving Holiday**
MAC and Recreation Center modified hours

NEIGHBORHOOD MEETINGS

Scheduled on Town Calendar:

15
SEPT

Mount Royal Lots, 6:00 p.m., Hybrid, PSM Library, 2nd Meeting

Proposing 3 single-family lots from a 1.5-acre tract. Lots would range in size from 20,271 to 22,581 square feet. Located within Plum Creek PD.

* These items are tentative:

26
SEPT

***Lanterns PD – Assisted Living Rezoning, 6:00 p.m., Hybrid, TBD, 1st Meeting**

Proposing to rezone a 5-acre parcel in the Lanterns PD from Place of Worship to Assisted Living Residential with 63 units in 3 single-story buildings. Located southeast of Montaine Circle and Old Lanterns Parkway.

< >

HIGHLIGHTS from CRgov.com/Events

10-11
SEPT

33rd Annual Colorado ArtFest, Sat. 9 a.m. to 6 p.m., Sun. 10 a.m. to 5 p.m.
Downtown Castle Rock and Festival Park

15
SEPT

Tune for Trails/Perks for Parks, Groovealicious, 6:30 to 9 p.m.
Amphitheater at Philip S. Miller Park

17
SEPT

Oktoberfest, 1 to 9 p.m.
Wilcox Square

24
SEPT

National Public Lands Day, 9 to 11 a.m.
Metzler Ranch Park



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 7. **File #:** ID 2022-096

To: David L. Corliss, Town Manager

Through: Tara Vargish, Director Development Services

From: Kevin Wrede, Planning Manager

Update: Quasi-Judicial Projects

Executive Summary

The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Quasi-Judicial Applications

Eternal Rock Evangelical Lutheran Church Site Development Plan Amendment
Keystone Hotel Downtown Site Development Plan
Scileppi's/Slice Works Restaurant Downtown Site Development Plan

On-going Quasi-Judicial Applications (currently under review)

The full list of on-going quasi-judicial projects along with vicinity maps can be found on the attached Staff Memorandum.



Meeting Date: September 6, 2022

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

Through: Tara Vargish, Director Development Services

From: Kevin Wrede, Planning Manager

Title: **Update: Quasi-Judicial Projects**

Executive Summary

The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Quasi-Judicial Applications

Eternal Rock Evangelical Lutheran Church Site Development Plan Amendment:



The property owner has submitted an application for a Site Development Plan known as Eternal Rock Evangelical Lutheran Church for approval of new landscaping, new signage,

new storage facility, and to reconfigure the parking lot with the addition of a second entrance together with new curb/gutter/sidewalk along Phelps Street on the 0.63-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on May 2, 2022. The property is located in Councilmember LaFleur's district.

Keystone Hotel Downtown Site Development Plan:



The property owner, Castle Keystone, LLC, submitted a new quasi-judicial application for a Site Development Plan for approval of a 702 square foot patio on the west side of the historic Keystone Hotel (Castle Café) building. The 0.179-acre property is located at the northwest corner of 4th and Wilcox. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on May 24, 2022. The project went before the Historic Preservation Board and received approval for a Landmark Alteration Certificate for the proposal on July 6, 2022. The property is located in Councilmember LaFleur's district.

Scileppi's/Slice Works Restaurant Downtown Site Development Plan:



The property owner, Scileppi Properties, LLC, has submitted an application for a Downtown Site Development Plan for an expansion to the Scileppi's/Slice Works restaurant. The expansion located on the east side of the existing building, where the existing parking lot is located, is approximately 6,000 square feet in size with 4,000 square feet of the expansion at ground level and 2,000 square feet within the basement. Seven on-site parking spaces will be located off the rear alley of the 0.278-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on March 31, 2022. The property is located in Councilmember LaFleur's district.

On-going Quasi-Judicial Applications (currently under review)

Alexander Way Annexation and Planned Development Plan:



The property owner has submitted an annexation petition to annex 73.76 acres north of the Alexander Place and Brewer Court intersection. The project is being referred to as Alexander Way. The property owner has submitted an application for a Planned Development Plan and Zoning Regulations for the annexation area and a 4.2-acre parcel that is already in the Town, for 77.96 acres total. The applicant is seeking zoning which would allow for 53 single family homes, 24 live/work units, and includes 30 acres of open space. This project will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The proposal is located adjacent to both Councilmember Cavey and Councilmember LaFleur's districts.

Auburn Heights Apartments Planned Development Plan Major Amendment and Site Development Plan Major Amendment:



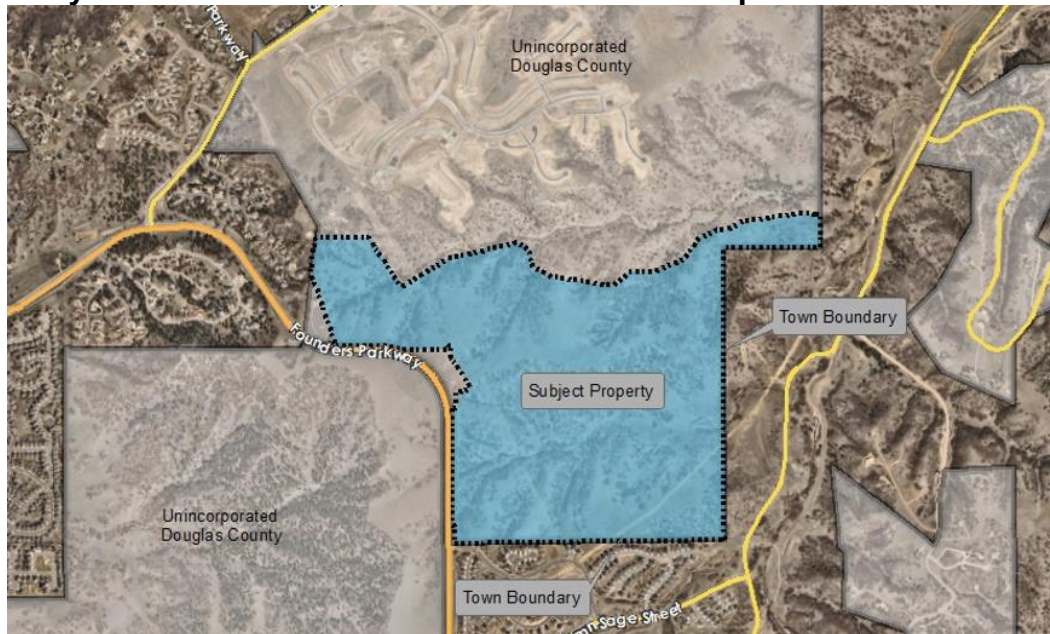
The property owner has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge, which is approximately 6 acres in size and generally located in the southwest quadrant of E. Wolfensberger Road and Auburn Drive, southwest of the Auburn Ridge Senior Apartments. Currently, the zoning permits 100 multi-family units for seniors. The zoning amendment seeks to permit 104 multi-family units for people of all ages and the SDP amendment seeks to rearrange the buildings on the site to reduce impacts to surrounding neighbors. The project is known as Auburn Heights Apartments and proposes a total of five apartment buildings containing a total of 104 units, a clubhouse, pool, dog run, playground, and 222 parking spaces. The proposed parking is a combination of attached garages, detached garages, and surface parking. Both the PDP Amendment and the SDP Amendment will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located within Mayor Pro Tem Bracken's district.

Avilla at Founders Site Development Plan:



The property owner, NexMetro Communities, has submitted an application for a Site Development Plan (SDP) proposing a 105 unit for rent community on approximately 9 acres. The 105 units are composed of 71 single family detached homes and 17 paired homes (34 units). The property, which is within the Bella Mesa Planned Development (PD), is located at the northwest corner of Mikelson Blvd. and Mitchell St., south of Mesa Middle School. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located in Councilmember Johnson's district.

Canyons South Annexation and Planned Development Plan:



The property owner has submitted an annexation petition to annex a 409-acre site located south of Crowfoot Valley Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive into the Town of Castle Rock. The owner has also submitted a Planned Development Plan for zoning of the property for a new neighborhood consisting of 474 single-family homes and 50,000 sq. ft. of neighborhood commercial. The annexation and zoning will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is adjacent to Councilmember Cavey's district.

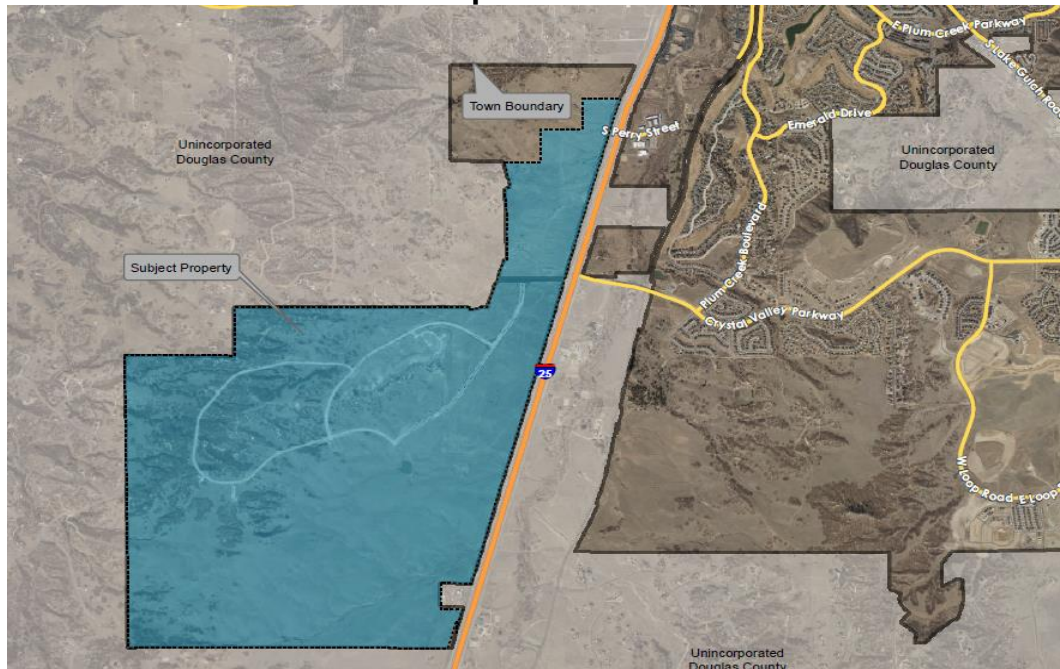
Chateau Valley Site Development Plan:



Highline Engineering & Surveying has submitted an application for a Site Development Plan(SDP) proposing a 423-unit residential subdivision on 113 acres. The 423 units is

composed of 297 single family detached homes and 63 paired homes (126 units). The property, which is within the Young American Planned Development (PD), is generally located east of Memmen Park, north of the Baldwin Park subdivision, and south of the Southridge Townhome subdivision. The Site Development Plan includes a total of 42.2 acres of open space. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located in Councilmember Johnson's district.

Dawson Trails Planned Development Plan:



The property owner has submitted an application for the Dawson Trails Planned Development Plan for approximately 2,062 acres located in the southwest quadrant of Town, west of I-25 and generally north and south of Territorial Road. The PD Plan proposes a maximum of 5,850 dwelling units and a maximum of 3,200,000 square feet (sf) of commercial/non-residential uses. The proposed open space dedication includes 535.8 acres or 26% of the site identified on the plan, with an additional 10% open space to be identified and dedicated with each Site Development Plan, for a total of 35% open space. The public land dedication is 244.6 acres, 11.9% of the site. The PD Plan also reflects the proposed alignment of the west frontage road along I-25 in coordination with the Town's future Crystal Valley Interchange location. The Planned Development Plan will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located within Councilmember Dietz's district.

Downtown Circle K Site Development Plan:



A new quasi-judicial application from Land Development Consultant, on behalf of Circle K, was submitted for a Site Development Plan for a new 3,700 sq. ft. convenience store building to replace the existing 1,838 sq. ft. building. No changes are proposed for the existing fueling station, which is to remain open during construction of the new convenience store building. The property is approximately 1.8 acres in size and located at 310 S. Wilcox St. in Downtown Castle Rock, south of the Castle Rock library. The SDP will require a public hearing before the Design Review Board (DRB) for review and final decision. The project is located within Councilmember LaFleur's district.

Dunkin Donuts Site Development Plan:



Ethos Architecture Group, on behalf of property owner Linden Partners, has submitted a Site Development Plan for a 2,340 square foot Dunkin Donuts with drive through. The proposed location is a 1.13-acre lot at the north east corner of Founders Pkwy. and Aloha Ct. within the Founders Marketplace development. The proposal is subject to the Town's Residential/Non-Residential Interface to the north and is subject to a 25-year completion clause requiring public hearings before Planning Commission and Town Council. The project is located within Councilmember Cavey's district.

Meadows – Affinity Senior Multi-Family Site Development Plan:



The property owner has submitted a Site Development Plan on a 7-acre site that is located south of Meadows Parkway, east of the movie theater and west of the Plum Creek Trailhead parking lot in the Meadows (Map attached). An SDP has been submitted and routed for an active adult, age-restricted development to include 174 units for lease at market rate. The 4-story building includes 1st floor parking. Amenities planned include a theater room, fitness center, game room, pub, golf simulator, indoor pool, workshop and community garden. The proposal requires public hearing before the Planning Commission and Town Council. The property is located in Mayor Pro Tem Bracken's district.

Meadows Town Center Site Development Plan:



The property owner has submitted a new quasi-judicial application for a Site Development Plan for a proposed mixed use development of 3 parcels in the Meadows Town Center, located on Future and Mercantile Streets. The Garrett Companies is proposing 85 residential units as a combination of townhomes and mixed use apartment buildings. Approx. 6,248 sf of retail space will be available on the ground floor of one building. Amenities on the site include surface and garage parking, and outdoor pool and gathering area. Public hearings before Planning Commission and Town Council are required. The property is located in Mayor Pro Tem Bracken's district.

Meadows Filing 16 Site Development Plan Amendment:



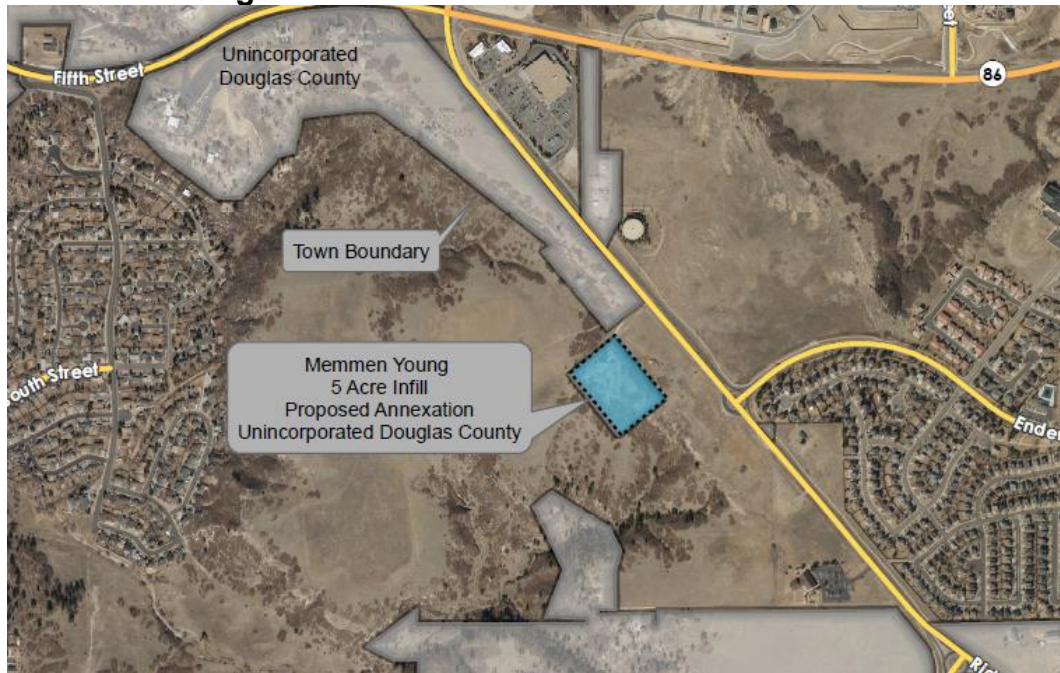
A new quasi-judicial application was submitted from Castle Rock Development Co. for Meadows Filing 16, Parcel 6, for a residential Site Development Plan Amendment. The property is approximately 136 acres and is located east of Coachline Road, south of Red Hawk Golf Course, west and north of Town open space. The property has an approved site plan for 59 single family lots and proposed to dedicate 83 acres as public/private open space. The proposed Site Development Plan amendment proposes 77 lots for single family homes, 83 acres of Town owned open space, and an additional 30 acres of open space dedicated to the Meadows HOA. This SDP amendment also increases the buffer between the residential development and the adjacent golf course from the previously approved plan. This property is located within Mayor Pro Tem Bracken's district.

Meadows Filing 19 Senior Multi-Family Site Development Plan:



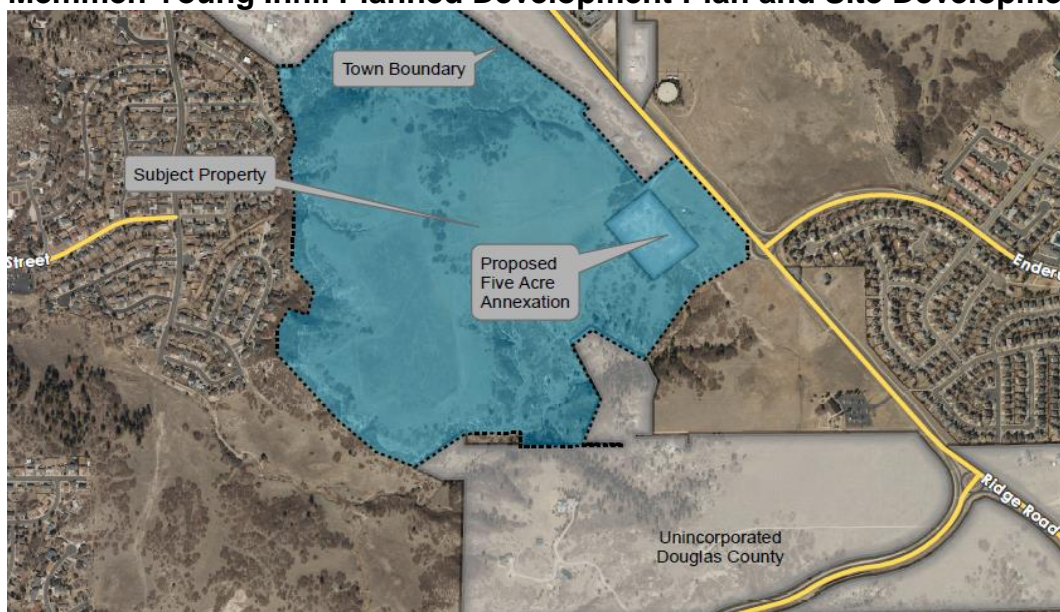
Ulysses Development has submitted a Site Development Plan for a 4-story 183,999 square foot senior housing apartment development that contains 200 units. The project is proposing an associated 271 parking spaces with the project and will contain a mixture of 1 and 2 bedroom units. The proposed location is a 5.5-acre site located west of Timber Mill Parkway and North Meadows Drive (See vicinity map). The proposal is subject to the Town's Residential Site Development requirements that will requiring public hearings before Planning Commission and Town Council. The project is located in Councilmember Hollingshead's district.

Memmen Young Infill Annexation:



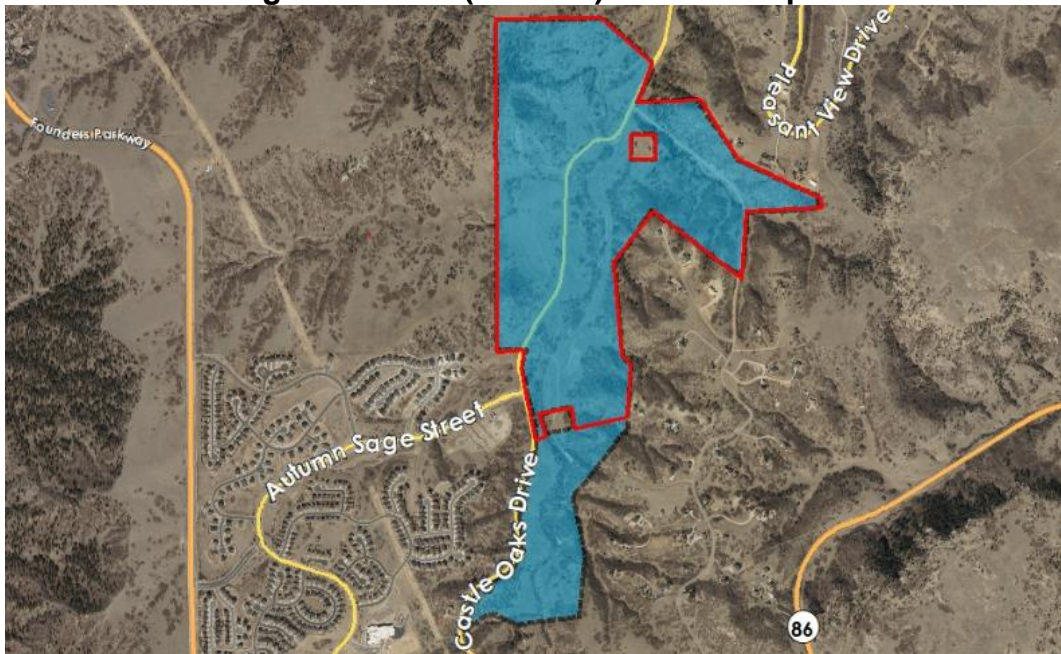
The property owner has submitted a Petition for Annexation for a five-acre parcel. The parcel is located south of Fifth Street, north of East Plum Creek Parkway, and west of Ridge Road. The 5-acre parcel is completely surrounded by the existing Memmen Young Infill Planned Development. A single family residence is currently on the property. The applicant will propose to incorporate the parcel into the Memmen Young Infill PD through the Major Amendment under review. The annexation of the parcel and the Memmen Young Infill PD Major Amendment would be considered concurrently during required public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is surrounded by Councilmember Johnson's district.

Memmen Young Infill Planned Development Plan and Site Development Plan:



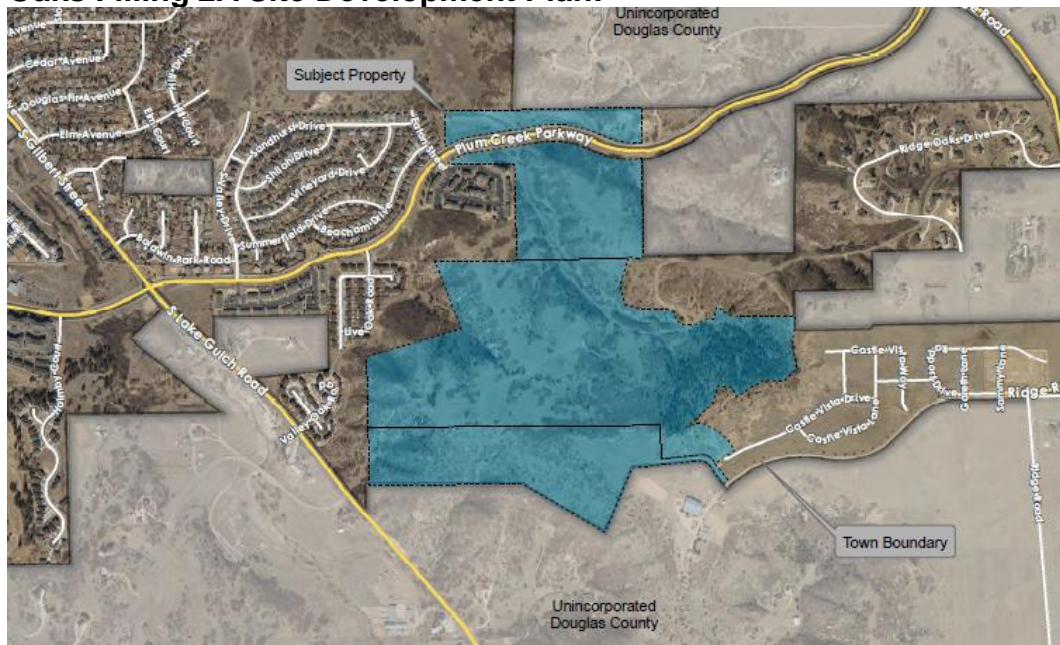
The property owner has submitted a Planned Development Plan and a Site Development Plan (SDP) for a 561-unit residential development within the Memmen Young Planned Development. The Site Development Plan proposes 333 single-family homes and 228 paired homes. The proposed development is 180.5 acres in size of which 86.7 acres is proposed to be open space. The proposed Site Development Plan is contingent on the approval of the Memmen Young Infill Planned Development Major Amendment and the annexation of a 5-acre parcel. The Planned Development Plan Amendment will require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. If the Planned Development Plan Amendment is approved, then the Site Development Plan would move forward to public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. The project is located within Councilmember Johnson's district.

North Basin Village at Terrain (Phase 2) Site Development Plan:



The property owner has submitted a Site Development Plan (SDP) for 105 single family homes on approximately 1,180 acres within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 150 acres of Open Space dedication. The project is located along Castle Oaks Drive. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located within Councilmember Cavey's district.

Oaks Filling 2A Site Development Plan:



Henry Design Group, Inc., on behalf of the property owner, Castleview LLC, has submitted an application for a site development plan (SDP) for a residential neighborhood known as the Oaks of Castle Rock Filing 2A. The Oaks of Castle Rock Filing 2A is approximately 165 acres in size and generally located south of Plum Creek Parkway, east of Lake Gulch Rd., and west of N. Ridge Road. The SDP proposes 114 single-family homes, open space and a public trail system. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located in Councilmember Johnson's district.

Perry Street Social District Site Development Plan:



The property owner has submitted an application to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini “entertainment district,” which would include a craft beer taproom, three additional food and beverage concepts, and a common covered area pavilion. The common covered area (“The Pavilion”) would be used as a beer garden for the majority of the year and an ice rink during the winter months. Located at the northeast corner of N. Perry and Fourth Streets, the property measures approximately 0.399 acres or approximately 17,380 square feet. The Site Development Plan will require a public hearing before the Design Review Board for review and final decision. The project is located in Councilmember LaFleur’s district.

Pinon Manor Apartment Planned Development Plan:



The property owner has submitted a rezoning application for 472, 481 and 498 S. Gilbert Street. The application proposes to consolidate three properties totally 3.25 acres into one zoning classification known as Pinon Manor Planned Development (PD). The rezoning would allow for the existing developed apartments to remain and to provide for the development of an adjacent parcel to contain 3 new apartment buildings with a total of 20 new dwellings. The PDP will require public hearings with the Planning Commission for review and recommendation, and Town Council for final decision. The project is located within Councilmember Dietz’s district.

Pioneer Ranch Annexation and Planned Development Plan:



The property owner has submitted an annexation petition to annex a 388-acre site located west of Founders Parkway and east of Front Street into the Town of Castle Rock. The applicant is proposing the Pioneer Ranch Planned Development Plan zoning to allow 1,123 dwelling units (a mix of single-family and multi-family), 78 acres of open space, and 39 acres dedicated for public uses, such as schools and parks. The annexation requires public hearings before Planning Commission for review and recommendation and Town Council for final decision. The project is adjacent to Councilmember Cavey's district and Councilmember LaFleur's district.

Plum Creek Planned Development Amendment:



The Douglas Group, Inc. has submitted an application to amend a planned development plan to create 3 single family lots from a tract in Plum Creek Planned Development. The general location of the tract is directly west of the intersection of West Prestwick Way and Mount Royal Drive, in the southwest portion of Plum Creek Planned Development. The parcel size of Tract B is 1.5 acres. The applicant is proposing to create three lots ranging in size from 20,271 to 22,581 square feet. The proposal is subject to the Town's Residential Site Development Plan requirements that will requiring public hearings before Planning Commission and Town Council. The project is located in Councilman Dietz's district.

Sunset Point Site Development Plan:



The property owner, Fourth Investment USA, LLC, has submitted an application for a site development plan (SDP) for a residential neighborhood known as Sunset Point, formally known as Bella Mesa North. Sunset Point is approximately 293 acres in size and generally located northeast of Mesa Middle School. The SDP proposes 525 single-family homes, dedicated open space and a trail system. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Councilmember Johnson's district.

The Town's Development Activity map provides additional information on these quasi-judicial applications, as well as projects that are under administrative (non quasi-judicial) review. This map is available at: CRgov.com/developmentactivity.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 8. **File #:** ID 2022-097

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director of Development Services

Development Services Project Updates

The high-growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans. Information on community development activity and formal land use applications are located on the Town website under the Development Activity Map link.

Development activity continues to be strong, with continued interest for a variety of project types in Castle Rock. Permit activity remains steady, and homebuilders and commercial builders remain active.

Please see the attached Staff Memorandum for project details.

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager
From: Tara Vargish, PE, Director of Development Services
Title: **Town Manager Report – Development Project Updates**

This report contains development updates and new submittals or requests that have been submitted to staff since the last update to Town Council. The high growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans, as well as formal applications for development. More information on community development activity and formal land use applications are located on the Town website under the Development Activity Map link, which can be accessed at CRGov.com/DevelopmentActivityMap

New Quasi-Judicial Applications Requiring Public Hearings

Eternal Rock Evangelical Lutheran Church SDP Amendment



A new quasi-judicial application for a Site Development Plan known as Eternal Rock Evangelical Lutheran Church for approval of new landscaping, new signage, new storage facility, and to reconfigure the parking lot with the addition of a second entrance together with new curb/gutter/sidewalk along Phelps Street on the 0.63-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on May 2, 2022. The property is located in Councilmember LaFleur's district.

Keystone Hotel



A new quasi-judicial application for a Site Development Plan was submitted by Castle Keystone, LLC for approval of a 702 square foot patio on the west side of the historic Keystone Hotel (Castle Café) building. The 0.179-acre property is located at the northwest corner of 4th and Wilcox. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on May 24, 2022. The project went before the Historic Preservation Board and received approval for a Landmark Alteration Certificate for the proposal on July 6, 2022. The property is located in Councilmember LaFleur's district.

Scileppi Properties, LLC



Scileppi Properties, LLC has submitted an application for a Downtown Site Development Plan for an expansion to the Scileppi's/Slice Works restaurant. The expansion located on the east side of the existing building, where the existing parking lot is located, is approximately 6,000 square feet in size with 4,000 square feet of the expansion at ground level and 2,000 square

feet within the basement. Seven on-site parking spaces will be located off the rear alley of the 0.278-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on March 31, 2022. The property is located in Councilmember LaFleur's district.

New Pre-Application Meeting Requests

24 S. Cantril Street



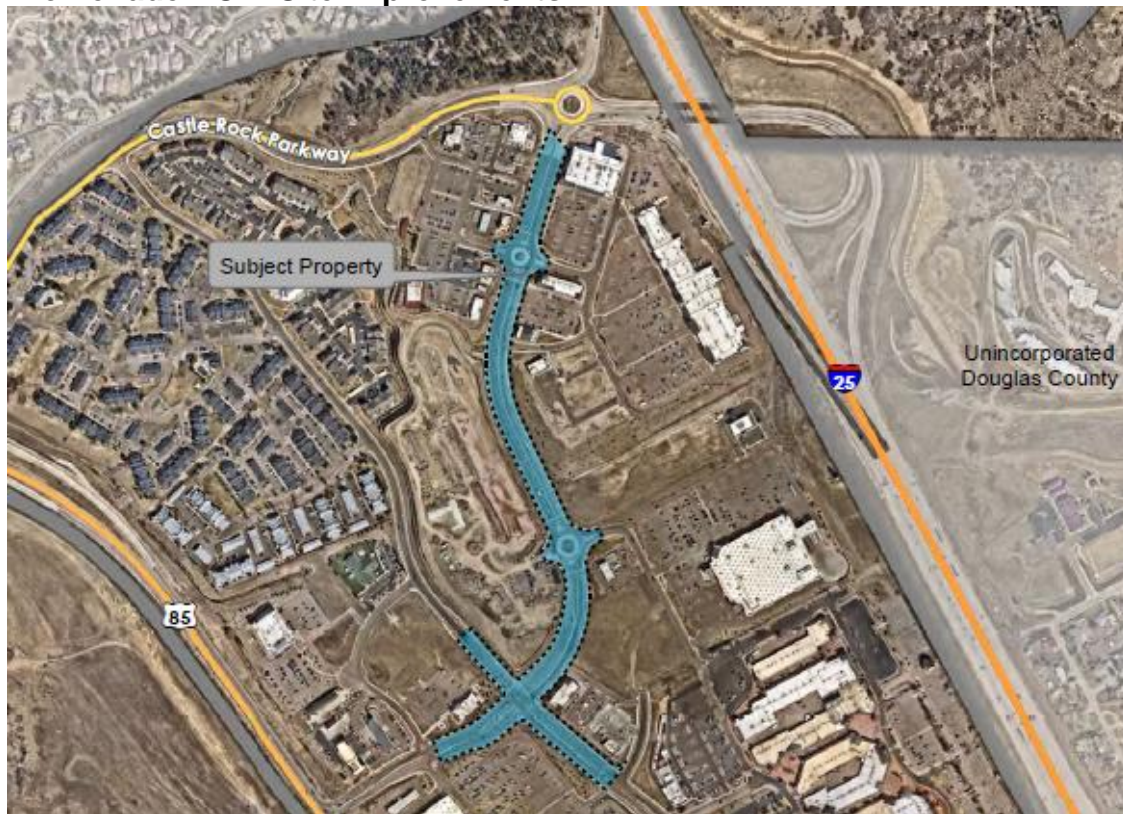
A pre-application meeting request was submitted seeking information on application and submittal requirements for a new four-plex at 24 South Cantril Street. The general location is southeast of Cantril Street and South Street. The applicant is proposing to build four, single-family attached units (approximately 1,300 square feet each) on a 0.29-acre site. Timing of the project is unknown. The proposal is located in Councilmember LaFleur's District.

La Quinta Convert to Residential Facility



A pre-application meeting request was submitted seeking information on application and submittal requirements for converting the La Quinta Inn to a community housing and residential facility at 884 Park Street. Wellspring Communities is proposing to convert the existing 63-unit, 3-story hotel into 5 staff suites, 5 studio apartments, and 25 one-bedroom units on the 1.49-acre site. This residential facility would become a housing option for adults with Intellectual and Development Disabilities as well as neuro-typical individuals. The applicant is also proposing to convert 10 of the existing 75 parking spaces into an outdoor space for the residents. Timing of the project is unknown. The proposal is located in Councilmember LaFleur's District.

Promenade ROW Site Improvements



A pre-application meeting request was submitted seeking information on application and submittal requirements for site improvements in the Right of Way on Promenade Parkway between I-25 and Castlegate Drive West. Superbloom, on behalf of Alberta Development Group, is proposing to lower microclimate temperatures by reducing the amount of rock mulch and adding more trees for shade, enhancing the plantings that are doing well, and removing plants that have declined. The rock mulch will be re-used for long ribbons of gabion walls, creating visual interest in the back of the walk landscape. Timing of the project is unknown. The proposal is located in Councilmember LaFleur's District.

Ongoing Development Activity:

Commercial Development Activity

- **Promenade:**

- Alana at Promenade Apartments, building and site construction for 300 unit multi-family residential development, located on Alpine Vista Circle, west of Promenade Parkway.
- Buffalo Wild Wings, building and site construction, located on the southwest corner of Factory Shops Boulevard and New Memphis Court.
- Cuba Cuba, site plan approved for enclosed patio, located at 6375 Promenade Parkway.
- Los Dos Portrillos, pad site plan, construction documents, and restaurant site plan review for new 7,400 square foot restaurant, located west of TJ Maxx off Promenade Parkway.
- Chipotle pad site, site plan and construction documents review, to realign infrastructure for a future Chipotle, located off Promenade Parkway north of Sam's Club.
- Promenade Commons Park, site plan, plat and construction document review for new half-acre park connecting the Alana multi-family and the proposed commercial area, located on the west side of Promenade Parkway and Alpine Vista Circle.

- Lazy Dog Restaurant site plan review for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway.
- Whole Foods, site plan amendment to add EV charging stations in the existing parking lot, located at 6384 Promenade Parkway.
- **Meadows:**
 - Access road, construction documents approved for public street construction that will support future commercial/office developments, located northwesterly of the North Meadows Drive roundabout.
 - Aspen View Academy, building and site construction for an addition, located at 2131 Low Meadow Boulevard.
 - Bridge and access road, site construction, connection of the roundabout on North Meadows Parkway south, and then east crossing Plum Creek.
 - Castle Rock Adventist Hospital Medical Office Building and site construction for a new 70,000 square foot medical office building, located at 2350 Meadows Boulevard.
 - Castle Rock Industrial at the Meadows Lot 1, site and building construction for new 80,000+/- square foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
 - Castle Rock Industrial at the Meadows Lot 2, site and building construction for new 80,000+/- square foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
 - Kum and Go, site plan review for elevation changes and site construction for a 5,620 square foot Convenience Store and Fuel Canopy, located at the northwest corner of Meadows Parkway and Lombard Street.
 - Lot grading, retaining wall, and waterline construction plan review and plat, located on vacant commercial lots north of the AMC theatre.
 - The Learning Experience, revised site development plan and construction plan review for a 10,000 square foot, single-story daycare center to be located on Meadows Boulevard between Springbriar Drive and Shane Valley Trail.
 - Meadows Parkway Intersection improvements, construction document review for improvements to the intersections of Meadows Parkway at Regent Street and Lombard Street.
 - Meadows Senior Multi-Family, site plan review for a new 4-story senior housing apartment development with 200 units, located near North Meadows Drive and Timber Mill Parkway.
 - Meadows Town Center Townhomes/Mixed-use, site plan review for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
 - Moore Lumber at the Meadows, site construction for a new 16,880 square foot retail, warehouse, and office building, located at the north end of Regent Street.
 - Prairie Hawk Dental, site plan review for new 5,100 square foot dental office building, located at the northeast corner of Prairie Hawk Drive and Limelight Avenue.
 - Sol Danza Auto Repair, site plan review for new 4,600 square foot automotive service center, located near the intersection of Prairie Hawk Drive and Sol Danza Drive.
- **Downtown:**
 - 221 Wilcox Street, construction document review for demolition of an existing parking lot and excavation for future mixed-use building with 38 residential units and 8,100 square foot retail space, located on the southwest corner of Wilcox and Third Streets.
 - Circle K, site plan review for new 3,700 square foot convenience store to replace the

- existing building on the site. Located at 310 South Wilcox Street.
 - Douglas County Libraries, building and site construction for 62,000 square foot library building and demolition of the existing building, located at 100 South Wilcox Street.
 - Perry Street Social, site development plan review to create a mini entertainment district, located at 404 North Perry Street.
 - Pizza Hut Retail Center, building and site construction for a new commercial center located at 340 South Wilcox Street.
 - Railroad Quiet Zone, Town project, construction plan review for improvements at 2nd Street, 3rd Street, and 5th Street.
 - The View, site and building construction for a 6-story building with mixed-uses including 218 residential units, located at 6th Street and Jerry Street.
- **Dawson Trails Residential/Commercial:**
 - Dawson Trails, Planned Development Plan amendment under review for 2,064 acres with 5,850 residential dwelling units and a maximum of 3,200,000 square feet of commercial/non-residential uses, located to the west of I-25 and generally south and north of Territorial Road.
- **Other Commercial Projects throughout Town:**
 - 282 Malibu Commercial buildings, site development plan amendment review for a new patio and site construction for two 4,000 square foot commercial buildings, uses are unknown at this time, located at 282 Malibu Street.
 - Castle Inn, site development plan approved for façade changes, located at 200 Wolfensberger Road.
 - Castle Rock Auto Dealerships, site development plan approved for service center expansion, located at 1100 South Wilcox Street.
 - Castle Rock Auto Dealerships, site plan amendment approved for façade changes to the Ford Dealership, located at 1404 South Wilcox Street.
 - Castle View Baptist Church, Construction plan review for water main extension per IGA, located north of Macanta on Crowfoot Valley Road in unincorporated Douglas County
 - Founders Marketplace, Liberty Express Carwash, building TCO and site construction, located northeast of 5th Street and Founders Parkway.
 - Founders Marketplace, Retail building, site development plan approved for mixed-use retail building, located on Ridge Road between King Soopers Fueling Station and IREA substation.
 - Garage Condos, site and building construction, located on Liggett Road.
 - Heckendorf Ranch Retail, site construction for a new 8,100 square foot retail building located on Crystal Valley Parkway west of Plum Creek Boulevard.
 - Outlets at Castle Rock, site development plan review, two new pad sites on westside of the mall on Factory Shops Boulevard.
 - Phillip S. Miller Regional Park, construction plan approved for Play Loop Trail.
 - Plum Creek Golf Course, building and site construction for a new clubhouse, located at Plum Creek Boulevard and Players Club Drive.
 - Sanders Business Park, site development plan, plat and construction documents approved for 2.4-acre site, located south of The Plum Creek Community Church. The future use is a facility for distribution of heating and plumbing equipment.
 - Sanders Business Park, site plan and construction documents approved for approximately 51,000 square feet of industrial flex space, located south of The Plum

Creek Community Church.

- StorQuest, building and site construction for new 98,000 square foot self-storage and RV parking, located off Liggett Road west of Kellogg Court.
- T-Mobile small cell sites, construction documents for 4 locations in the public right-of-way: 1) Park Street and 8th Street, 2) Factory Shops Blvd & New Memphis, 3) Factory Shops and Outlet Entrance, 4) Limelight near Hospital ER Entrance.
- The Brickyard, erosion control and demolition plan review for demolition of existing building on 4.5 acres, located on the south end of Prairie Hawk Drive.
- The Famous Steak House, site development plan and interior building renovation, located in former Jarre Creek Brewery building south of Chili's.
- U-Haul self-storage, site construction and buildings permitted for site, located on I-25 East Frontage Road north of South Perry Street and Manatt Court.
- Verizon small cell sites, construction documents for multiple locations in public right-of-way: 1) Factory Shops Boulevard and New Beale Street, 2) Promenade Parkway and Castle Rock Parkway (approved plans), 3) Promenade Parkway (approved plans), 4) Castlegate Drive West (approved plans), 5) Castlegate Drive West and Castle Rock Parkway (approved plans), 6) Factory Shops Boulevard and Meadows Boulevard, 7) Mitchell Street near Mesa Middle School, 8) South Valley Drive north of Plum Creek Parkway, 9) Low Meadow Boulevard and Night Song Way, 10) South Gilbert Street between Gilbert and Sellers Drive at Birch Avenue, 11) Foothills Drive and Soaring Eagle Lane, 12) Foothills Drive and Morning View Drive.
- Walmart, site development plan approved for new drive-through ATM at the west end of the existing parking lot.
- Woodlands Medical Office Building site plan review for new 14,336 square foot medical office building located near Woodlands Blvd and Barranca Drive.
- Your Storage Center, building TCO for 23,800 square foot indoor car storage building, located on the east I-25 Frontage Road north of Perry Street.
- Zaika Indian Restaurant, site plan review to enclose the existing patio on the south side of the building, located at 78 Allen Street.

Residential Development Activity:

- 302 North Lewis Street Historic Preservation application, 830 square foot detached garage.
- 306 North Lewis Street Historic Preservation application, 400 square foot addition.
- Alexander Way, annexation petition for 73.76 acres of land, located north of Alexander Place and Brewer Court.
- Auburn Heights Apartments, rezoning application to amend the zoning and the currently approved site development plan for Lot 2 of Auburn Ridge.
- Bella Mesa, site plan, plat and construction documents approved for relocation of existing detention pond, located north of Mesa Middle School off Mitchell Street.
- Canvas at Castle Rock, site construction for 102 townhome units, located at Plum Creek Boulevard and Crystal Valley Parkway.
- Canyons South Longstory Avenue, under construction for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Canyons South Filing No. 3, construction plan review for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Crystal Valley Ranch, site construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and West Loop Road. Also, in the southern interior portion of Loop Road, south of Loop Road, and between West Loop Road and

- the Lanterns property.
- Crystal Valley Ranch, construction plan review for a recreation facility that will serve the new single-family home project, located at the southeast corner of West Loop Road and Crystal Valley Parkway.
 - Diamond Ridge area, plat for single-family home and outbuilding, located west of Nova Place cul-de-sac.
 - Echelon (formerly Caliber at Terrain), site and building construction for a 238-unit multi-family development, located in the northeast quadrant of Founders Parkway and State Highway 86.
 - Founders Village, site construction, detached single-family home neighborhood, located northeast of Mikelson Boulevard and Mitchell Street.
 - Founders Village the Enclave, site construction, 88 additional townhomes to complete the existing development located at Enderud Boulevard and Wagonwheel Trail.
 - Greystone Townhomes, construction plan and plat approved for one three-story building with 5 units, located northwest of Plum Creek Parkway and Gilbert Street.
 - Hillside, site plan and construction document re-approval, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
 - Lanterns/Montaine, home construction, 107 single-family lot subdivision, located in the northerly portion of the project.
 - Lanterns/Montaine, home construction, 85 single-family lot subdivision, located in the south-central portion of the project.
 - Lanterns/Montaine, grading and construction documents approved, 133 single-family lot subdivisions, located in the southeasterly portion of the project.
 - Lanterns/Montaine, site construction for 165 single-family residential lots, located in the east interior of Montaine Circle and southeast portion of the property.
 - Lanterns/Montaine, site construction for 82 single-family residential lots, located in the northerly interior of Montaine Circle.
 - Lanterns/Montaine, site construction for 68 single-family residential lots, located in the northerly interior of Montaine Circle.
 - Lanterns/Montaine, subdivision plat, construction documents and erosion control plans approved for 183 single-family residential lots, located southwest of Montaine Circle.
 - Lanterns/Montaine, construction documents approved for 117 single-family residential lots, located at the northeast corner of the Lanterns development.
 - Lanterns/Montaine, site construction for family amenity center, located on the northeast corner of East Montaine Circle.
 - Lanterns/Montaine, subdivision plat and construction documents for 182 single-family residential lots, located southwest of Montaine Circle.
 - Liberty Village, site development plan review, for amended lot layout due to floodplain for 42 single-family lots, located on the south side of Castle Oaks Drive and Pleasant View Drive.
 - Liberty Village, site construction for 19 lot single-family project at Missoula Trail and Castle Oaks Drive and completion of Castle Oaks Drive/bridge replacement within the Cobblestone Ranch property.
 - Meadows, site construction, 209 single-family lot subdivision, located north of Red Hawk subdivision and west of Prairie Hawk Drive.
 - Meadows, site construction for 57 single-family detached homes on the east and west sides of Coachline Road north of Wolfensberger Road.

- Meadows, site plan, plat and construction documents for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
- Meadows, Paint Brush Park, Town Project, tributary improvements plans in review.
- Memmen Young Infill, rezoning, site development plan review, and associated 5-acre annexation under review, located west of Ridge Road and north of PlumCreek Parkway.
- Plum Creek Residential Planned Development plan amendment for single-family lots, located near the intersection of Mount Royal Drive and Prestwick Way.
- The Oaks Filing 2A, site development plan review for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- Oakwood Apartments, site construction and building permits, for senior housing project redevelopment, located on the northeast corner of Front Street and Oakwood Drive.
- Red Hawk, home construction, 29 single-family home project, located south of Melting Snow Way and east of Bent Wedge Point.
- Ridge at Crystal Valley, site construction for 142 single-family home project, located southwest of the Loop Road in Crystal Valley Ranch.
- Terrain North Basin, Phase 1, site construction for approximately 96 single-family home project, located along Castle Oaks Drive.
- Terrain North Basin, Phase 2, site development plan review for approximately 105 single-family home project, located along Castle Oaks Drive.
- Terrain Sunstone Village, home construction, 120 single-family home project, located south of intersection of State Highway 86 and Autumn Sage Street.
- Terrain Upper Sunstone, home construction, 261 single-family home project, located south of State Highway 86 and east of King Soopers/Ridge Road.
- The Oaks Filing 3, home construction, 117 single-family home project, located on South Ridge Road west of Appleton Way.

DEVELOPMENT ACTIVITY HIGHLIGHTS

TOWN COUNCIL
SEPTEMBER 6, 2022



PROPOSED BAXTER AUTO COMPLEX

- Southwest of Highway 85, near Castle Rock Parkway
- Pre-application - No formal submittal at this time
- Proposing to build three independent auto dealerships ranging in size from 30,000 to 40,925 square feet and a 19,400 square foot auto body shop on a 27.1-acre site
- Accessed off of bridge currently under construction
- Located in Councilmember Hollingshead's district



PROPOSED CENTURA PRIMARY CARE FACILITY

- Aloha Street, Founders Marketplace
- Pre-application - No formal submittal at this time
- Proposing 10,500 sq ft Centura Health primary care facility
- 1.17 acre lot
- Located in Councilmember Cavey's district



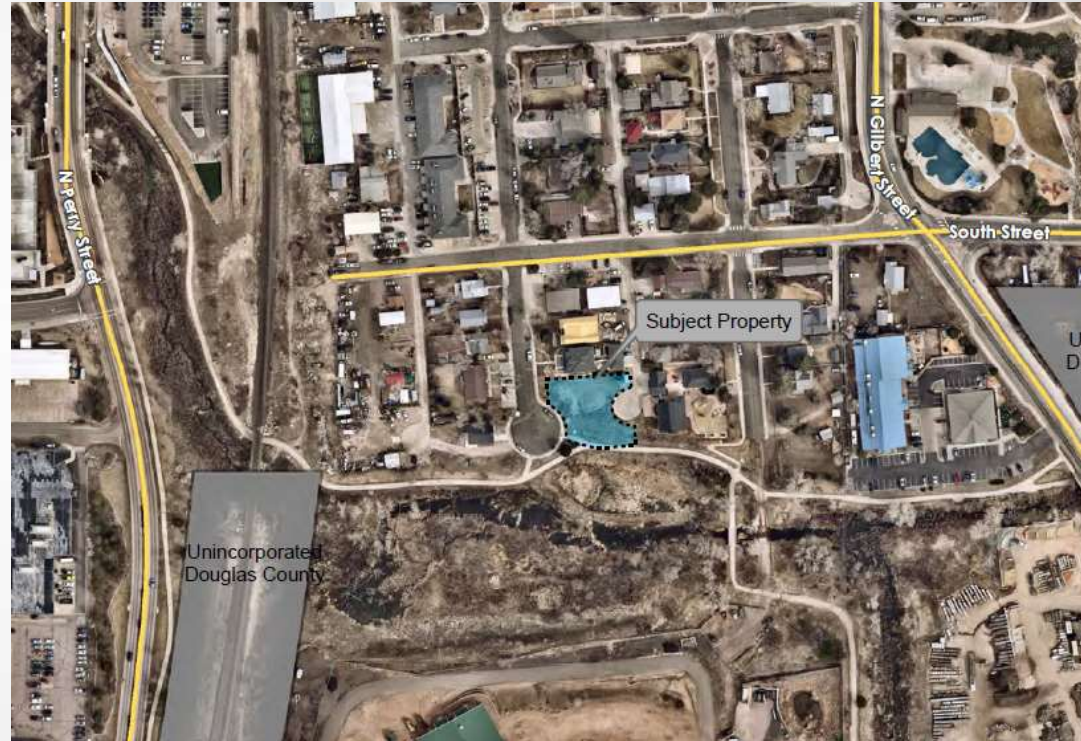
PROPOSED CORE ELECTRIC LINE REBUILD

- Between Castle Rock Substation, 668 N. Ridge Road, and Franktown Substation, 2316 Kelty Road
- Pre-application - No formal submittal at this time
- Proposing to rebuild the single circuit 115kV transmission line, taller, self supported weathering steel monopoles
- 4.8 miles long
- Located in and adjacent to Councilmember Cavey and Johnson's districts



PROPOSED FOUR-PLEX RESIDENTIAL

- 24 S. Cantril Street
- Pre-application - No formal submittal at this time
- Proposing to build four, single family attached units (approximately 1,300 square foot each) on a 0.29-acre site
- Located in Councilmember LaFleur's district



PROPOSED PROMENADE LANDSCAPE IMPROVEMENTS

- Promenade Parkway between I-25 and Castlegate Drive West
- Pre-application - No formal submittal at this time
- Proposal to update landscaping in medians and along streetscape, reducing the amount of rock mulch, replace poorly performing plants with new varieties, and adding more trees for shade
- Located in Councilmember Hollingshead's district



PROPOSED WELLSPRING RESIDENTIAL FACILITY

- 884 Park Street,
- Pre-application - No formal submittal at this time
- Proposal to convert the existing 63-unit, 3-story hotel into 35 units: 5 staff suites, 5 studio apartments, and 25 one-bedroom units with about 50% for adults with Intellectual and Developmental Disabilities
- 1.49 acre site
- Located in Councilmember LaFleur's district



NEW QUASI-JUDICIAL APPLICATIONS

THE BRICKYARD PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

- 401 Prairie Hawk Drive
- Rezoning under review, future Planning Commission and Town Council hearings
- Proposing 600 residential units, mixed uses, office, retail, hotel, performance venue and recreational space.
- 31 acre site
- Located in Mayor Pro Tem Bracken's district.



ETERNAL ROCK EVANGELICAL LUTHERAN CHURCH

- 2 Phelps Street
- Site Development Plan under review, future public hearing with Design Review Board
- New landscaping, signage, storage facility, reconfiguration of the parking lot with the addition of a second entrance together with new curb/gutter/sidewalk along Phelps Street on the 0.63 acre property
- Located in Councilmember LaFleur's district.



KEYSTONE HOTEL/CASTLE CAFE PATIO

- 217 Fourth Street
- Site Development Plan under review, future hearing with Design Review Board. Historic Preservation Board approved Landmark Alteration Certificate July 6, 2022.
- 702 square foot patio on the west side of the historic Keystone Hotel (Castle Café) building on approx. 0.179 acres
- Located in Councilmember LaFleur's district.



SCILEPPI'S RESTAURANT EXPANSION

- 210 Third Street
- Site Development Plan under review, future public hearing with Design Review Board
- Adding new building expansion on the east side, with 4,000 square feet at ground level and 2,000 square feet within the basement
- Seven on-site parking spaces will be located off the rear alley of the 0.278 acre property
- Located in Councilmember LaFleur's district.



THANK YOU





Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 9. **File #:** ORD 2022-017

To: Honorable Mayor and Members of Town Council
Through: Dave L. Corliss, Town Manager
From: Tara Vargish, PE, Director, Development Services

Ordinance Amending the Town's Zone District Map by Approving the Dawson Trails Planned Development Plan and Zoning Regulations (Second Reading - Approved on First Reading on August 16, 2022 by a vote 7-0)

Executive Summary

Town Council held a public hearing on Tuesday, August 16, 2022 to consider the proposed Dawson Trails Planned Development Plan and Zoning Regulations on 1st reading. Council voted 7-0 to approve the rezoning as proposed.

The Dawson Trails Planned Development Plan and Zoning Regulations (Exhibit 2) has had minor corrections made since 1st reading as noted below:

- Sheets 3-9: Hatching of Open Space Areas corrected,
- Sheet 11: Phase Plan corrected to match Development Agreement requirements for timing of construction of the northern section of Dawson Trails Boulevard
- Sheet 12: Removed "DRAFT", and
- Sheet 14: Ordinance number and date of 2nd reading filled in.

Dawson Trails I, LLC (applicant), on behalf of all current owners of record, has submitted a Major Planned Development Amendment application, titled as Dawson Trails Planned Development (PD). The Dawson Trails PD application proposes to rezone property that includes a portion of the Westfield Trade Center PD and all of the Dawson Ridge PD, with the exception of three 1-acre parcels.

The Dawson Trails PD consists of approximately 2,064 acres, and is located in the southwest quadrant of the Town boundaries; it is west of Interstate 25 (I-25) and north and south of Territorial Road (Attachment A). The future Crystal Valley Parkway/I-25 Interchange (Interchange) will align with Territorial Road. The Interchange is a Town capital improvement project, planned in partnership with Douglas County and the Colorado Department of Transportation, that is currently in the design phase.

Compared to the underlying PD zoning, the rezoning proposal represents a substantial reduction in residential density and commercial square footage, and a significant increase in open space. Highlights of the proposed PD Plan and Zoning Regulations include:

Key Elements

- A 202% increase in open space.
- 26% reduction in the total number of residential dwelling units.
- An approximate 82% reduction in commercial/office/retail/industrial square footage.
- Buffer widths increased from a maximum of 100 feet to a minimum of 250 feet.
- A Wildland/Urban Interface Wildfire Vegetation Management Plan.
- A 56% reduction in high density residential units, from approximately 5,453 to 2,400.
- A highway oriented sign plan.
- Prescriptive architectural design standards.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for commercial development. Future sales tax generation will provide additional revenue to fund Town services.

Recommendation

Planning Commission voted 7 to 0 on August 11, 2022, to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council, with the following recommendations:

- 1) that the Town work with the County on the new frontage road extension from the south property boundary of the Dawson Trails development to intersection with Tomah Road, so the entire length of road is both safe and provides fire egress, and
- 2) to encourage the water department to work with the neighboring communities who may be interested in paying their fair share of accessing the Town's central water system.

Proposed Motions

Option 1: Approval

"I move to approve Ordinance No. 2022 - ___, as presented, on 2nd and final reading."

Option 2: Approval with Conditions

"I move to approve Ordinance No. 2022 - ___, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], 2022, at [time]."

Attachments

Attachment A:	Site Vicinity Map
Attachment B:	Ordinance
Attachment C:	Castle Rock Ranch Planned Development - 1984
Attachment D:	Westfield Trade Center Planned Development Plan - 1989
Attachment E:	Dawson Ridge Planned Development Plan - 1986
Attachment F:	Traffic Impact Analysis
Attachment G:	Colorado Parks and Wildlife Referral Letter
Attachment H:	Summaries of Neighborhood Meetings
Attachment I:	Emails from the Public (link)
Attachment J:	Twin Oaks HOA External Referral Comments
Attachment K:	Keene Ranch HOA External Referral Comments
Attachment L:	Fiscal Impact Analysis
Attachment M:	Colorado Division of Wildlife - Elk Ranges

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Dave L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services

Title: **Ordinance No. 2022 - 017: An Ordinance Amending the Town's Zone District Map by Approving the Dawson Trails Planned Development Plan and Zoning Regulations (2nd Reading) [2,064 acres located West of Interstate 25 and North and South of Territorial Road]**

Executive Summary

Town Council held a public hearing on Tuesday, August 16, 2022 to consider the proposed Dawson Trails Planned Development Plan and Zoning Regulations on 1st reading. Council voted 7-0 to approve the rezoning as proposed.

The Dawson Trails Planned Development Plan and Zoning Regulations (Exhibit 2) has had minor corrections made since 1st reading as noted below:

- Sheets 3-9: Hatching of Open Space Areas corrected,
- Sheet 11: Phase Plan corrected to match Development Agreement requirements for timing of construction of the northern section of Dawson Trails Boulevard
- Sheet 12: Removed "DRAFT", and
- Sheet 14: Ordinance number and date of 2nd reading filled in.

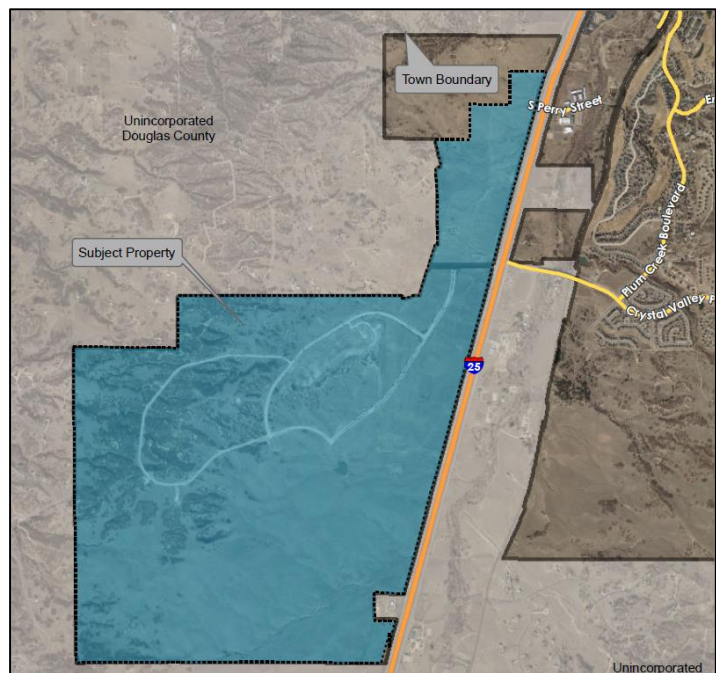


Figure 1: Site Vicinity Map

Background

Dawson Trails I, LLC (applicant), on behalf of all current owners of record, has submitted a Major Planned Development Amendment application, titled as Dawson Trails Planned Development (PD). The Dawson Trails PD application proposes to rezone property that

includes a portion of the Westfield Trade Center PD and all of the Dawson Ridge PD, with the exception of three 1-acre parcels.

The Dawson Trails PD consists of approximately 2,064 acres, and is located in the southwest quadrant of the Town boundaries; it is west of Interstate 25 (I-25) and north and south of Territorial Road (Attachment A). The future Crystal Valley Parkway/I-25 Interchange (Interchange) will align with Territorial Road. The Interchange is a Town capital improvement project, planned in partnership with Douglas County and the Colorado Department of Transportation, that is currently in the design phase.

Compared to the underlying PD zoning, the rezoning proposal represents a substantial reduction in residential density and commercial square footage, and a significant increase in open space. Highlights of the proposed PD Plan and Zoning Regulations include:

Key Elements

- A 202% increase in open space.
- 26% reduction in the total number of residential dwelling units.
- An approximate 82% reduction in commercial/office/retail/industrial square footage.
- Buffer widths increased from a maximum of 100 feet to a minimum of 250 feet.
- A Wildland/Urban Interface Wildfire Vegetation Management Plan.
- A 56% reduction in high density residential units, from approximately 5,453 to 2,400.
- A highway oriented sign plan.
- Prescriptive architectural design standards.

Planning Commission Recommendation

Planning Commission considered the proposed Dawson Trails Planned Development Plan and Zoning Regulations at a public hearing held Thursday, August 11th at 6 pm. The Commission heard public comment from Town and County residents, local business owners and others interested in the proposal. Public testimony was provided both in-person and virtually, and comments provided were both for and against the proposed rezoning.

Planning Commission voted 7 to 0, to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council, with the following recommendations 1) that the Town work with the County on the new frontage road extension from the south property boundary of the Dawson Trails development to intersection with Tomah Road, so the entire length of road is both safe and provides fire egress, and 2) to encourage the water department to work with the neighboring communities who may be interested in paying their fair share of accessing the Town's central water system.

Summary of Proposal

The Dawson Trails PD zoning proposes a maximum of 5,850 dwelling units and 3.2 million square feet of commercial, office, restaurant, retail, and industrial uses. Public and private open space totals 748 acres and an additional 227.6 acres of land will be dedicated to the Town for development of public facilities such as regional parks, schools, fire station, trails, mobility hub, etc. (Attachment B).

The proposed PD Zoning Regulations include permitted uses, development standards, architectural standards and signage regulations (Attachment B). Of note are the provisions for a pedestrian-oriented public gathering place/mainstreet concept located in the heart of the commercial area.

Town of Castle Rock and owner obligations are formalized in the Dawson Trails Development Agreement (DA) that will be considered and acted upon by Town Council. The DA is a contract between the Town and the developer that addresses obligations, infrastructure improvements, phasing, open space and water rights conveyances. The highlights of the Dawson Trails DA are summarized in this report as an informational item. Of note, the DA includes a \$50 million contribution to the Interchange and the most stringent Water Efficiency Plan implemented in the Town of Castle Rock to date.

The applicant has held five formal neighborhood meetings since April 13, 2021. In addition, the applicant has met informally with surrounding Homeowner Associations (HOAs) and residents on at least ten occasions to date.

Staff has thoroughly reviewed the project and the applicant has made all staff requested changes to the proposal. The purpose of this staff report is to provide background on the annexation and zoning history of the property, detail the proposed PD Plan and Zoning Regulations, summarize external referral comments and public input, and analyze proposed Dawson Trails PD Plan and Zoning Regulations according to the Town's review and approval criteria.

Background

The Dawson Trails PD proposes to rezone land within the Town of Castle Rock that is currently in two different zoning districts; Westfield Trade Center PD and Dawson Ridge PD. These two PDs were originally annexed and zoned under the Castle Rock Ranch PD. A brief history of the incorporation and zoning of the land is included in the following section.

Castle Rock Ranch PD

In 1984, Castle Rock Ranch (CRR) was annexed to the Town of Castle Rock and zoned Planned [Unit] Development (Attachment C). CRR consisted of about 2,261 acres and zoned to allow 7,900 dwelling units. Residential housing types and densities ranged from low density single-family detached homes at 1 dwelling unit per acre (du/ac), to high density multi-family units at 20 du/ac. Over two-thirds of the 7,900 dwelling units were planned as higher density

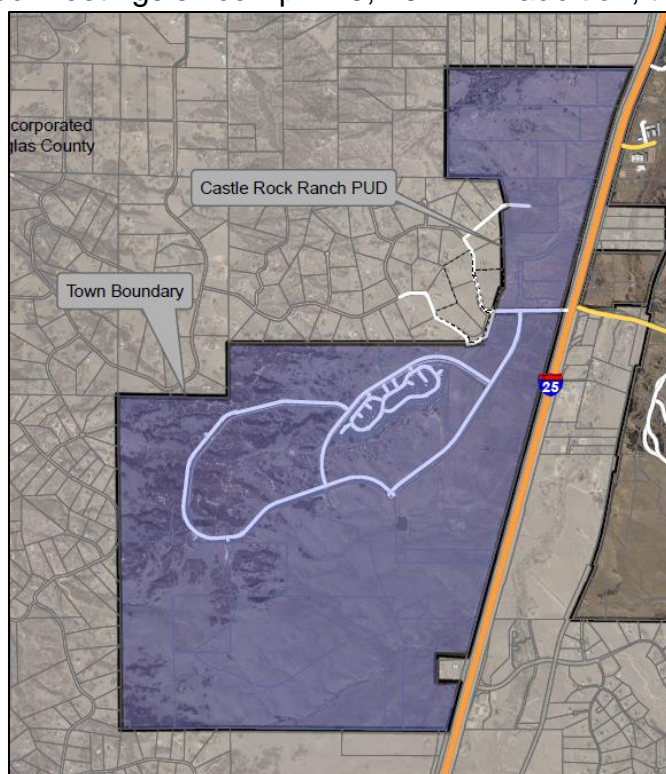


Figure 2: Castle Rock Ranch PD - 1984

development ranging from 8 du/ac to 20 du/ac. Density transfers up to 20% between planning areas was allowed with Council approval at the time of the site development plan and platting, with maximum dwelling units not to exceed 7,900.

Non-residential uses included 173 acres of commercial, 287 acres of office/commercial and 295 acres of industrial uses. The CRR PD did not establish a maximum square footage of non-residential uses, however using the assumptions discussed below, and shown in Table 1, an estimated 20,560,320 square feet of non-residential uses were permitted in the CRR PD. The purpose for estimating the permitted square footages is to allow a relevant comparison to the proposed Dawson Trails PD.

This estimate assumes the net acreage (excluding road rights-of-way) is 85% of the gross acreage and buildings are assumed to be 2-stories in height. The percentage of lot coverage is the actual maximum allowed in the CRR PD. It is important to note that the 2-story assumption is a conservative estimate, since the CRR PD Zoning Regulations allowed commercial and office buildings a maximum height of 50 feet, and 75 feet as a Use by Special Review. Maximum building height of industrial buildings was 40 feet.

Castle Rock Ranch PD Non-Residential Square Footage

	Commercial	Office/Comm	Light Industrial	Total S.F.
Gross Acreage	173 ac.	287 ac	295 ac.	
Net Acreage*	147 ac.	244 ac.	251 ac.	
Lot Coverage	35% = 51 ac.	35% = 85 ac.	40% = 100 ac.	
Sq. Ft. x 2-stories	4,443,120 sf.	7,405,200 sf.	8,712,000 sf.	20,560,320 sf.

* Assuming that net acreage is 85% of the gross acreage

Table 1: Estimate of Non-Residential Square Footage in Castle Rock Ranch PD

The Public Land Dedication was approximately 248 acres, or 11% of the site. The CRR PD, however, did not establish an overall minimum public open space dedication. Instead the CRR PD plan outlined areas of “Suggested Private Open Space” and the Zoning Regulations required a minimum of 20%, 252 acres, private open space be designated in each residential planning area at the time of site development plan and platting.

A maximum 30-foot private open space easement was required as a buffer where non-residential use areas within the PD abutted residential uses outside of the PD. A 50 to 100-foot building setback was required along southern boundary of the Twin Oaks Subdivision. The Keene Ranch PD was not approved by Douglas County until

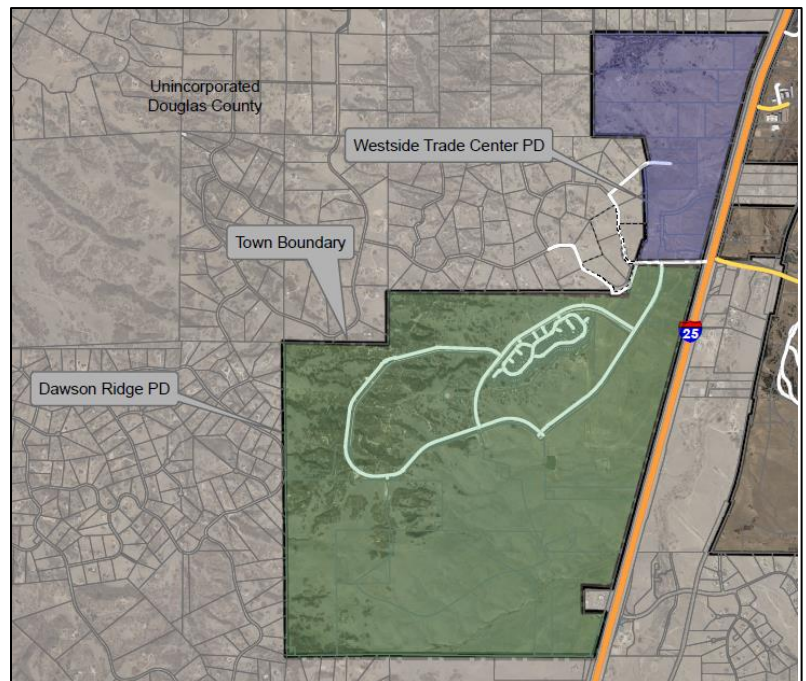


Figure 3: Dawson Ridge PD and Westfield Trade Center PD - 1986

1992, after the CRR PD was already approved. See page 10 of this report for more information on the surrounding subdivisions.

The CRR zoning regulations anticipated the potential future construction of an Interstate 25 interchange within the property, and allowed for increased intensity of uses in planning areas adjacent to arterial roadways developed with the Interchange, with Town Council approval.

In 1986, Castle Rock Ranch PD was rezoned into two new zoning districts, creating Dawson Ridge PD, south of Territorial Road, and Westfield Trade Center PD (Westfield), north of Territorial Road.

Westfield Trade Center PD

The Westfield Trade Center PD (Westfield) was approved in 1986 and amended in 1989. The 1989 Westfield PD Plan and Zoning Regulations remain in place and valid at the present time (Attachment D).

The Westfield PD is zoned for approximately 39 acres of commercial uses and 301 acres of light industrial/research and development uses. The Westfield PD Plan identifies an interchange at I-25 and Territorial Road/Douglas Lane. Westfield planning area 5, immediately adjacent to the future Interstate interchange is allowed a maximum of 2,486,514 non-residential building square footage. The total estimated square footage of commercial, light industrial and research/development permitted in Westfield is 11,721,234 sf, based on the same assumption method described on page 3.

Westfield Trade Center PD

	Commercial	Lt. Industrial/R&D	Totals
Planning Area 5	2,486,514 sf.		2,486,514 sf.
All other Planning Areas			
Gross Ac.	13 ac.	301 ac.	
Net Ac.*	11 ac.	256 ac.	
Lot Coverage	35% = 4 ac.	40% = 102 ac.	
Sq. Ft. x 2-stories	348,480 sf.	8,886,240 sf.	9,234,720 sf.
Grand Totals	2,834,994 sf.	8,886,240 sf.	11,721,234 sf.

* Assuming that net acreage is 85% of the gross acreage

Table 2: Estimate of Non-Residential Square Footage in Westfield Trade Center PD

The Dawson Trails PD proposes to rezone approximately 184 acres of the southern half of Westfield Trade Center. The remaining portion of Westfield will retain zoning for approximately 13 acres of commercial uses and 105 acres of industrial research and development uses, equating to approximately 3,484,800 square feet of non-residential development (See Table 3). Future development of the 3,484,800 square feet of commercial, industrial and research and development uses remaining in Westfield must comply with the Westfield Trade Center PD and all current Town requirements, including provision of sufficient water rights dedication to meet the estimated demand and mitigation of traffic impacts.

Westfield Trade Center PD Remaining [Not included in Dawson Trails PD]

	Commercial	Lt. Industrial/R&D	Totals
--	------------	--------------------	--------

Gross Ac.	13 ac.	105 ac.	
Net Ac.*	11 ac.	89 ac.	
Lot Coverage	35% = 4 ac.	40% = 36 ac.	
Sq. Ft. x 2-stories	348,480 sf.	3,136,320 sf.	3,484,800 sf.
Grand Totals	348,480 sf.	3,136,320 sf.	3,484,800 sf.

*Assuming that net acreage is 85% of the gross acreage

Table 3: Estimate of Non-Residential Square Footage Remaining in Westfield Trade Center PD

Residential uses are not permitted in the Westfield PD. The public land dedication in Westfield is 37 acres and no public open space is set aside in the Westfield PD. A private open space easement/setback buffer ranging from 50 to 100 feet is established along the common boundary between Westfield and the Twin Oaks Subdivision.

Dawson Ridge PD

In 1986, the majority of the CRR PD land, was rezoned as Dawson Ridge PD, allowing a maximum of 7,900 residential dwelling units, with densities ranging from 1 du/ac to 20 du/ac (Attachment E). The rezoning carried forward the CRR higher density allowances, with more than two-thirds of the dwelling units planned with densities ranging from 8 du/ac to 20 du/ac. Approximately 127 acres of land was zoned commercial, 156 acres was zoned office/commercial, and 151 acres was zoned for mixed use (commercial, office and medium to high density residential).

The potential estimated square footage of commercial and office uses permitted in Dawson Ridge is 9,321,840. Table 4 reflects the estimated, cumulative 21,043,074 square feet of non-residential uses currently allowed in Dawson Ridge and Westfield combined. With the exception of Westfield planning area 5, the estimates in Table 4 assume the net acreage (excluding road right-of-way) is 85% of the gross acreage and buildings are assumed to be 2-stories; the same assumptions used for Castle Rock Ranch PD. The percentage of lot coverage is the actual maximum allowed in the respective PDs.

Dawson Ridge PD and Westfield Trade Center PD Non-Residential Square Footage

Dawson Ridge	Commercial	Office/Comm	Office/Comm/MF	Lt. Industrial	Totals
Gross Ac.	127 ac.	156 ac.	75.5* ac.	0	
Net Ac.**	108 ac.	133 ac.	64 ac.	0	
Lot Coverage	35% = 38 ac.	35% = 47 ac.	35% = 22 ac.	N/A	
Sq. Ft. x 2-stories	3,310,560 sf.	4,094,640 sf.	1,916,640 sf.	0	9,321,840 sf.
Westfield					
Planning Area 5	2,486,514 sf.	N/A	N/A	N/A	2,486,514 sf.
Remaining Planning Areas					
Gross Ac.	13 ac.	0	0	301 ac.	
Net Ac.**	11 ac.	0	0	256 ac.	
Lot Coverage	35% = 4 ac.	N/A	N/A	40% = 102 ac.	
Sq. Ft. x 2-stories	348,480 sf.	0	0	8,886,240 sf.	9,234,720 sf.
Westfield Subtotals	2,834,994 sf.	0	0	8,886,240 sf.	
Grand Totals	6,145,554 sf.	4,094,640 sf.	1,916,640 sf.	8,886,240 sf.	21,043,074 sf.

*Assuming only half of the 151 acres develops as Office and Commercial.

**Assuming that net acreage is 85% of the gross acreage

Table 4: Estimate of Non-Residential Square Footage in Dawson Ridge PD and Westfield Trade Center PD

The public land dedication in Dawson Ridge is 211 acres. As with CRR PD, a minimum public open space acreage was not dedicated in the overall PD, instead a minimum of 20% of the total residential acreage, or 248 acres are required to be set aside as private open space.

The buffer and setback standards established in the CRR PD were carried over to the Dawson Ridge PD, to include the 30-foot private open space easement required where non-residential use areas within the PD abut residential uses outside of the PD and the 50-100 foot building setback from the Twin Oaks Subdivision south boundary. The 20% density transfer between planning areas and the allowance for an increase in intensity of uses with the construction of an I-25 interchange were also carried forward in the Dawson Ridge PD.



Figure 4: Dawson Ridge Limited Development -

In the late 1980's, the major looped roadway, along with water, wastewater and other utility infrastructure, were installed in Dawson Ridge. Well sites and a water tank were constructed and one neighborhood, Filing 11 with 234 lots and 15 tracts, was platted. Other improvements installed in Filing 11 included roadways, utilities, decorative perimeter fencing and landscaping. With the exception of the Dawson Ridge Filing 11 improvements and the loop road infrastructure, no other development has occurred in Dawson Ridge or Westfield PDs in the 38 years since Castle Rock Ranch Planned Development was annexed to, and zoned in, the Town of Castle Rock, and no homes have been constructed.

The zoning for Westfield Trade Center PD remains in effect and Westfield could develop as zoned today. The Dawson Ridge PD zoning is still in place, however it has been suspended, as discussed below.

Dawson Ridge PD – Suspension Agreement

After construction of the major roadway and utility infrastructure, the Dawson Ridge Metropolitan District No. 1 (District) filed for Chapter 9 bankruptcy in 1990. The District was also the principal landowner within the Dawson Ridge PD, having acquired the property in settlement of claims against the original master developer. As a condition to the Town's consent to the District's proposed refinancing plan, Dawson Ridge Districts 1-5 entered into a Suspension Agreement (Agreement) with the Town dated October 8, 1992. The principal land use consequence of the Agreement was that the prior entitlements to develop under the Dawson Ridge PD Plan and PD Zoning Regulations were suspended.

In order to lift this suspension for Dawson Ridge, a developer must submit a PD Plan and PD Zoning Regulations to the Town for review and approval. The applicant has purchased, or has under contract, the parcels of land included in the boundaries of the proposed Dawson Trails PD. The applicant's purpose in submitting and requesting approval of the Dawson Trails PD, is

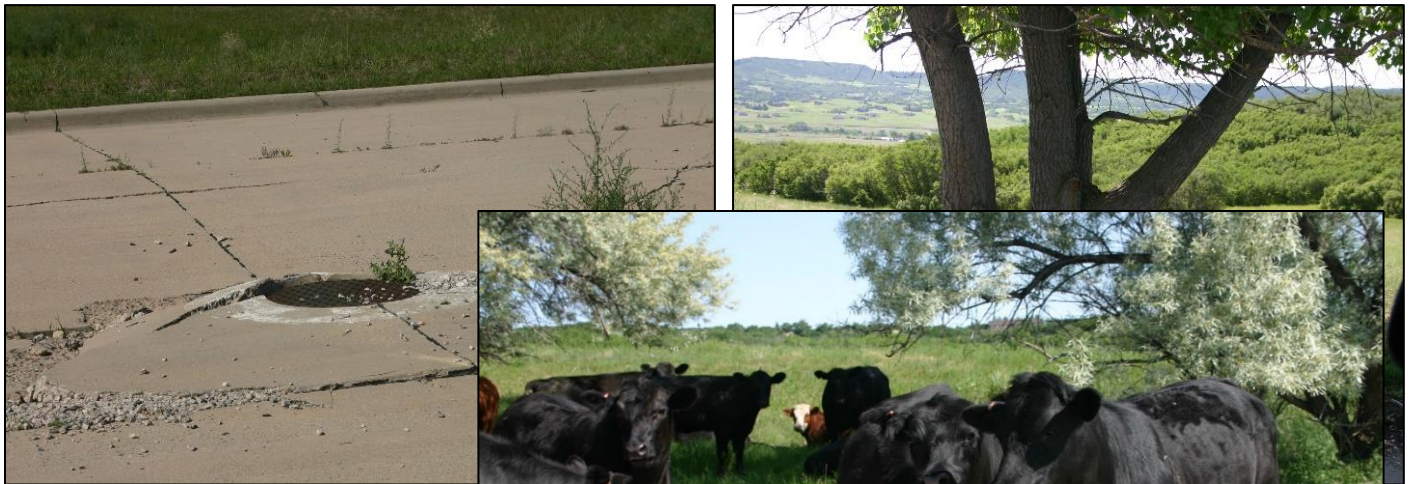
to re-establish development rights as required by the Suspension Agreement, and to create a Planned Development that is reflective of current marketing trends, lifestyles and Town values, goals and objectives.

The remainder of this report will focus on the details of the proposed Dawson Trails PD Plan and Zoning Regulations, the public outreach process, and an analysis of the review and approval criteria.

Discussion

The proposed Dawson Trails Planned Development Plan is approximately 2,064 acres and includes all of the Dawson Ridge PD (except for three, 1-acre Metropolitan District parcels) and approximately 184-acres of the Westfield Trade Center PD.

Existing Conditions



Figures 5

The following summary of existing conditions on the property is based on an updated Land Suitability Analysis Report (LSAR), dated April 13, 2022, prepared by Norris Design. The LSAR looked at the site history, cultural and historical resources and assessed the topography and natural features of the property.



Figure 7: Dawson Ridge Cattle Grazing - 2016

As discussed previously in this report, limited development occurred within the Dawson Ridge PD during the late 1980's consisting of construction of some infrastructure improvements, which were never accepted by the Town. Such improvements included concrete road, with waterlines, sanitary sewer lines and storm sewer located within the right-of-way (ROW). Water distribution infrastructure was also constructed to include water wells and a potable water tank. The utility systems were never connected to the Town's central systems. Given the age and condition of the infrastructure in Dawson Trails today, the Town will not accept any existing utilities to be

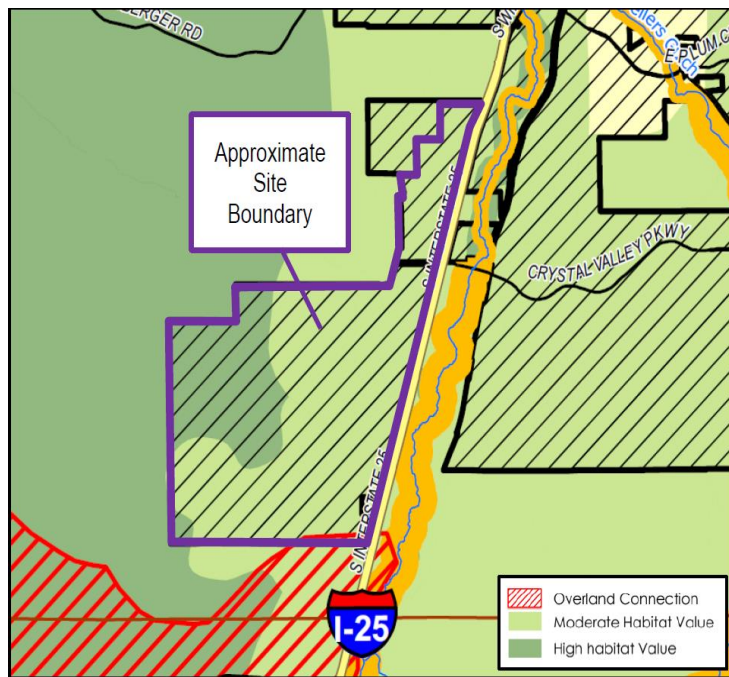


Figure 8: Douglas County Wildlife Resources Map

removed as new development occurs.

used for the proposed development. Where appropriate, the existing infrastructure will be removed. The remainder of the site is undeveloped and has been used for cattle-grazing. The property is gated and closed to public access.

The topography consists of rolling hills with some moderate slopes and the overall grades are gentle. A ridge runs north to south through the west portion of the property. The vegetation consists of various native high-plains plant types such as yucca, Gambel Oak, and prairie grasses. Some native trees are clustered along the ridge. Pines, Cottonwoods and Russian Olive trees were planted along the limited roadway installed in the 1980's. The high water use species will be

No Waters of the US or wetlands, as defined by the U.S. Army Corps of Engineer, were identified on the property or on the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory Map. One man-made pond exists on the site. It was created and used for livestock watering. This pond will be eliminated as phased construction occurs. There are Town-identified major drainageways that traverse the property. Development adjacent to the drainageways will require stabilization, protection and preservation of these drainageways in compliance with the Town Code and technical criteria.

Dawson Trails contains wildlife habitat, as would be expected with a large expanse of undeveloped land. Large mammals known to be in the area include elk, mule deer, black bear, coyotes and mountain lions. The Douglas County 2040 Comprehensive Master Plan identifies the value of wildlife habitat (Figure 8). High-value habitat (dark green) is designated in the northwest portion of the PD and extends into Douglas County, the remainder is considered moderate-value habitat. A small overland connection zone is identified along the southeast boundary of the property, where a 109-acre dedicated open space area is planned.

Specific to the presence of elk on the property, the Colorado Division of Wildlife (CDW) has identified elk ranges throughout Colorado. The Division of Wildlife Elk Ranges Map indicates that the majority of Douglas County is within the overall elk range area. Figure 9 shows the overall elk range in yellow and the winter range in light blue. The general location of Dawson Trails in Figure 9 is outlined in blue. See Attachment M for the full state-wide map with legend.



Figure 9: Colorado Division of Wildlife Elk Ranges Map

Various species of migratory birds such as Black-billed Magpies, Rock Doves and Scrub Jays were identified on the site.

Development on the property will be subject to the restrictions of the Migratory Birds Treaty Act. Burrowing Owls were not specifically identified on the property, however the presence of prairie dog burrows was confirmed north of Territorial Road. A Burrowing Owl survey will be required prior to development in that area that would occur during the Owl's breeding season, between March 15 and October 31.

Eagles have been seen in the area, and photographed adjacent to the property along the west frontage road. The Colorado Department of Parks and Wildlife indicated that the property does not contain Bald Eagles; no Bald or Golden Eagles, or their nests were identified on the property. The Town's Wildlife Specialist has inspected the site and reached the same conclusion.

Measures incorporated in the Dawson Trails PD intended to mitigate impacts to wildlife and natural resources on the site are discussed in more detail in the External Referral and Analysis sections of this report.

Surrounding Uses

The proposed Dawson Trails PD abuts unincorporated Douglas County to the north, west and south (Figure 10). The Twin Oaks Subdivision (Twin Oaks) is located north and west of the Dawson Trails PD and is accessed from the east by Territorial Road, the general location of the future Crystal Valley/I-25 Interchange. The Twin Oaks Subdivision was approved and platted in 1973 and consists of approximately 56 lots. The property is straight zoned as Large Rural Residential (LLR) in Douglas County, which is characterized by large lot, single-family detached residences and limited agricultural uses. LLR densities range from one dwelling per 34.9 acres to one dwelling per 10 acres.

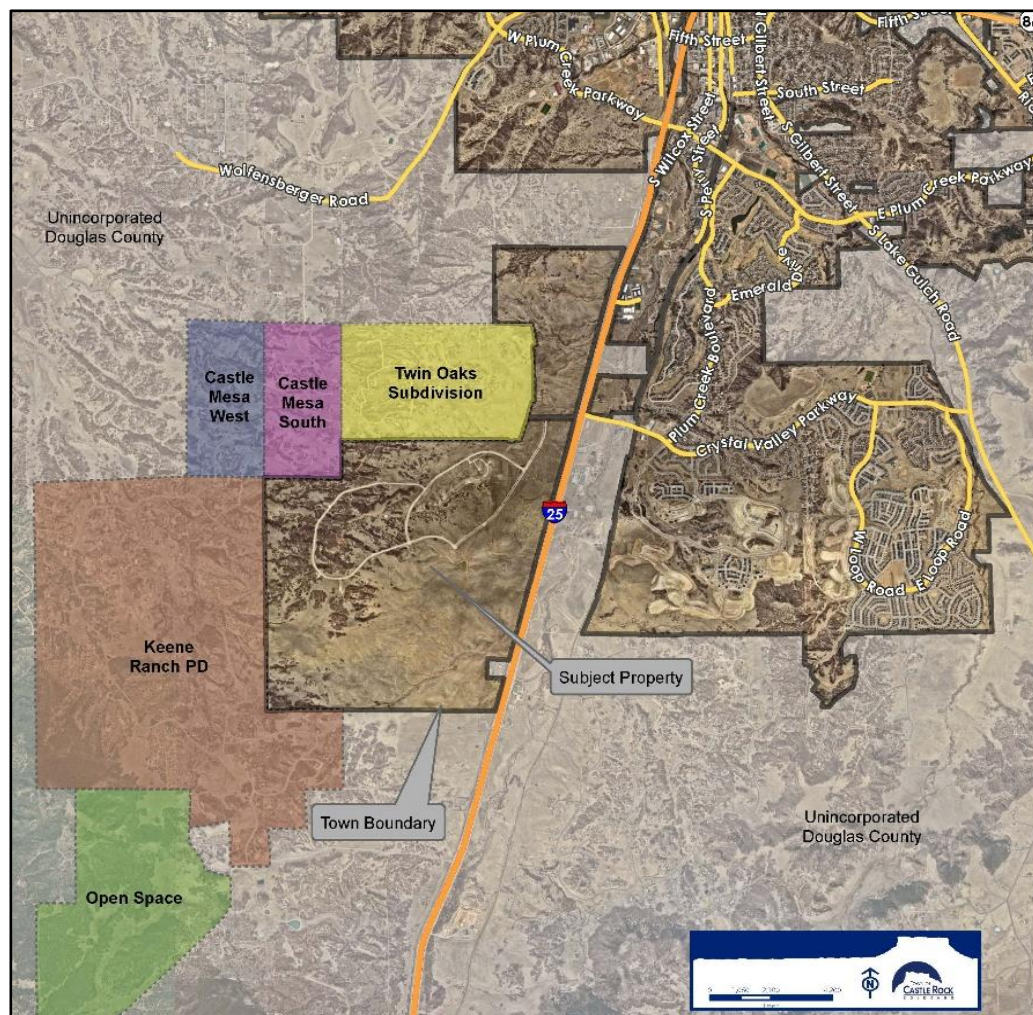


Figure 10: Surrounding County Developments

Castle Mesa South is adjacent to the northwest corner of Dawson Trails. The development was approved and platted in 1971. It consists of approximately 17 lots and is straight zoned as Estate Residential, which allows single-family residential home sites with densities ranging from 1 du/ac to 1 du/4.9 ac. Access to Castle Mesa South from the east is via Twin Oaks Road.

Castle Mesa West abuts the very northwest corner of Dawson Trails and is a county subdivision approved in 1972. The subdivision consists of approximately 30 lots and is straight zoned Rural Residential. Density is limited to one single-family dwelling unit per lot. Access to the subdivision is from the east and north.

Keene Ranch Planned Development is located west and southwest of the proposed Dawson Trails PD. The Keene Ranch PD was approved by Douglas County in 1992 and amended in 1994. Permitted uses include single-family detached residences with limited agricultural uses. The minimum lot size allowed is 35 acres and the maximum number of dwelling units is 247. Tomah Road provides the primary access to Keene Ranch. A 50-foot setback from any rear or

side lot line is required. Only one emergency vehicle access (EVA) was required along the west boundary of Keene Ranch.

There are no new road connections planned through Dawson Trails to any of the surrounding developments. The developer has committed to providing Keene Ranch an additional EVA along the common boundary with Keene Ranch. A conceptual EVA location is shown on the proposed PD Plan.

The property adjacent to southeast boundary of Dawson Trails is privately owned and zoned Agriculture One, allowing for 1 dwelling unit per 35-acre lot and a range of agricultural and community uses. The eastern boundary of Dawson Trails, approximately 3 miles in length, is adjacent to the Burlington Northern/Santa Fe Railroad, the west frontage road and I-25. There is an 8-acre private property, addressed as 3211 S. Interstate 25, that breaks the Dawson Trails contiguity with the railroad, frontage road and I-25. That property is straight zoned Commercial and Estate Residential, in Douglas County and is not included in the Dawson Trails PD.

Dawson Trails Planned Development Plan and Zoning Regulations

The proposed Dawson Trails Planned Development is located in the southwest quadrant of the Town of Castle Rock. The property is bounded by the Burlington North/Santa Fe Railroad, the west frontage road and I-25 to the east, Douglas County residential subdivisions and Agriculture One zoning to west and south, and the remainder of the Westfield Trade Center PD to the north. The new Crystal Valley / I-25 interchange planned by the Town, will run east to west through the PD, in the general location of the existing Territorial Road. The planned interchange is a Town Capital Improvement Project (CIP) and is being coordinated by the Town of Castle Rock, in partnership with Douglas County and Colorado Department of Transportation (CDOT) and subject to Federal Highway Administration regulations. The Interchange CIP is separate from the Dawson Trails PD rezoning application. The applicant does, however, have funding and construction obligations toward the Interchange and related improvements necessary to serve Dawson Trails. Those obligations are further detailed in the Development Agreement summary section below.

The PD consists of approximately 2,064 acres, and includes zoning that would allow up to 5,850 residential dwelling units, that includes a maximum of 2,400 multi-family dwelling units, and a maximum of 3,200,000 square feet of non-residential uses (Attachment B).

Character Areas

The PD Plan is organized into three Character Areas based on similarities in land uses and densities, with the intensity of uses increasing from west to east. The West Character Area (West), shaded blue in Figure 11 below, consists of the lowest density single-family detached residential uses and significant interconnected open space and trail corridors. There are three planning areas in the West (A, B-1 and B-2). The average density is 2.8 dwelling units per acre. Neighborhood amenities such as pocket parks, community center or pools are permitted, however, no commercial/office/retail/industrial uses are permitted in the West Character Area.

The Central Character Area (Central), shaded yellow, serves as a transition zone within the PD, from the lower density single-family development to the west, to the higher density residential and more intense commercial/office/retail/industrial uses to the east. Central allows a wide range of residential housing types, such as single-family detached and attached, as well as, multifamily products. The average density in the Central area is 6.1 du/ac. There are three planning areas in Central (C-1, C-2 and D). Planning Areas C-1 and C-2 are limited to single-family and multifamily residential uses. Only planning area in Central that is zoned to allow non-residential uses is Planning Area D. Additionally, acreage is set aside for open space and trail corridors, a regional park, schools, fire station and other public amenities.

The East Character Area (East), shaded green, is distinguished as being a zone of commerce, employment and mixed-use development, with zoning that allows a broad range and intensity of land uses, including industrial zoning, and higher density residential development. The East area consists of seven planning areas (E-1, E-2, F-1, F-2, F-3, G-1 and G-2). No residential development is permitted in E-1, G-1 and G-2 planning areas. The average density, excluding the G planning areas is approximately 7.7 du/ac. East also includes land set aside for a regional park, a transportation mobility hub, and other public improvements.

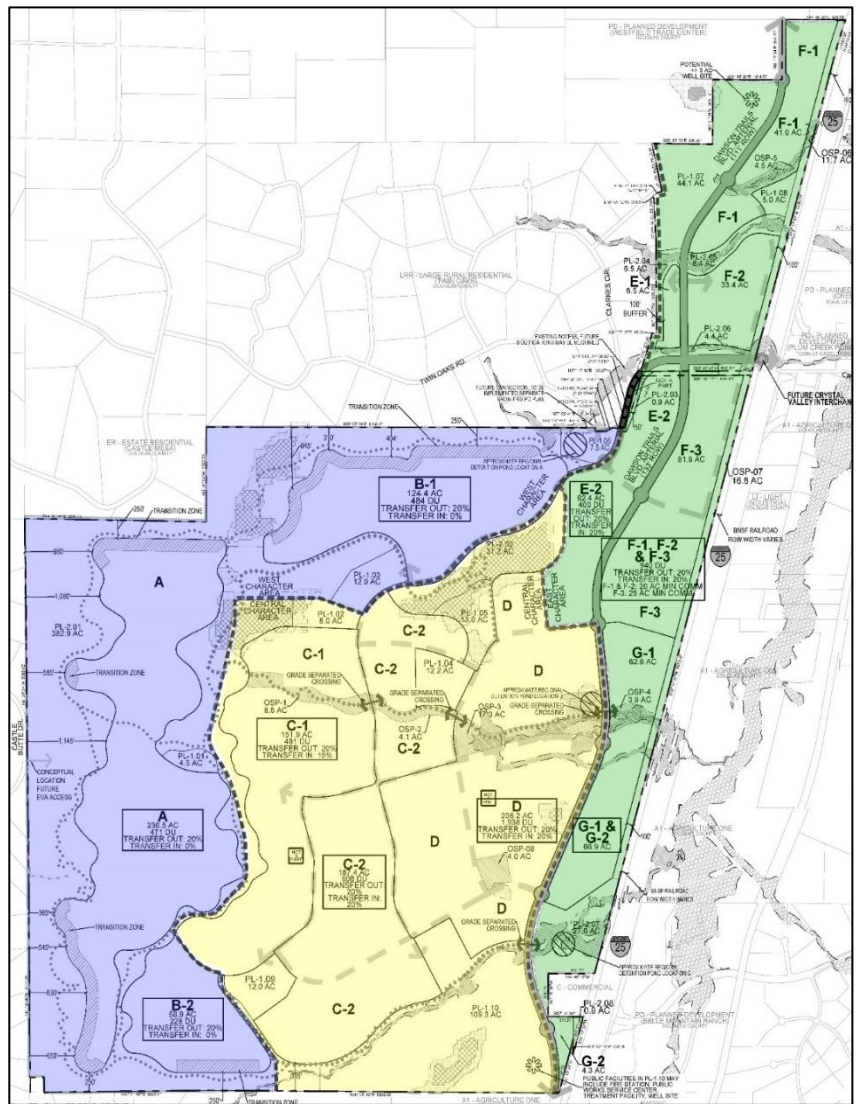


Figure 11: Planned Development Plan – Character Areas

Significant transportation system improvements are planned for the East area. A major arterial road extending north to Plum Creek Parkway and south to Tomah Road, as well as the Crystal Valley / I-25 interchange will provide access throughout the site. This north/south arterial road, Dawson Trails Boulevard, will replace the existing west frontage road, eliminating a number of existing at-grade RR crossings. The transportation improvements are discussed in more detail in the Traffic Impact Analysis and Mitigation section below.

Uses and Development Standards

The proposed Dawson Trails PD represents a rezoning of the Dawson Ridge PD and approximately half of the Westfield Trade Center PD. The PD zoning proposes a maximum of 5,850 dwelling units and 3.2 million square feet of commercial, office, restaurant, retail, industrial uses. Approximately 748 acres, 36% of the property, will be set aside as public/private open space, and an additional 227.6 acres of land, 11% of the property, will be dedicated to the Town for development of public facilities such as regional parks, fire station, trails, mobility hub, etc. (Attachment B).

If approved, the PD Amendment will result in a 26% overall reduction in residential density, 82% reduction in commercial/office/retail/industrial square footage, and 202% increase in open space, when compared to the underlying zoning on the property. The reduction in high-density residential units, from approximately 5,453 units to 2,400 units, is a difference of 56%.

Non-Residential Uses

There are a wide range of non-residential uses proposed in the Dawson Trails PD, the type and intensity is dependent on the character area and planning area. No commercial/office/retail/industrial uses are permitted in Planning Areas A, B-1, B-2 in the West Character Area, nor in C-1 and C-2 the Central Character Area. The intensity of uses increases west to east across the PD, with the most intense uses located in the F and G planning area.

A minimum of approximately 111 acres of non-residential uses is required in the F and G planning areas. Self-storage uses are restricted to 30 acres total, with outdoor storage as a primary use not to exceed 15 acres. Sales and leasing of automobile, vehicle, RV, boat, motorcycle and ATVs is limited to 20 acres total.

Planning Area E-2 is zoned for a pedestrian oriented mixed use area intended to be developed as a centrally located gathering place and/or main street with development standards that promote walkability and pedestrian focal points. Convenient pedestrian and bicycle circulation, outdoor dining, and plazas will be elements of this mixed use area.

Residential Uses

Residential Uses and Lot Sizes - Residential uses are proposed to include a variety of housing types ranging from low-density single family detached homes in the western portion of the development, to high-density multifamily units in the eastern portion. The lot sizes vary to provide options for clustering development, different lot configurations, reduced irrigable area and shifting market trends.

Density Transfers

Under the Castle Rock Ranch PD and the Dawson Ridge PD density increases up to 20% were allowed with Council approval. The Dawson Trails PD allows administrative transfer of units between planning areas. The maximum percentage of units allowed into and out of planning areas are dependent on the proximity to county development. For example, Planning Areas A, B-1 and B-2 in the West Character Area allow a transfer of 20% of the units to other planning areas, however no units may be added to the established maximums. See Table 5 for the density transfer allowances.

Transition Zone

A 150-foot Transition Zone is established along the boundaries of Planning Areas A, B-1 and B-2 nearest the county properties. Within the Transition Zone the minimum lot size is fixed at 7,700 square feet in Planning Area A, and 6,600 square feet in areas B-1 and B-2. Prescriptive standards for lighting, building colors, landscaping and fencing also apply within the Transition Zone.

Maximum Allowed Transfer of Dwelling Units				
Character Area	Planning Area	Maximum Units	Percent Out	Percent In
West	A	471	20%	0%
	B-1	484	20%	0%
	B-2	228	20%	0%
Central	C-1	481	20%	15%
	C-2	908	20%	20%
	D	1,938	20%	20%
East	E-1	0	No Res.	No Res.
	E-2	400	20%	20%
	F-1	940	20%	20%
	F-2		20%	20%
	F-3		20%	20%
	G-1	0	No Res.	No Res.
	G-2	0	No Res.	No Res.

Table 5: Maximum Allowed Transfer of Dwelling Units

Open Space Buffers

Under the Castle Rock Ranch, Westfield Trade Center and Dawson Ridge PDs a 50 to 100-foot easement/building setback was required where adjacent to platted lots in the Twin Oaks Subdivision.

The Dawson Trails PD maintains the same open space buffer in Planning Areas E-1 and E-2 where adjacent to Twin Oaks. A 44-acre regional park is planned north of Planning Area E-1. The width of the open space buffer between Planning Area B-1 and Twin Oaks has been increased from a maximum of 100 feet to a minimum of 250 feet and maximum of 1,506 feet.

Castle Mesa South abuts the northwest corner of Dawson Trails. The width of the open space buffer with Castle Mesa South ranges from 1,215 feet to and 1,506 feet. The buffer also preserves an area of Minor and Moderate Skyline/Ridgeline Protection area, even though the Protection ordinance would allow development in the Minor and Moderate areas, with height limitations and mitigation measures. No development will occur on these highly visible high points.

The Keene Ranch PD was not approved by Douglas County until 1992; after the Castle Rock Ranch PD, Dawson Ridge and Westfield PDs had been approved by the Town. It is important

to note that the Keene Ranch PD did not provide a prescriptive open space buffer where the PD is contiguous with the urban Town boundaries.

The Dawson Trails PD provides a dedicated open space buffer ranging from 365 feet to 1,145 feet along the west boundary that abuts Keene Ranch. The dedicated open space buffer ranges from 250 feet to 522 feet along the south boundary of Dawson Trails, shared with Keene Ranch. A 109-acre public land dedication in Dawson Trails is located east of the Keene Ranch PD where Dawson Trails abuts two large parcels, both zoned Agricultural One in Douglas County.

Interface Regulations

The Residential/Non-Residential Interface Regulations (Municipal Code Chapter 17.50) and the Dissimilar Residential Interface Regulations (Municipal Code Chapter 17.51) (Interface Regulations) have limited application in Dawson Trails. As a Planned Development, the Dawson Trails PD Plan and Zoning anticipates a mix of uses, densities and housing types in abutting planning areas, therefore the Interface Regulations are not applicable to development within the PD.

The prescriptive open space buffers included in the Dawson Trail PD meet or exceed the maximum buffers required in the Interface Regulations, therefore the buffer requirements of the Interface Regulations are not applicable where Dawson Trails is adjacent to development outside of the PD. Excluding the buffer requirements, the remainder of the Interface Regulations will be applicable to development within Dawson Trails that abuts the prescriptive open space buffers designated in Planning Areas E-1 and E-2.

Wildland/Urban Interface (WUI) and Emergency Vehicle Access (EVA)

The provisions of the newly adopted Castle Rock 2022 Community Wildfire Protection Plan applies to Dawson Trails. In addition, the Dawson Trails PD includes a general Wildland/Urban Interface Wildfire Vegetation Mitigation Plan. With each future site development plan, the WUI will be further refined to address site specific topography and vegetation.

An EVA is required to be construction along the common boundary with Keene Ranch. A conceptual location is shown on the PD Plan, the actual location will be determined based on design and engineering of the planning areas in the West Character area.

Trails and Grade-Separated Crossings

An extensive trail network is planned throughout Dawson Trails. Natural surface trails are planned in the open space areas zoned PL-2. A hard surface trail system will connect planning areas internal to the development, generally in PL-1 and private open space tracts. Trail locations shown on the PD Plan are conceptual. The actual location will be dependent on topography, existing vegetation, etc. Trails located in PL-2 separating Dawson Trails from the county development will be located away from the property lines of the county lots.

Four grade-separated crossings will be constructed at interior collector roads and the main north/south arterial to support pedestrian and bicycle circulation throughout the development. At

the request of the county residents, no direct trail connections will be provided to any of the county subdivisions, however the trails within Dawson Trails will be open to the general public.

Public Land and Open Space

Areas of public land and open space are designated on the Dawson Trails PD Plan as PL-1, PL-2 and OSP. PL-1 and PL-2 represent land that will be dedicated to the Town, and is accessible to the general public. The zoning allowances for the PL-1 and PL-2 districts are established in the Town of Castle Rock Municipal Code (Code), Chapter 17.30, and are restated in the Dawson Ridge PD.

Land zoned PL-1 satisfies the prescriptive public land dedication (PLD) requirements of Chapter 16.08 of the Municipal Code. The zoning permits active recreational uses, such as regional parks and ballfields, schools, a fire station and other public and municipal facilities. The maximum building height is 50 feet. The Dawson Trails PD sets aside 227.6 acres of land to meet the PLD requirements, which is comparable to the PLD acreage provided by the underlying zoning.

Land zoned PL-2 (public open space) and OSP (private open space) counts toward the overall open space requirements of Section 17.32.050 of the Municipal Code. The Code requires a minimum of 20% of a PD be set aside as either public or private open space. The Dawson Trails PD provides 748 acres, or 36% of the site as open space. PL-2 zoning allows passive recreational uses such as open space, community buffers, and trails. Maximum building height is limited to 25 feet.

Private open space (OSP) is land that will be held in private ownership by the HOA or Metropolitan District. The permitted uses and development standards for OSP are established in the Dawson Trails PD Zoning Regulations. Permitted uses include active and developed parks, open space corridors, pools and other recreational uses. The maximum building height is 50 feet. Table 6 reflects the open space acreage proposed in Dawson Trails and provides a comparison to Castle Rock Ranch PD, Westfield Trade Center PD and Dawson Ridge PD open space dedications.

	Castle Rock Ranch PD	Westfield Trade Center PD	Dawson Ridge PD	Dawson Trails PD
Public Open Space (PL-2)	0	0	0	462.2 ac.
Private Open Space (OSP)	0	0	0	70.8 ac.
Future Open Space with Site Plan/Plat	251.8 ac.	0	247.9 ac.	215 ac.
Total Public/Private Open Space	251.8 ac.	0	247.9 ac.	748 ac.

Table 6: Public and Private Open Space

Architectural Design Standards

The proposed Dawson Trails PD Zoning Regulations include prescriptive architectural standards that are applicable to development in the overall PD, as well as, specific criteria for Pedestrian Oriented, Commercial/Retail/ Office, Industrial, Multifamily, and Single-family Residential uses

and development. Based on the themes of the three character areas, the Architectural Design Standards will guide architectural elements that are rooted in the vernacular style of Castle Rock, regional materials, and an appreciation of the scenic Front Range.

The pedestrian-oriented development will require features such as convenient pedestrian and bicycle access on all streets, access to transit stops, and shade trees, landscape planters, etc.

Commercial/Retail/Office development that tends to be vehicle-centric will focus on continuity of design in commercial centers, and include covered patios and generous pedestrian walkways. Large scale national tenants will be permitted to retain architectural elements that convey their identity and brand, while still integrating materials and design elements true to the desired character of the PD.

Signage Standards

Prescriptive sign standards are included in the PD Zoning regulations and pertain to Landmark Signage located in the F and G planning areas located along the I-25 corridor (see Figure 12). Key provisions of the criteria include a prohibition on pole signs and electronic signs, also known as digital or LED signs, spacing, I-25 setbacks, materials and maximum height and sign area dimensions. The prohibition on LED signs is in direct response to input from surrounding county residents. Table 7 provides a synopsis of the standards applicable to the highway-oriented Landmark Signage. The signs may be internally illuminated, backlit or uplit subject to the restrictions of the Town Code. A Town approved sign permit is required.

A conceptual rendering of the Landmark sign is included in the Signage Standards, as is a list of acceptable materials and finishes.

Maximum Height	Min./Max. I-25 Setback	Minimum Spacing	Maximum # of Landmark Signs	Maximum SF per Sign Face	Maximum # of Sign Faces
70 ft. above finished grade	Not < than 25 ft., not > than 300 ft.	1,500 feet	8	700 sf.	2

Table 7: Landmark Sign Criteria

Skyline / Ridgeline Regulations

There are areas of minor and moderate skyline within the Dawson Trails PD, and are identified on the PD Plan. Most of the protected areas are contained within delineated public land, public and private open space areas. Where the protection areas extend into a planning area, the limits and restrictions of the Skyline/Ridgeline regulations will be applied to the Site Development Plan and Plat.

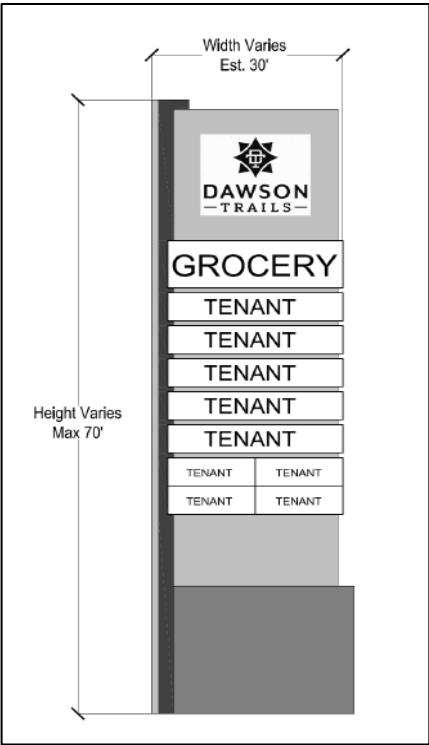


Figure 12: Conceptual Sign

Technical Reports and Analyses

Transportation

The Dawson Trails project submittal includes a traffic impact analysis (TIA) that evaluates potential traffic impacts and mobility connectivity within and around the Dawson Trails development (Attachment F). It is anticipated that Dawson Trails will be developed over a period of 30 to 40 years. Town Public Works staff have reviewed and accepted the Dawson Trails TIA.

The first phase of the proposed development is anticipated to be completed in Year 2025 and is projected to include approximately 500 residential dwelling units and 180,000 square feet of general commercial/retail space. The second phase is anticipated to be completed by Year 2030 and estimated the completion of 3,100 residential dwelling units, 1,600,000 square feet of general commercial/retail/light industrial/flex space, and an elementary school with up to 450 students.

Full build out is anticipated to be completed by Year 2040 and includes an additional 2,250 residential dwelling units, 1,420,000 square feet of general commercial/retail/light industrial/flex space, an elementary school with up to 450 students, a high school with up to 2,000 students, a community facility (such as a recreation center or ice skating arena), and regional park. At full build out it is estimated Dawson Trails will generate approximately 87,025 daily vehicle trips. External trips, those that begin or end outside of Dawson Trails will account for approximately 61,455 daily vehicle trips. Internal trips, those that remain within Dawson Trails and do not utilize the interchange or external roadways, are estimated to be approximately 25,570 daily trips. The TIA also considered existing and anticipated background traffic, in addition to the estimated vehicle trips generated by the Dawson Trails PD.

The study grouped all road improvements necessary to accommodate the projected vehicle trips into three chronological phases, however some construction triggers are based on the actual vehicle trips that are generated. The bullet point lists below highlights some the key recommendations of the TIA that are attributed solely to traffic generated by the Dawson Trails development, grouped by the anticipated year they may be needed. There are other improvements necessitated by a combination of background traffic and the Dawson Trails development, such as the Crystal Valley Interchange, toward which the Dawson Trails' owners will contribute a share. The DA is discussed in a separate staff report and will be acted on by Town Council on August 16th, on first reading.

Year 2025:

- Dawson Trails Boulevard south of Plum Creek Parkway: Construct through Dawson Trails and up to Plum Creek Parkway with one lane per direction as an interim condition.
- The Dawson Trails Blvd. and Plum Creek Parkway intersection will be signalized when warranted. The Dawson Trails project is funding a proportional share of this signal.
- West Frontage Road: Relocate west of the RR within the Dawson Trails boundaries to accommodate the Crystal Valley interchange. The West Frontage Road is replaced by Dawson Trails Blvd.

- Territorial Road at Twin Oaks Road / Clarkes Circle: Relocate intersections with the construction of a collector class street. At Twin Oaks Road, it is proposed that the northbound left-turn be restricted to reduce traffic through the rural community.
- New Roadway Infrastructure: Construct segments of the internal collector roadway network to serve the Phase 1 traffic.

Year 2030:

- Crystal Valley Parkway at Dawson Trails Boulevard: Provide the following additional lanes: second eastbound through lane, eastbound right-turn lane, second westbound left-turn lane, second northbound and southbound through lanes, second southbound left-turn lane.
- Dawson Trails Boulevard south of Plum Creek Parkway: Widen roadway to ultimate four-lanes with two lanes per direction.
- Collector Class Street Intersections along Dawson Trails Boulevard: Proposed as multi-lane roundabouts.

Year 2040: To accommodate the background growth and trips generated by the full buildout of the Dawson Trails development, anticipated by year 2040, the following capacity improvements are expected to be needed:

- Crystal Valley Parkway at Dawson Trails Boulevard: Add the third westbound left-turn lane and receiving lane and second westbound through lane.
- Dawson Trails Boulevard south of Crystal Valley Parkway: Widen roadway to six-lanes (three per direction) between Crystal Valley Parkway and the second roundabout intersection to the south. Roundabouts will remain two circulating lanes with right-turn bypass lanes.
- Collector Class Street Intersections along Dawson Trails Boulevard: Proposed as multi-lane roundabouts.

Mobility Hub/Park and Ride Improvements

Dawson Trails development is dedicating 5 acres to the Town for a Mobility Hub, to operate as a Park and Ride in the interim. The site is located in close proximity to the existing railroad and will transition to a full mobility hub if that is funded in the Town's future.

Water Infrastructure

To adequately support the Dawson Trails development, two points of connection will need to be made to the Town's existing water system. The first will be along Crystal Valley Parkway to the east and the second will be made north of the development. All internal piping will be required of the developer to deliver the necessary flows and pressures to any point within the development. Due to the elevation changes within the proposed development, there will be three distinct pressure zones.

The connection to the Town's system will be a connection to the existing Blue pressure zone. A pump station will be needed to pump from the Blue pressure zone to the Red pressure zone with a new water storage tank being built at the same elevation as the existing storage tank within the development. A second pump station will be needed to pump from the Red pressure

zone to the Green pressure zone. A future Green pressure zone tank will need to be constructed outside the development, due to the elevation constraints within the proposed Dawson Trails development. Since this new Green zone tank will be located outside the proposed development, the developer will need to acquire the land and build all necessary infrastructure to ensure water can safely be provided to this zone. Roadway construction and very limited onsite grading within the Green pressure zone boundary will be permitted until the Green zone tank infrastructure has been built.

None of the existing water infrastructure within the development constructed in the late 1980's and early 1990's will be permitted to be connected to the Town's water system, and will need to be removed. This includes all existing piping and related infrastructure.

Water Resources

All groundwater rights associated with the Dawson Trails PD property must be dedicated to the Town. It is anticipated that the Dawson Trails owners will convey to the Town approximately 2,300 acre-feet of groundwater rights. Due to the property owner changes over decades, the water rights with the property, and titles, are under various stages of review by the Town's outside water attorney. No lots may be platted for development until such time as the Town has accepted the required groundwater rights to serve the platted areas. The Development Agreement (DA) contains details on the Dawson Trails Water Bank including SFE Credits, allowances for future deposits of water credits, requirements for water conservation through a Water Efficiency Plan, limitation on any development until water rights are approved by the Town, and consequences of exhausting the Water Bank.

Water Conservation

A Water Efficiency Plan (WEP) was required for the Dawson Trails PD and is an attachment to the DA. The WEP provides specifications required for water saving indoor fixtures, and outdoor water reduction requirements that prohibit irrigated turf on commercial properties and residential front yards. Coloradoscape landscaping may be installed in residential front yards and a maximum of 500 square feet of irrigated turf will be allowed in residential backyards, regardless of the lot size. Irrigated turf is prohibited in multi-family complexes, except for outdoor activity areas. The provisions are the most restrictive water conservation tools to be implemented in Castle Rock.

Wastewater Infrastructure

To safely convey wastewater away from the Dawson Trails development, the developer will need to connect to the Town's existing system at Plum Creek Parkway north of the development. All existing infrastructure installed decades ago will need to be removed and replaced. Lift stations may be required due to topography.

Floodplain

There are five tributary drainageways to East Plum Creek within the Dawson Trails PD. These natural stream systems pose a moderate risk of flooding within the development area, and are subject to the Town's Floodplain Regulations. The developer will be required to preserve and fully stabilize these natural streams, in accordance with Town regulations, to ensure these

natural resources are protected and flood risk is mitigated. Improvements may include grade control structures, regional detention and bank protection. The drainageways will generally be contained within open space dedicated to the Town of Castle Rock. The developer is also obligated to mitigate for off-site impacts to properties where the tributaries make their confluence with East Plum Creek.

Fiscal Impact Analysis

The Town of Castle Rock Municipal Code states that a land use application proposing a major amendment to an existing Planned Development must address the fiscal impact of the proposal. The Fiscal Impact Analysis (FIA) generally compares the project's projected direct revenues through property, sales and use tax generation, to projected costs of providing urban services to the development.

Due to the scale and complexities of the Dawson Trails proposal, the Town obtained an independent FIA of the proposed project to determine the fiscal impact to the Town (Attachment L). The analysis and findings were completed by the firm of Economic & Planning Systems, Inc.

In summary, the Finance Department has reviewed the FIA and concluded that the FIA complies with Town Code.

Public Notification and Outreach

Public Hearing Notice

Required public noticing was completed 15 days prior to the public hearing. Public hearing notice signs were posted on the property. Written notice letters were sent to all property owners and Homeowner Associations (HOA) within 500 feet of the property, as well as to property owners whose properties are located adjacent to the conceptual realignment of the west frontage road. In addition, written notices were emailed to persons who attended any of the neighborhood meetings and provided their email addresses.

Town staff published notice of the Town Council public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map and a webpage dedicated to the Dawson Trails PD Plan and Zoning Regulations.

External Referrals

Requests for external referral comments were sent to local service providers, Douglas County government agencies and school district (DCSD), surrounding HOAs, as well as the Colorado Department of Transportation (CDOT), Colorado Geological Survey, Colorado Parks and Wildlife (CPW), Burlington Northern/Santa Fe Railroad (BNSF) and Plum Creek Water Reclamation Authority (PCWRA). All referral comments have been acknowledged or addressed. Referral comments of note are summarized below.

Surrounding HOAs

The Twin Oaks HOA provided a list of issues of concern to their community (Attachment J). The HOA expressed concerns over increased traffic, impacts on unimproved county roads, cut-through traffic, the capacity of the Interchange to accommodate the Dawson Trails development,

availability of water resources and impact to private wells, impacts to wildlife and the natural environment, need for wider buffers, and noise and light pollution, to name a few issues. They also asked for consideration of a gate to restrict access to their subdivision.

The Keene Ranch HOA expressed their primary concerns about impacts to private water wells, trail connections between Dawson Trails and Keene Ranch, trespassing on county property, adherence to Dark Sky criteria, and wider buffers for wildlife movement (Attachment K). The HOA also asked that an EVA through Dawson Trails to Keene Ranch.

In response to input from the HOAs, the following steps were taken and revisions were made to the PD Plan:

- The developer is working with the Twin Oaks HOA on relocating the entrance to the subdivision, and designing and construction entrance features that distinguish the county neighborhood and discourage unintentional vehicle trips. Privatization and/or gating of county roads is a determination that Douglas County would make. The Town would not object, as access through Twin Oaks is not a component of the Dawson Trails traffic circulation system and does not affect the function of the new Interchange.
- The traffic volumes generated by Dawson Trails will be accommodated by the capacity of the new Interchange, as well as realignment and widening of the west frontage road and extending its connection from Tomah Road to Plum Creek Parkway.
- All water rights associated with the property must be dedicated to the Town.
- The Town reserves the right to drill new water wells in Dawson Trails, however the Town must apply to the State Engineer for well permits and is subject to the same criteria for approval as owners of private wells.
- The initial submittal of the PD Plan set a minimum open space buffer of 100 feet. In response to requests from county residents and in consideration of wildlife in the area, the width of the open space buffers with Keene Ranch and Twin Oaks neighborhoods has been increased. In addition, a Transition Zone was added to the plan that establishes minimum lot sizes and special development standards.
- Areas of unique topography and stands of mature pines are preserved in open space dedications.
- The Town and developer have committed to providing an EVA between Keene Ranch and Dawson Trails. Depending on the new configuration of the Twin Oaks entry, an additional EVA may be provided to Twin Oaks, as well.
- Additional fencing will not be installed around the perimeter of Dawson Trails. Private lots within Dawson Trails that abut open space will be required to use wildlife friendly fencing. Trails within open space corridors will be located away from county properties, wherever possible.
- Dawson Trails will be subject to the Town's Illumination code that is based on the Dark Sky criteria.
- The initial Dawson Trails sign regulations allowed LED highway oriented signs. In response to objections from county residents, highway oriented LED signs are now prohibited in Dawson Trails.

Colorado Parks and Wildlife

Colorado Parks and Wildlife (CPW) acknowledged that it is impossible to eliminate impacts of development on wildlife, however, impacts can be minimized through clustering configurations, density reduction and providing open space and connections for movement of wildlife (Attachment G).

The Dawson Trails PD plan provides a continuous open space buffer on the north, west and south periphery of the development south of Territorial Road. The buffer width varies with the natural features, ranging from a minimum of 250 feet to 1,506 feet. Existing east/west drainageway corridors will be preserved with the PD. In addition, the proposed rezoning represents a 26% reduction in residential density, an 83% reduction in commercial square footage and an approximate 66% increase in open space, over the existing underlying PD zoning.

Black Hills Energy

Black Hills Energy identified an active natural gas distribution main that runs through the former Dawson Ridge portion of the Dawson Trails PD and serves Keene Ranch to the west. In addition, a distribution main running parallel to Territorial Road serves Twin Oaks.

Both the developer and the Town acknowledge their responsibility to relocate the distribution mains prior to the commencement of construction within Dawson Trails and the Crystal Valley/I-25 Interchange.

CORE Electric Cooperative (CORE)

CORE requires that a 115 Kv transmission line and substation be included as permitted uses in the planning areas and open space tracts adjacent to the east boundary of Dawson Trails. The PD Zoning Regulations allow public utilities and specifically facilities for the storage and distribution of electricity in the pertinent planning areas.

Neighborhood Meetings and Public Outreach

Neighborhood Meetings

The Town Code requires that an applicant conduct a minimum of three neighborhood meetings; the first to be held prior to submittal of the land use applicant, and the final to be held just prior to the first public hearing. The purpose of the neighborhood meeting is to engage the public and surrounding property owners, in particular, the development process by taking feedback, hearing concerns and revising the plan to mitigate the issues, where possible. Town staff attends each neighborhood meeting to listen to the issues raised and answer any process-related questions.

The applicant has held five neighborhood meetings to present background information about the property, proposed rezoning, answer questions and take feedback. All meeting summaries are included in Attachment H. The first neighborhood meeting was held on April 13, 2021 using a virtual format. The meeting was well attended, with approximately 133 members of the public participating.

Participants expressed frustration with the virtual format and did not believe their questions and concerns had been adequately addressed. As a result, the applicant conducted a second meeting, prior to submittal of the application, on May 24, 2021. This meeting, and all subsequent meetings were conducted with a hybrid format, which offered both in-person and virtual attendance and participation, and the meetings continued until there were no further questions or comments by the audience.

The second meeting was attended by approximately 77 members of the public, either in-person or virtually. At the meeting the applicant provided essentially the same information as was discussed at the first meeting, such as the history of the property, the proposed zoning, buffers and open space, the PD amendment process and anticipated timeline. The applicant also discussed the realignment of the west frontage road and the location and potential timeline of the proposed Crystal Valley/I-25 Interchange, even though the Interchange CIP project is not part of the PD amendment application.

The formal land use application was submitted on August 18th, and subsequent neighborhood meetings conducted in a hybrid format were held throughout the review process on October 12, 2021, February 7, 2022 and June 27, 2022. Attendance at the meetings varied, with approximately 40 members of the public attending meeting 3, 184 people attending meeting 4 and approximately 70 people attending the most recent meeting number 5. At each meeting the applicant began by describing changes that had been made to the proposal since the previous neighborhood meeting, followed with a presentation of the revised development plan and a period of questions and answers.

Additional Outreach Efforts and Public Feedback

Beyond the scheduled neighborhood meetings, the applicant has had at least ten additional meetings with surrounding neighbors to discuss the overall PD Plan and Zoning, take input, address concerns and collaborate on solutions. Town staff has typically not attended these meeting.

Public input on the project has come through the neighborhood meetings, additional outreach meetings and over 200 emails received by the Town from people interested in the proposal. The emails have been made part of the project record. Due to the volume and file sizes, copies of the emails are not attached to this staff report, but rather have been uploaded to shared folder that is accessible to the Planning Commission, Town Council and the public at <https://crgov-my.sharepoint.com/:f/p/svossler/EuqlR3HZCQ1Do6X0i-ONJIMBWf7I93WTFzATGQHAcV3nYq> (Attachment I). Copies of the emails may be downloaded and printed from the shared folder.

Feedback on the proposal has come predominantly from county residents, many of whom have expressed opposition to the proposed rezoning and development of the property. Staff has received some inquiries from Town residents primarily about the details of the proposal, and the status and timing of the Interchange project. In no particular order, the themes and areas of concern most often expressed at the meetings and articulated through the email correspondence are:

- **Traffic/Transportation Improvements:** The impacts of traffic and the transportation improvements on county roads due to cut-through traffic, the number of points of access to Dawson Trails, realignment of the west frontage road and closing of the existing

alignment, costs, timing and funding source of the Interchange, increased noise and light pollution and concern for property values and quality of life. Additionally, many expressed doubt that anyone would use the mobility hub/park and ride, and stated concerns that its presence would attract undesirable activity.

- Wildlife: Many expressed concern over the impact of development on the wildlife often seen on the property, and in the surrounding area.
- Open Space, Buffers, Trails: There were concerns over the amount of open space provided in Dawson Trails, the width of the open space along the north, south and west boundaries was perceived to be too narrow for an adequate buffer and wildlife movement corridors. Some objected to locating natural surface trails in the dedicated open space adjacent to Twin Oaks and Keene Ranch. Any trail connection to the surrounding county subdivisions was opposed and many expressed concerns that people using the trails would go off the designated trails and trespass on to private property in the county.
- Water and Wastewater: There were many question about how the property would be provided water and sanitary sewer services. Most concerns about the availability of water resources to meet the needs of the development related to fears about impacts to private wells in the surrounding subdivision, whether or not the Town opted to drill water wells in Dawson Trails in the future.
- Zoning and Development Standards: Much of the feedback expressed opposition to the PD amendment and development of the property based on a preference for a greater reduction in density, for large lots similar in size to the surrounding county lots, for much reduced building heights, and elimination of multifamily uses. Many indicated the belief that commercial development should be located elsewhere in Castle Rock, and some questioned whether any additional commercial development was necessary in the Town. Again, light and noise impacts related to the development and impacts to the schools were concerns.
- Emergency services: Some questioned how the Crystal Valley Parkway Fire Station could effectively serve Dawson Trails. Many felt the WUI mitigation plan was insufficient, and believe that traffic from the new development will block county evacuation routes. A request for an EVA along the common boundary with Keene Ranch was requested.

Analysis

This staff analysis takes into account the representations made in the Dawson Trails PD application, and the supporting reports and analyses submitted to date. Staff reviewed the submitted information for compliance with the Castle Rock Municipal Code (CRMC) section 17.34.030 as detailed below.

Planned Development Plan Approval Criteria and Analysis, CRMC 17.34.030:

A. Community Vision/Land Use Entitlements

The proposed Dawson Trails PD meets this criterion. The development proposal conforms to the Town of Castle Rock 2030 Vision, in that the proposed PD Plan and Zoning Regulations:

- *Promote a diversified local economy, job creation and economic development*

- *Encourage retail and employment-based business opportunities at the new Crystal Valley / I-25 Interchange*
- *Provide opportunities for a variety of recreational opportunities and community events*
- *Balance housing, services, and employment while preserving and enhancing surface transportation, open space, water and other natural resources*

Further, the PD Plan and Zoning meet the objectives of the Town's 2030 Comprehensive Master Plan by supporting the Four Cornerstone principles of Distinct Town Identity, Responsible Growth, Community Services and Thriving Economy. In support of the Distinct Town Identity principle, the PD Plan:

- *Allows uses that contribute to the tradition of local community events, including art, cultural and entertainment opportunities and advance Castle Rock as a vibrant freestanding, self-sustaining community*
- *Includes an open space plan and public land dedications that preserve the natural environment and scenic vistas, as well as expands the Town's accessible, well-distributed system of parks, recreation facilities, open space and trails.*

Castle Rock is a growing urban community. The development plan supports the Responsible Growth cornerstone by:

- *Planning for and accommodating the needs of existing and future residents*
- *Offering cohesive neighborhoods, with a mix of land uses that support a variety of lifestyle options for Castle Rock residents*
- *Including a phasing plan that advances orderly, cost-effective and fiscally responsible growth*
- *Including buffers and a Transition Zone that recognizes, and is sensitive to, the scale and character of the surrounding neighborhoods*
- *Planning for integrated, multimodal transportation opportunities*
- *Protecting and preserving sensitive areas, ridgelines and open space*

The Community Services cornerstone principles that support public health, safety and welfare for Castle Rock residents and businesses are met by:

- *Providing land dedication for Town facilities such as a fire station. The developer will also contribute to the construction of a fire station that will provide emergency services for Town and County residents.*
- *Providing land dedication for construction of a Public Works service facility that will position key road equipment, such as snow plows, closer to development on the south end of Town.*
- *Providing zoning that allows health services, public and private educational facilities, as well as parks and recreation facilities.*
- *Providing land for a Park and Ride facility, in the short term, that could transition into a multimodal hub given its proximity to the Interchange and the railroad*
- *Preserving scenic open space and providing a well-connected system of pedestrian trails.*

- *Requiring sufficient right-of-way corridors for appropriate transportation infrastructure sized to meet necessary capacities and designed to provide efficient road connections and vehicle circulation.*

The Thriving Economy cornerstone is intended to ensure Castle Rock is a self-sufficient community where people can work, live and play. The plan meets this principle by:

- *Creating zoning that offers a broad range of primary employment opportunities and non-residential uses that maintain a healthy tax base, as well as mixed use neighborhoods that include complimentary and compatible land uses*
- *Locating business and industrial uses along the I-25 corridor*

In addition, the PD plan meets the general design principles of land development by preserving areas of mature vegetation, the dominant north/south ridgeline, and drainageways, exceeding the minimum open space requirement, and conveying all water rights to the Town.

B. Relationship to surrounding area.

From the time of annexation and the earliest zoning, the property within the Dawson Trails PD has been an area of Town where intentional urban-level entitlements are adjacent to large lot county zoning. The proposed rezoning, while still an urban development, represents a substantial reduction in residential density and non-residential square footage, and significant increase in open space acreage and buffers.

In response to feedback from surrounding neighbors, the open space buffer along the northern boundary with Twin Oaks and the south boundary with Keene Ranch was increased from 100 feet to 250 feet. The minimum open space buffer along the west boundary with Keene Ranch is 365 feet. A Transition Zone has been added to planning areas in the West Character area to establish minimum lot sizes and development standards to further mitigate impacts to county residents.

The plan provides a variety of housing types, densities and open space designations that locates the higher density attached and multifamily residential and the active open space uses in the Central and East Character area.

Internally, the Central area provides a transition between the East and West areas, and their respective densities and uses. Along the shared boundary with county development, the prescriptive buffers meet or exceed the requirements of the Residential/Nonresidential Interface and the Dissimilar Interface requirements, therefore additional buffers will not be required. The Interface mitigation requirements will be applied to development that is adjacent to the county, as appropriate. The Interface regulations are not applicable to development within Dawson Trails.

C. Circulation and connectivity.

The proposed PD plan complies with this criterion by providing appropriate internal pedestrian and vehicle circulation, capacity and connectivity, and the DA obligates the

developer to required offsite improvements. The road improvements will be phased to correspond to the rate of development within the PD. For example, in the short term, the developer will contribute to the cost of constructing the new Crystal Valley/I-25 interchange and will be responsible for extending the realigned west frontage road, to be named Dawson Trail Boulevard, from Plum Creek Parkway south to the southern boundary of Dawson Trails. Douglas County will extend Dawson Trails Boulevard to Tomah Road.

As noted previously in this report, an EVA will be provided along the boundary with Keene Ranch, as requested by Douglas County and the county residents. The placement of the Interchange and collector roads in Dawson Trails will impact the current access road to Twin Oaks via Clarke Circle and Twin Oaks Road. The developer is working with the Twin Oaks HOA on new access point(s) to serve the Twin Oak subdivision prioritizing a design that provides neighborhood identification, but discourages cut-through traffic. The DA formalizes the developer's obligation to design and construct the new entrance.

D. Service, phasing and off-site impacts.

The proposed PD amendment complies with this criterion. The PD plan, phasing plan and DA establish the necessary onsite and offsite improvements to service Dawson Trails with adequate municipal water, wastewater and sewer services. The developer is responsible for the cost and construction of the infrastructure improvements to serve the property. The Owner will contribute to the total cost of new Interchange. The Fiscal Impact Analysis demonstrates the Dawson Trails development will have a net positive impact on the Town.

The major drainageways must be preserved and stabilized as required by the phasing plan. The groundwater rights will be dedicated to the Town creating Dawson Trails Water Bank. Application of the stringent Dawson Trails Water Efficiency Plan is intended to significantly reduce the water demand of the development.

E. Open space, public lands and recreation amenities.

The Dawson Trails PD meets or exceeds the requirements of this criterion. The open space reservations and public land dedications are of an appropriate configuration and location within the site and comply with applicable requirements of Chapter 16.08, CRMC and this Title. Planned Developments are required to provide a minimum of 20% open space. The Dawson Trails PD provides 36% of the site as open space. An additional 11% of the PD is zoned as public land to provide three school sites, two regional park sites, and land for a future fire station, Public Works service yard for snow plowing operations, and potential water well sites and water treatment facility.

Hard and soft surface trails will connect open space, parks, recreation facilities and link to the commercial use areas through a series of grade-separated crossings. Public and private open space will also provide buffers and density relief, preserve natural features such as significant tree stands, ridges and drainageways.

F. Preservation of natural features.

The PD plan complies with this criterion. As noted in E above, the PD Plan limits disturbance to the site's major environmental characteristics including drainageways, topography, view sheds and vegetation. The proposed PD Plan and zoning accommodate the Skyline/Ridgeline Protection Regulations in Chapter 17.48 and reasonably mitigates visual impacts upon off-site areas.

The PD Plan and zoning are designed to mitigate impacts to wildlife with connected open space corridor, preservation of mature stands of pines and Gambel oak, wildlife-friendly fencing along rear yards adjacent to open space, and by locating the higher density and intensity uses in the east Central and East Character areas in proximity to the major arterial, I-25 and the new Interchange.

Development on the site will comply with state and federal regulations such as the Migratory Bird Act. Due to the presence of prairie dog burrows north of Territorial Road, a Burrowing Owl survey will be complete prior to development in that area.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for commercial development. Future sales tax generation will provide additional revenue to fund Town services.

Findings

Planning Commission considered the proposed Dawson Trails Planned Development Plan and Zoning Regulations at a public hearing held on Thursday, August 11, 2022. After consideration of the proposed application, public comment and public record, the Commission found that the proposal

- Generally, conforms with the objectives of the Town's guiding documents and plans, and
- Meets the review and approval criteria of the Castle Rock Municipal Code, Chapter 17.34.

Recommendation

Planning Commission voted 7 to 0, to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council, with the following recommendations:

1) that the Town work with the County on the new frontage road extension from the south property boundary of the Dawson Trails development to intersection with Tomah Road, so the entire length of road is both safe and provides fire egress, and

2) to encourage the water department to work with the neighboring communities who may be interested in paying their fair share of accessing the Town's central water system.

Proposed Motions

Town Council voted 7-0 to approve the proposed Dawson Trails Planned Development Plan and Zoning Regulations on 1st reading at a public hearing held on August 16, 2022.

Option 1: Approval

"I move to approve Ordinance No. 2022 - 017, as presented, on 2nd and final reading."

Option 2: Approval with Conditions

"I move to approve Ordinance No. 2022 - 017, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], 2022, at [time]."

Attachments

Attachment A:	Site Vicinity Map
Attachment B:	Ordinance
Attachment C:	Castle Rock Ranch Planned Development – 1984
Attachment D:	Westfield Trade Center Planned Development Plan – 1989
Attachment E:	Dawson Ridge Planned Development Plan – 1986
Attachment F:	Traffic Impact Analysis
Attachment G:	Colorado Parks and Wildlife Referral Letter
Attachment H:	Summaries of Neighborhood Meetings
Attachment I:	Emails from the Public (link)
Attachment J:	Twin Oaks HOA External Referral Comments
Attachment K:	Keene Ranch HOA External Referral Comments
Attachment L:	Fiscal Impact Analysis
Attachment M:	Colorado Division of Wildlife – Elk Ranges

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Dave L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services

Title: **Ordinance No. 2022 - 017: An Ordinance Amending the Town's Zone District Map by Approving the Dawson Trails Planned Development Plan and Zoning Regulations (1st Reading) [2,064 acres located West of Interstate 25 and North and South of Territorial Road]**

Executive Summary

Dawson Trails I, LLC (applicant), on behalf of all current owners of record, has submitted a Major Planned Development Amendment application, titled as Dawson Trails Planned Development (PD). The Dawson Trails PD application proposes to rezone property that includes a portion of the Westfield Trade Center PD and all of the Dawson Ridge PD, with the exception of three 1-acre parcels.

The Dawson Trails PD consists of approximately 2,064 acres, and is located in the southwest quadrant of the Town boundaries; it is west of Interstate 25 (I-25) and north and south of Territorial Road (Attachment A). The future Crystal Valley Parkway/I-25 Interchange (Interchange) will align with Territorial Road. The Interchange is a Town capital improvement project, planned in partnership with Douglas County and the Colorado Department of Transportation, that is currently in the design phase.

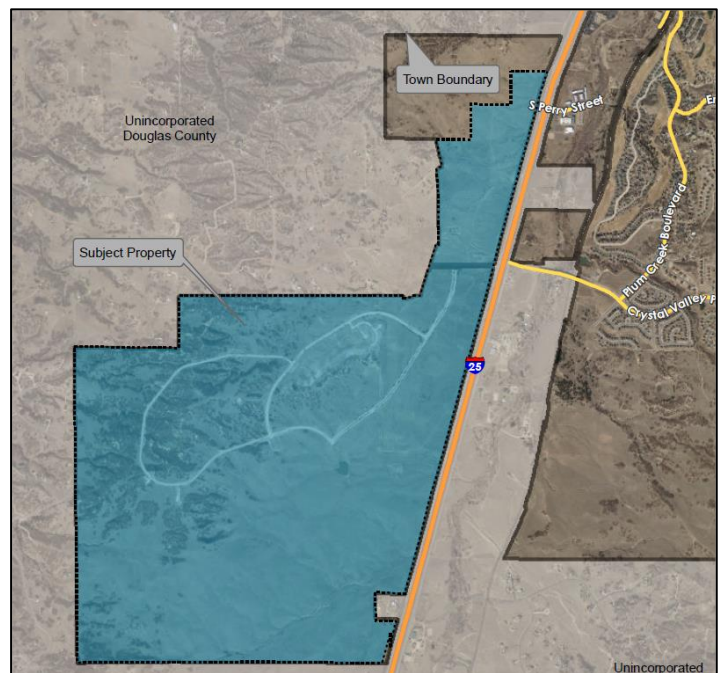


Figure 1: Site Vicinity Map

Compared to the underlying PD zoning, the rezoning proposal represents a substantial reduction in residential density and commercial square footage, and a significant increase in open space. Highlights of the proposed PD Plan and Zoning Regulations include:

Key Elements

- A 202% increase in open space.
- 26% reduction in the total number of residential dwelling units.
- An approximate 82% reduction in commercial/office/retail/industrial square footage.
- Buffer widths increased from a maximum of 100 feet to a minimum of 250 feet.
- A Wildland/Urban Interface Wildfire Vegetation Management Plan.
- A 56% reduction in high density residential units, from approximately 5,453 to 2,400.
- A highway oriented sign plan.
- Prescriptive architectural design standards.

Planning Commission Recommendation

Planning Commission considered the proposed Dawson Trails Planned Development Plan and Zoning Regulations at a public hearing held Thursday, August 11th at 6 pm. The Commission heard public comment from Town and County residents, local business owners and others interested in the proposal. Public testimony was provided both in-person and virtually, and comments provided were both for and against the proposed rezoning.

Planning Commission voted 7 to 0, to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council, with the following recommendations 1) that the Town work with the County on the new frontage road extension from the south property boundary of the Dawson Trails development to intersection with Tomah Road, so the entire length of road is both safe and provides fire egress, and 2) to encourage the water department to work with the neighboring communities who may be interested in paying their fair share of accessing the Town's central water system.

Summary of Proposal

The Dawson Trails PD zoning proposes a maximum of 5,850 dwelling units and 3.2 million square feet of commercial, office, restaurant, retail, and industrial uses. Public and private open space totals 748 acres and an additional 227.6 acres of land will be dedicated to the Town for development of public facilities such as regional parks, schools, fire station, trails, mobility hub, etc. (Attachment B).

The proposed PD Zoning Regulations include permitted uses, development standards, architectural standards and signage regulations (Attachment B). Of note are the provisions for a pedestrian-oriented public gathering place/mainstreet concept located in the heart of the commercial area.

Town of Castle Rock and owner obligations are formalized in the Dawson Trails Development Agreement (DA) that will be considered and acted upon by Town Council. The DA is a contract between the Town and the developer that addresses obligations, infrastructure improvements, phasing, open space and water rights conveyances. The highlights of the Dawson Trails DA are summarized in this report as an informational item. Of note, the DA includes a \$50 million contribution to the Interchange and the most stringent Water Efficiency Plan implemented in the Town of Castle Rock to date.

The applicant has held five formal neighborhood meetings since April 13, 2021. In addition, the applicant has met informally with surrounding Homeowner Associations (HOAs) and residents on at least ten occasions to date.

Staff has thoroughly reviewed the project and the applicant has made all staff requested changes to the proposal. The purpose of this staff report is to provide background on the annexation and zoning history of the property, detail the proposed PD Plan and Zoning Regulations, summarize external referral comments and public input, and analyze proposed Dawson Trails PD Plan and Zoning Regulations according to the Town's review and approval criteria.

Background

The Dawson Trails PD proposes to rezone land within the Town of Castle Rock that is currently in two different zoning districts; Westfield Trade Center PD and Dawson Ridge PD. These two PDs were originally annexed and zoned under the Castle Rock Ranch PD. A brief history of the incorporation and zoning of the land is included in the following section.

Castle Rock Ranch PD

In 1984, Castle Rock Ranch (CRR) was annexed to the Town of Castle Rock and zoned Planned [Unit] Development (Attachment C). CRR consisted of about 2,261 acres and zoned to allow 7,900 dwelling units. Residential housing types and densities ranged from low density single-family detached homes at 1 dwelling unit per acre (du/ac), to high density multi-family units at 20 du/ac. Over two-thirds of the 7,900 dwelling units were planned as higher density development ranging from 8 du/ac to 20 du/ac. Density transfers up to 20% between planning areas was allowed with Council approval at the time of the site development plan and platting, with maximum dwelling units not to exceed 7,900.

Non-residential uses included 173 acres of commercial, 287 acres of office/commercial and 295 acres of industrial uses. The CRR PD did not establish a maximum square footage of non-residential uses, however using the assumptions discussed below, and shown in Table 1, an estimated 20,560,320 square feet of non-residential uses were permitted in the CRR PD. The purpose for estimating the permitted square footages is to allow a relevant comparison to the proposed Dawson Trails PD.

This estimate assumes the net acreage (excluding road rights-of-way) is 85% of the gross acreage and buildings are assumed to be 2-stories in height. The percentage of lot coverage is the actual maximum allowed in the CRR PD. It is important to note that the 2-story assumption

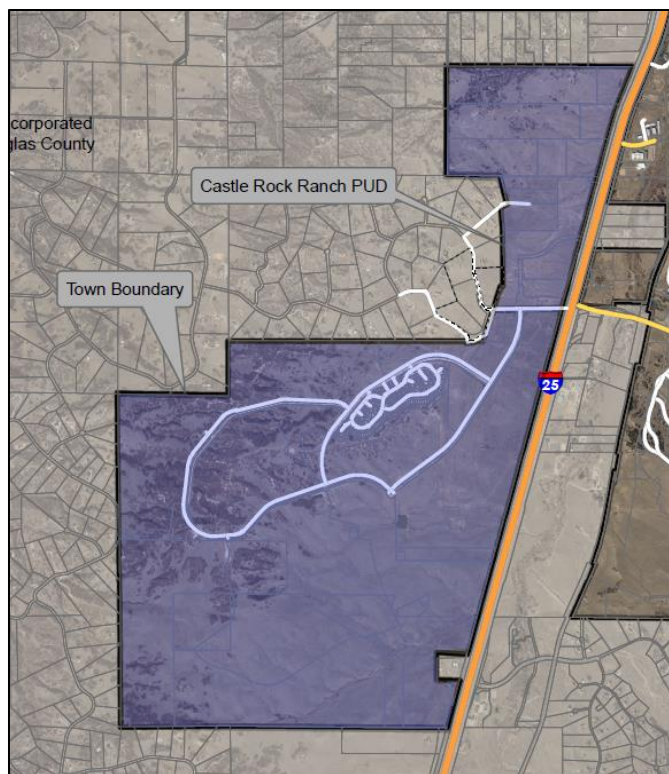


Figure 2: Castle Rock Ranch PD - 1984

is a conservative estimate, since the CRR PD Zoning Regulations allowed commercial and office buildings a maximum height of 50 feet, and 75 feet as a Use by Special Review. Maximum building height of industrial buildings was 40 feet.

Castle Rock Ranch PD Non-Residential Square Footage

	Commercial	Office/Comm	Light Industrial	Total S.F.
Gross Acreage	173 ac.	287 ac	295 ac.	
Net Acreage*	147 ac.	244 ac.	251 ac.	
Lot Coverage	35% = 51 ac.	35% = 85 ac.	40% = 100 ac.	
Sq. Ft. x 2-stories	4,443,120 sf.	7,405,200 sf.	8,712,000 sf.	20,560,320 sf.

* Assuming that net acreage is 85% of the gross acreage

Table 1: Estimate of Non-Residential Square Footage in Castle Rock Ranch PD

The Public Land Dedication was approximately 248 acres, or 11% of the site. The CRR PD, however, did not establish an overall minimum public open space dedication. Instead the CRR PD plan outlined areas of “Suggested Private Open Space” and the Zoning Regulations required a minimum of 20%, 252 acres, private open space be designated in each residential planning area at the time of site development plan and platting.

A maximum 30-foot private open space easement was required as a buffer where non-residential use areas within the PD abutted residential uses outside of the PD. A 50 to 100-foot building setback was required along southern boundary of the Twin Oaks Subdivision. The Keene Ranch PD was not approved by Douglas County until 1992, after the CRR PD was already approved. See page 10 of this report for more information on the surrounding subdivisions.

The CRR zoning regulations anticipated the potential future construction of an Interstate 25 interchange within the property, and allowed for increased intensity of uses in planning areas adjacent to arterial roadways developed with the Interchange, with Town Council approval. In 1986, Castle Rock Ranch PD was rezoned into two new zoning districts, creating Dawson Ridge PD, south of Territorial Road, and Westfield Trade Center PD (Westfield), north of Territorial Road.

Westfield Trade Center PD

The Westfield Trade Center PD (Westfield) was approved in 1986 and amended in 1989. The 1989 Westfield PD Plan and Zoning Regulations remain in place and valid at the present time (Attachment D).

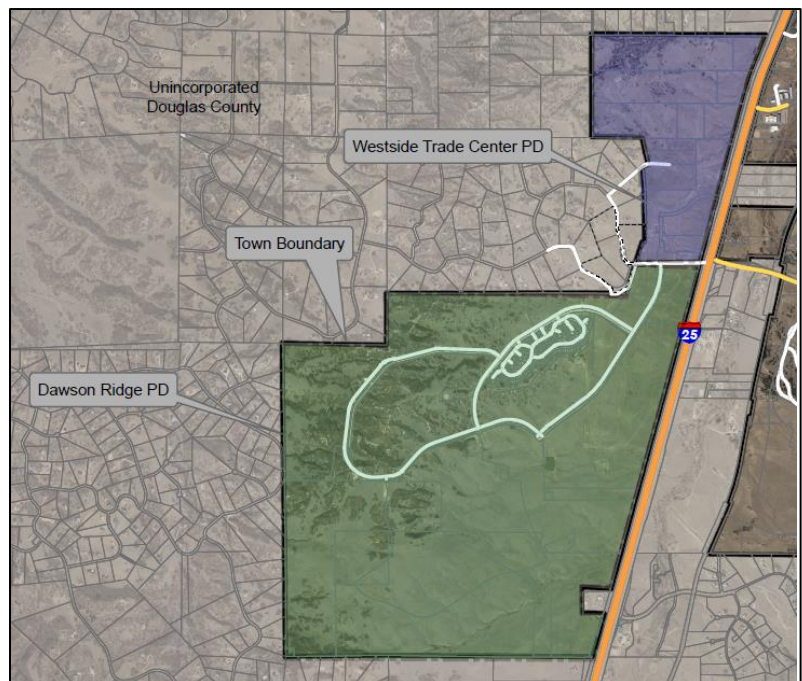


Figure 3: Dawson Ridge PD and Westfield Trade Center PD - 1986

The Westfield PD is zoned for approximately 39 acres of commercial uses and 301 acres of light industrial/research and development uses. The Westfield PD Plan identifies an interchange at I-25 and Territorial Road/Douglas Lane. Westfield planning area 5, immediately adjacent to the future Interstate interchange is allowed a maximum of 2,486,514 non-residential building square footage. The total estimated square footage of commercial, light industrial and research/development permitted in Westfield is 11,721,234 sf, based on the same assumption method described on page 3.

Westfield Trade Center PD

	Commercial	Lt. Industrial/R&D	Totals
Planning Area 5	2,486,514 sf.		2,486,514 sf.
All other Planning Areas			
Gross Ac.	13 ac.	301 ac.	
Net Ac.*	11 ac.	256 ac.	
Lot Coverage	35% = 4 ac.	40% = 102 ac.	
Sq. Ft. x 2-stories	348,480 sf.	8,886,240 sf.	9,234,720 sf.
Grand Totals	2,834,994 sf.	8,886,240 sf.	11,721,234 sf.

* Assuming that net acreage is 85% of the gross acreage

Table 2: Estimate of Non-Residential Square Footage in Westfield Trade Center PD

The Dawson Trails PD proposes to rezone approximately 184 acres of the southern half of Westfield Trade Center. The remaining portion of Westfield will retain zoning for approximately 13 acres of commercial uses and 105 acres of industrial research and development uses, equating to approximately 3,484,800 square feet of non-residential development (See Table 3). Future development of the 3,484,800 square feet of commercial, industrial and research and development uses remaining in Westfield must comply with the Westfield Trade Center PD and all current Town requirements, including provision of sufficient water rights dedication to meet the estimated demand and mitigation of traffic impacts.

Westfield Trade Center PD Remaining [Not included in Dawson Trails PD]

	Commercial	Lt. Industrial/R&D	Totals
Gross Ac.	13 ac.	105 ac.	
Net Ac.*	11 ac.	89 ac.	
Lot Coverage	35% = 4 ac.	40% = 36 ac.	
Sq. Ft. x 2-stories	348,480 sf.	3,136,320 sf.	3,484,800 sf.
Grand Totals	348,480 sf.	3,136,320 sf.	3,484,800 sf.

* Assuming that net acreage is 85% of the gross acreage

Table 3: Estimate of Non-Residential Square Footage Remaining in Westfield Trade Center PD

Residential uses are not permitted in the Westfield PD. The public land dedication in Westfield is 37 acres and no public open space is set aside in the Westfield PD. A private open space easement/setback buffer ranging from 50 to 100 feet is established along the common boundary between Westfield and the Twin Oaks Subdivision.

Dawson Ridge PD

In 1986, the majority of the CRR PD land, was rezoned as Dawson Ridge PD, allowing a maximum of 7,900 residential dwelling units, with densities ranging from 1 du/ac to 20 du/ac (Attachment E). The rezoning carried forward the CRR higher density allowances, with more

than two-thirds of the dwelling units planned with densities ranging from 8 du/ac to 20 du/ac. Approximately 127 acres of land was zoned commercial, 156 acres was zoned office/commercial, and 151 acres was zoned for mixed use (commercial, office and medium to high density residential).

The potential estimated square footage of commercial and office uses permitted in Dawson Ridge is 9,321,840. Table 4 reflects the estimated, cumulative 21,043,074 square feet of non-residential uses currently allowed in Dawson Ridge and Westfield combined. With the exception of Westfield planning area 5, the estimates in Table 4 assume the net acreage (excluding road right-of-way) is 85% of the gross acreage and buildings are assumed to be 2-stories; the same assumptions used for Castle Rock Ranch PD. The percentage of lot coverage is the actual maximum allowed in the respective PDs.

Dawson Ridge PD and Westfield Trade Center PD Non-Residential Square Footage

Dawson Ridge	Commercial	Office/Comm	Office/Comm/MF	Lt. Industrial	Totals
Gross Ac.	127 ac.	156 ac.	75.5* ac.	0	
Net Ac.**	108 ac.	133 ac.	64 ac.	0	
Lot Coverage	35% = 38 ac.	35% = 47 ac.	35% = 22 ac.	N/A	
Sq. Ft. x 2-stories	3,310,560 sf.	4,094,640 sf.	1,916,640 sf.	0	9,321,840 sf.
Westfield					
Planning Area 5	2,486,514 sf.	N/A	N/A	N/A	2,486,514 sf.
Remaining Planning Areas					
Gross Ac.	13 ac.	0	0	301 ac.	
Net Ac.**	11 ac.	0	0	256 ac.	
Lot Coverage	35% = 4 ac.	N/A	N/A	40% = 102 ac.	
Sq. Ft. x 2-stories	348,480 sf.	0	0	8,886,240 sf.	9,234,720 sf.
Westfield Subtotals	2,834,994 sf.	0	0	8,886,240 sf.	
Grand Totals	6,145,554 sf.	4,094,640 sf.	1,916,640 sf.	8,886,240 sf.	21,043,074 sf.

*Assuming only half of the 151 acres develops as Office and Commercial.

**Assuming that net acreage is 85% of the gross acreage

Table 4: Estimate of Non-Residential Square Footage in Dawson Ridge PD and Westfield Trade Center PD

The public land dedication in Dawson Ridge is 211 acres. As with CRR PD, a minimum public open space acreage was not dedicated in the overall PD, instead a minimum of 20% of the total residential acreage, or 248 acres are required to be set aside as private open space.

The buffer and setback standards established in the CRR PD were carried over to the Dawson Ridge PD, to include the 30-foot private open space easement required where non-residential use areas within the PD abut residential uses outside of the PD and the 50-100 foot building setback from the Twin Oaks Subdivision south boundary. The 20% density transfer between planning areas and the allowance for an increase in intensity of uses with the construction of an I-25 interchange were also carried forward in the Dawson Ridge PD.

In the late 1980's, the major looped roadway, along with water, wastewater and other utility infrastructure, were installed in Dawson Ridge. Well sites and a water tank were constructed and one neighborhood, Filing 11 with 234 lots and 15 tracts, was platted. Other improvements installed in Filing 11 included roadways, utilities, decorative perimeter fencing and landscaping. With the exception of the Dawson Ridge Filing 11 improvements and the loop road infrastructure, no other development has occurred in Dawson Ridge or Westfield PDs in the 38

years since Castle Rock Ranch Planned Development was annexed to, and zoned in, the Town of Castle Rock, and no homes have been constructed.

The zoning for Westfield Trade Center PD remains in effect and Westfield could develop as zoned today. The Dawson Ridge PD zoning is still in place, however it has been suspended, as discussed below.

Dawson Ridge PD – Suspension Agreement

After construction of the major roadway and utility infrastructure, the Dawson Ridge Metropolitan District No. 1 (District) filed for Chapter 9 bankruptcy in 1990. The District was also the principal landowner within the Dawson Ridge PD, having acquired the property in settlement of claims against the original master developer. As a condition to the Town's consent to the District's proposed refinancing plan, Dawson Ridge Districts 1-5 entered into a Suspension Agreement (Agreement) with the Town dated October 8, 1992. The principal land use consequence of the Agreement was that the prior entitlements to develop under the Dawson Ridge PD Plan and PD Zoning Regulations were suspended.



Figure 4: Dawson Ridge Limited Development - 2016

In order to lift this suspension for Dawson Ridge, a developer must submit a PD Plan and PD Zoning Regulations to the Town for review and approval. The applicant has purchased, or has under contract, the parcels of land included in the boundaries of the proposed Dawson Trails PD. The applicant's purpose in submitting and requesting approval of the Dawson Trails PD, is to re-establish development rights as required by the Suspension Agreement, and to create a Planned Development that is reflective of current marketing trends, lifestyles and Town values, goals and objectives.

The remainder of this report will focus on the details of the proposed Dawson Trails PD Plan and Zoning Regulations, the public outreach process, and an analysis of the review and approval criteria.

Discussion

The proposed Dawson Trails Planned Development Plan is approximately 2,064 acres and includes all of the Dawson Ridge PD (except for three, 1-acre Metropolitan District parcels) and approximately 184-acres of the Westfield Trade Center PD.

Existing Conditions

The following summary of existing conditions on the property is based on an updated Land Suitability Analysis Report (LSAR), dated April 13, 2022, prepared by Norris Design. The LSAR



Figures 5 & 6: Dawson Ridge Infrastructure Damage - 2016

looked at the site history, cultural and historical resources and assessed the topography and natural features of the property.

As discussed previously in this report, limited development occurred within the Dawson Ridge PD during the late 1980's consisting of construction of some infrastructure improvements, which were never accepted by the Town. Such improvements included concrete road, with waterlines, sanitary sewer lines and storm sewer located within the right-of-way (ROW). Water distribution infrastructure was also constructed to include water wells and a potable water tank. The utility systems were never connected to the Town's central systems. Given the age and condition of the infrastructure in Dawson Trails today, the Town will not accept any existing utilities to be used for the proposed development. Where appropriate, the existing infrastructure will be removed. The remainder of the site is undeveloped and has been used for cattle-grazing. The property is gated and closed to public access.

The topography consists of rolling hills with some moderate slopes and the overall grades are gentle. A ridge runs north to south through the west portion of the property. The vegetation consists of various native high-plains plant types such as yucca, Gambel Oak, and prairie grasses. Some native trees are clustered along the ridge. Pines, Cottonwoods and Russian Olive trees were planted along the limited roadway installed in the 1980's. The high water use species will be removed as new development occurs.



Figure 7: Dawson Ridge Cattle Grazing - 2016

No Waters of the US or wetlands, as defined by the U.S. Army Corps of Engineer, were identified on the property or on the U.S. Fish and Wildlife Service (USFWS) National Wetland

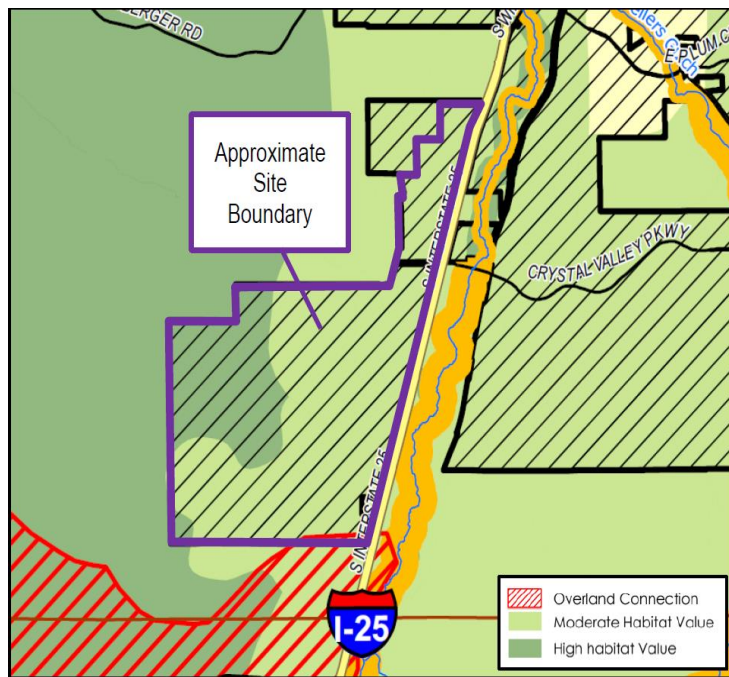


Figure 8: Douglas County Wildlife Resources Map

portion of the PD and extends into Douglas County, the remainder is considered moderate-value habitat. A small overland connection zone is identified along the southeast boundary of the property, where a 109-acre dedicated open space area is planned.

Specific to the presence of elk on the property, the Colorado Division of Wildlife (CDW) has identified elk ranges throughout Colorado. The Division of Wildlife Elk Ranges Map indicates that the majority of Douglas County is within the overall elk range area. Figure 9 shows the overall elk range in yellow and the winter range in light blue. The general location of Dawson Trails in Figure 9 is outlined in blue. See Attachment M for the full state-wide map with legend.

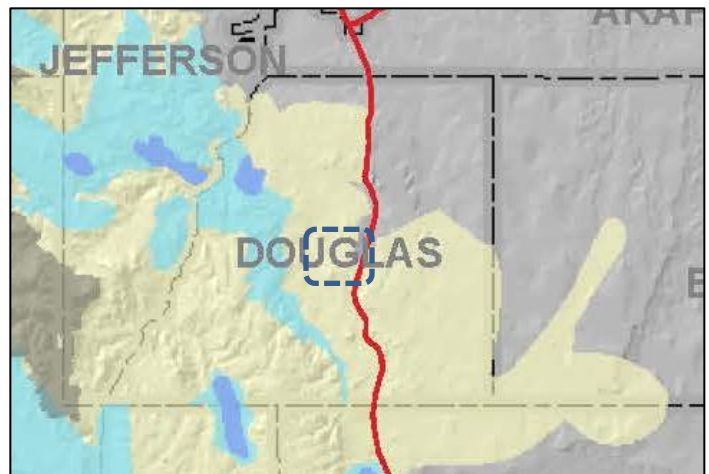


Figure 9: Colorado Division of Wildlife Elk Ranges Map

Various species of migratory birds such as Black-billed Magpies, Rock Doves and Scrub Jays were identified on the site.

Development on the property will be subject to the restrictions of the Migratory Birds Treaty Act. Burrowing Owls were not specifically identified on the property, however the presence of prairie dog burrows was confirmed north of Territorial Road. A Burrowing Owl survey will be required prior to development in that area that would occur during the Owl's breeding season, between March 15 and October 31.

Eagles have been seen in the area, and photographed adjacent to the property along the west frontage road. The Colorado Department of Parks and Wildlife indicated that the property does not contain Bald Eagles; no Bald or Golden Eagles, or their nests were identified on the

Inventory Map. One man-made pond exists on the site. It was created and used for livestock watering. This pond will be eliminated as phased construction occurs. There are Town-identified major drainageways that traverse the property. Development adjacent to the drainageways will require stabilization, protection and preservation of these drainageways in compliance with the Town Code and technical criteria. Dawson Trails contains wildlife habitat, as would be expected with a large expanse of undeveloped land. Large mammals known to be in the area include elk, mule deer, black bear, coyotes and mountain lions. The Douglas County 2040 Comprehensive Master Plan identifies the value of wildlife habitat (Figure 8). High-value habitat (dark green) is designated in the northwest

property. The Town's Wildlife Specialist has inspected the site and reached the same conclusion.

Measures incorporated in the Dawson Trails PD intended to mitigate impacts to wildlife and natural resources on the site are discussed in more detail in the External Referral and Analysis sections of this report.

Surrounding Uses

The proposed Dawson Trails PD abuts unincorporated Douglas County to the north, west and south (Figure 10). The Twin Oak Subdivision (Twin Oaks) is located north and west of the Dawson Trails PD and is accessed from the east by Territorial Road, the general location of the future Crystal Valley/I-25 Interchange. The Twin Oaks Subdivision was approved and platted in 1973 and consists of approximately 56 lots. The property is straight zoned as Large Rural Residential (LLR) in Douglas County, which is characterized by large lot, single-family detached residences and limited agricultural uses. LLR densities range from one dwelling per 34.9 acres to one dwelling per 10 acres.

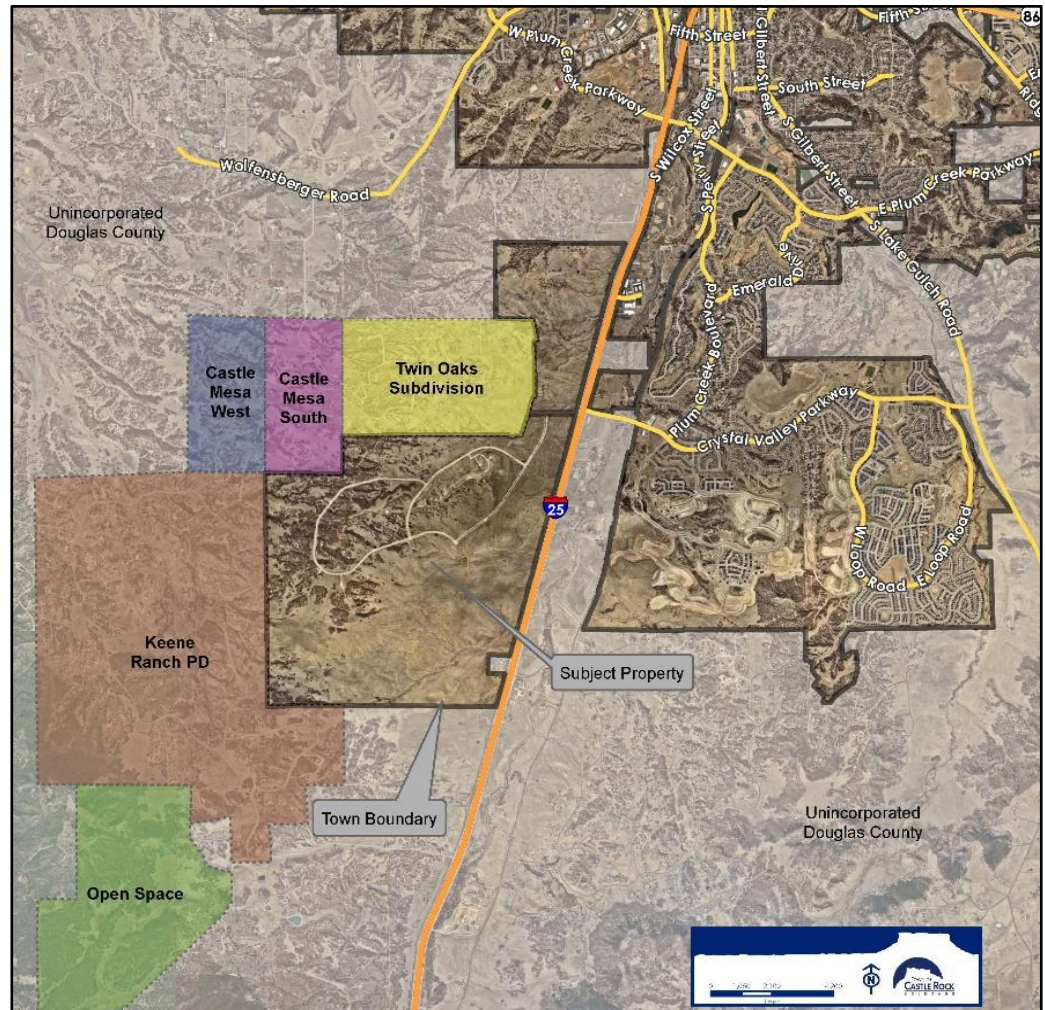


Figure 10: Surrounding County Developments

Castle Mesa South is adjacent to the northwest corner of Dawson Trails. The development was approved and platted in 1971. It consists of approximately 17 lots and is straight zoned as Estate Residential, which allows single-family residential home sites with densities ranging from 1 du/ac to 1 du/4.9 ac. Access to Castle Mesa South from the east is via Twin Oaks Road.

Castle Mesa West abuts the very northwest corner of Dawson Trails and is a county subdivision approved in 1972. The subdivision consists of approximately 30 lots and is straight zoned Rural Residential. Density is limited to one single-family dwelling unit per lot. Access to the subdivision is from the east and north.

Keene Ranch Planned Development is located west and southwest of the proposed Dawson Trails PD. The Keene Ranch PD was approved by Douglas County in 1992 and amended in 1994. Permitted uses include single-family detached residences with limited agricultural uses. The minimum lot size allowed is 35 acres and the maximum number of dwelling units is 247. Tomah Road provides the primary access to Keene Ranch. A 50-foot setback from any rear or side lot line is required. Only one emergency vehicle access (EVA) was required along the west boundary of Keene Ranch.

There are no new road connections planned through Dawson Trails to any of the surrounding developments. The developer has committed to providing Keene Ranch an additional EVA along the common boundary with Keene Ranch. A conceptual EVA location is shown on the proposed PD Plan.

The property adjacent to southeast boundary of Dawson Trails is privately owned and zoned Agriculture One, allowing for 1 dwelling unit per 35-acre lot and a range of agricultural and community uses. The eastern boundary of Dawson Trails, approximately 3 miles in length, is adjacent to the Burlington Northern/Santa Fe Railroad, the west frontage road and I-25. There is an 8-acre private property, addressed as 3211 S. Interstate 25, that breaks the Dawson Trails contiguity with the railroad, frontage road and I-25. That property is straight zoned Commercial and Estate Residential, in Douglas County and is not included in the Dawson Trails PD.

Dawson Trails Planned Development Plan and Zoning Regulations

The proposed Dawson Trails Planned Development is located in the southwest quadrant of the Town of Castle Rock. The property is bounded by the Burlington North/Santa Fe Railroad, the west frontage road and I-25 to the east, Douglas County residential subdivisions and Agriculture One zoning to west and south, and the remainder of the Westfield Trade Center PD to the north.

The new Crystal Valley / I-25 interchange planned by the Town, will run east to west through the

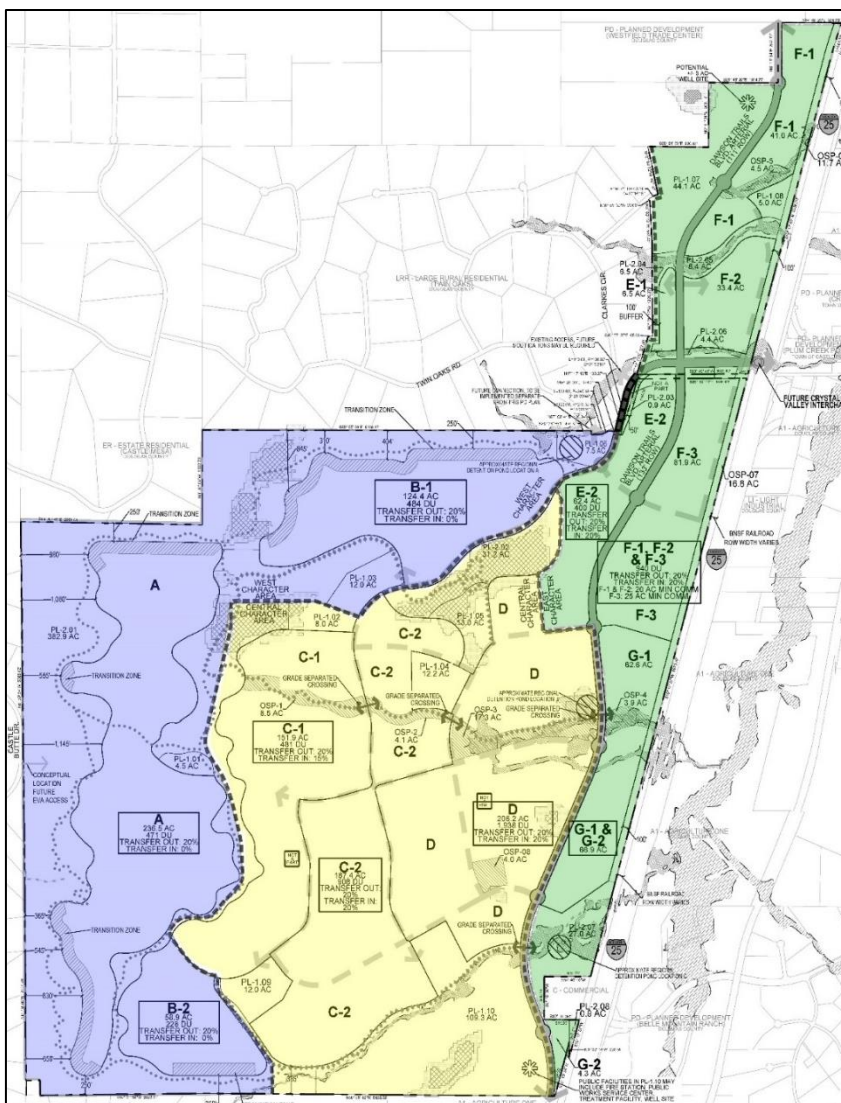


Figure 11: Planned Development Plan – Character Areas

PD, in the general location of the existing Territorial Road. The planned interchange is a Town Capital Improvement Project (CIP) and is being coordinated by the Town of Castle Rock, in partnership with Douglas County and Colorado Department of Transportation (CDOT) and subject to Federal Highway Administration regulations. The Interchange CIP is separate from the Dawson Trails PD rezoning application. The applicant does, however, have funding and construction obligations toward the Interchange and related improvements necessary to serve Dawson Trails. Those obligations are further detailed in the Development Agreement summary section below.

The PD consists of approximately 2,064 acres, and includes zoning that would allow up to 5,850 residential dwelling units, that includes a maximum of 2,400 multi-family dwelling units, and a maximum of 3,200,000 square feet of non-residential uses (Attachment B).

Character Areas

The PD Plan is organized into three Character Areas based on similarities in land uses and densities, with the intensity of uses increasing from west to east. The West Character Area (West), shaded blue in Figure 11 below, consists of the lowest density single-family detached residential uses and significant interconnected open space and trail corridors. There are three planning areas in the West (A, B-1 and B-2). The average density is 2.8 dwelling units per acre. Neighborhood amenities such as pocket parks, community center or pools are permitted, however, no commercial/office/retail/industrial uses are permitted in the West Character Area.

The Central Character Area (Central), shaded yellow, serves as a transition zone within the PD, from the lower density single-family development to the west, to the higher density residential and more intense commercial/office/retail/industrial uses to the east. Central allows a wide range of residential housing types, such as single-family detached and attached, as well as, multifamily products. The average density in the Central area is 6.1 du/ac. There are three planning areas in Central (C-1, C-2 and D). Planning Areas C-1 and C-2 are limited to single-family and multifamily residential uses. Only planning area in Central that is zoned to allow non-residential uses is Planning Area D. Additionally, acreage is set aside for open space and trail corridors, a regional park, schools, fire station and other public amenities.

The East Character Area (East), shaded green, is distinguished as being a zone of commerce, employment and mixed-use development, with zoning that allows a broad range and intensity of land uses, including industrial zoning, and higher density residential development. The East area consists of seven planning areas (E-1, E-2, F-1, F-2, F-3, G-1 and G-2). No residential development is permitted in E-1, G-1 and G-2 planning areas. The average density, excluding the G planning areas is approximately 7.7 du/ac. East also includes land set aside for a regional park, a transportation mobility hub, and other public improvements.

Significant transportation system improvements are planned for the East area. A major arterial road extending north to Plum Creek Parkway and south to Tomah Road, as well as the Crystal Valley / I-25 interchange will provide access throughout the site. This north/south arterial road, Dawson Trails Boulevard, will replace the existing west frontage road, eliminating a number of existing at-grade RR crossings. The transportation improvements are discussed in more detail in the Traffic Impact Analysis and Mitigation section below.

Uses and Development Standards

The proposed Dawson Trails PD represents a rezoning of the Dawson Ridge PD and approximately half of the Westfield Trade Center PD. The PD zoning proposes a maximum of 5,850 dwelling units and 3.2 million square feet of commercial, office, restaurant, retail, industrial uses. Approximately 748 acres, 36% of the property, will be set aside as public/private open space, and an additional 227.6 acres of land, 11% of the property, will be dedicated to the Town for development of public facilities such as regional parks, fire station, trails, mobility hub, etc. (Attachment B).

If approved, the PD Amendment will result in a 26% overall reduction in residential density, 82% reduction in commercial/office/retail/industrial square footage, and 202% increase in open space, when compared to the underlying zoning on the property. The reduction in high-density residential units, from approximately 5,453 units to 2,400 units, is a difference of 56%.

Non-Residential Uses

There are a wide range of non-residential uses proposed in the Dawson Trails PD, the type and intensity is dependent on the character area and planning area. No commercial/office/retail/industrial uses are permitted in Planning Areas A, B-1, B-2 in the West Character Area, nor in C-1 and C-2 the Central Character Area. The intensity of uses increases west to east across the PD, with the most intense uses located in the F and G planning area.

A minimum of approximately 111 acres of non-residential uses is required in the F and G planning areas. Self-storage uses are restricted to 30 acres total, with outdoor storage as a primary use not to exceed 15 acres. Sales and leasing of automobile, vehicle, RV, boat, motorcycle and ATVs is limited to 20 acres total.

Planning Area E-2 is zoned for a pedestrian oriented mixed use area intended to be developed as a centrally located gathering place and/or main street with development standards that promote walkability and pedestrian focal points. Convenient pedestrian and bicycle circulation, outdoor dining, and plazas will be elements of this mixed use area.

Residential Uses

Residential Uses and Lot Sizes - Residential uses are proposed to include a variety of housing types ranging from low-density single family detached homes in the western portion of the development, to high-density multifamily units in the eastern portion. The lot sizes vary to provide options for clustering development, different lot configurations, reduced irrigable area and shifting market trends.

Density Transfers

Under the Castle Rock Ranch PD and the Dawson Ridge PD density increases up to 20% were allowed with Council approval. The Dawson Trails PD allows administrative transfer of units between planning areas. The maximum percentage of units allowed into and out of planning areas are dependent on the proximity to county development. For example, Planning Areas A, B-1 and B-2 in the West Character Area allow a transfer of 20% of the units to other planning

areas, however no units may be added to the established maximums. See Table 5 for the density transfer allowances.

Transition Zone

A 150-foot Transition Zone is established along the boundaries of Planning Areas A, B-1 and B-2 nearest the county properties. Within the Transition Zone the minimum lot size is fixed at 7,700 square feet in Planning Area A, and 6,600 square feet in areas B-1 and B-2. Prescriptive standards for lighting, building colors, landscaping and fencing also apply within the Transition Zone.

Maximum Allowed Transfer of Dwelling Units				
Character Area	Planning Area	Maximum Units	Percent Out	Percent In
West	A	471	20%	0%
	B-1	484	20%	0%
	B-2	228	20%	0%
Central	C-1	481	20%	15%
	C-2	908	20%	20%
	D	1,938	20%	20%
East	E-1	0	No Res.	No Res.
	E-2	400	20%	20%
	F-1	940	20%	20%
	F-2		20%	20%
	F-3		20%	20%
	G-1	0	No Res.	No Res.
	G-2	0	No Res.	No Res.

Table 5: Maximum Allowed Transfer of Dwelling Units

Open Space Buffers

Under the Castle Rock Ranch, Westfield Trade Center and Dawson Ridge PDs a 50 to 100-foot easement/building setback was required where adjacent to platted lots in the Twin Oaks Subdivision.

The Dawson Trails PD maintains the same open space buffer in Planning Areas E-1 and E-2 where adjacent to Twin Oaks. A 44-acre regional park is planned north of Planning Area E-1. The width of the open space buffer between Planning Area B-1 and Twin Oaks has been increased from a maximum of 100 feet to a minimum of 250 feet and maximum of 1,506 feet.

Castle Mesa South abuts the northwest corner of Dawson Trails. The width of the open space buffer with Castle Mesa South ranges from 1,215 feet to and 1,506 feet. The buffer also preserves an area of Minor and Moderate Skyline/Ridgeline Protection area, even though the Protection ordinance would allow development in the Minor and Moderate areas, with height limitations and mitigation measures. No development will occur on these highly visible high points.

The Keene Ranch PD was not approved by Douglas County until 1992; after the Castle Rock Ranch PD, Dawson Ridge and Westfield PDs had been approved by the Town. It is important to note that the Keene Ranch PD did not provide a prescriptive open space buffer where the PD is contiguous with the urban Town boundaries.

The Dawson Trails PD provides a dedicated open space buffer ranging from 365 feet to 1,145 feet along the west boundary that abuts Keene Ranch. The dedicated open space buffer ranges from 250 feet to 522 feet along the south boundary of Dawson Trails, shared with Keene Ranch. A 109-acre public land dedication in Dawson Trails is located east of the Keene Ranch

PD where Dawson Trails abuts two large parcels, both zoned Agricultural One in Douglas County.

Interface Regulations

The Residential/Non-Residential Interface Regulations (Municipal Code Chapter 17.50) and the Dissimilar Residential Interface Regulations (Municipal Code Chapter 17.51) (Interface Regulations) have limited application in Dawson Trails. As a Planned Development, the Dawson Trails PD Plan and Zoning anticipates a mix of uses, densities and housing types in abutting planning areas, therefore the Interface Regulations are not applicable to development within the PD.

The prescriptive open space buffers included in the Dawson Trail PD meet or exceed the maximum buffers required in the Interface Regulations, therefore the buffer requirements of the Interface Regulations are not applicable where Dawson Trails is adjacent to development outside of the PD. Excluding the buffer requirements, the remainder of the Interface Regulations will be applicable to development within Dawson Trails that abuts the prescriptive open space buffers designated in Planning Areas E-1 and E-2.

Wildland/Urban Interface (WUI) and Emergency Vehicle Access (EVA)

The provisions of the newly adopted Castle Rock 2022 Community Wildfire Protection Plan applies to Dawson Trails. In addition, the Dawson Trails PD includes a general Wildland/Urban Interface Wildfire Vegetation Mitigation Plan. With each future site development plan, the WUI will be further refined to address site specific topography and vegetation.

An EVA is required to be construction along the common boundary with Keene Ranch. A conceptual location is shown on the PD Plan, the actual location will be determined based on design and engineering of the planning areas in the West Character area.

Trails and Grade-Separated Crossings

An extensive trail network is planned throughout Dawson Trails. Natural surface trails are planned in the open space areas zoned PL-2. A hard surface trail system will connect planning areas internal to the development, generally in PL-1 and private open space tracts. Trail locations shown on the PD Plan are conceptual. The actual location will be dependent on topography, existing vegetation, etc. Trails located in PL-2 separating Dawson Trails from the county development will be located away from the property lines of the county lots.

Four grade-separated crossings will be constructed at interior collector roads and the main north/south arterial to support pedestrian and bicycle circulation throughout the development. At the request of the county residents, no direct trail connections will be provided to any of the county subdivisions, however the trails within Dawson Trails will be open to the general public.

Public Land and Open Space

Areas of public land and open space are designated on the Dawson Trails PD Plan as PL-1, PL-2 and OSP. PL-1 and PL-2 represent land that will be dedicated to the Town, and is accessible to the general public. The zoning allowances for the PL-1 and PL-2 districts are established in

the Town of Castle Rock Municipal Code (Code), Chapter 17.30, and are restated in the Dawson Ridge PD.

Land zoned PL-1 satisfies the prescriptive public land dedication (PLD) requirements of Chapter 16.08 of the Municipal Code. The zoning permits active recreational uses, such as regional parks and ballfields, schools, a fire station and other public and municipal facilities. The maximum building height is 50 feet. The Dawson Trails PD sets aside 227.6 acres of land to meet the PLD requirements, which is comparable to the PLD acreage provided by the underlying zoning.

Land zoned PL-2 (public open space) and OSP (private open space) counts toward the overall open space requirements of Section 17.32.050 of the Municipal Code. The Code requires a minimum of 20% of a PD be set aside as either public or private open space. The Dawson Trails PD provides 748 acres, or 36% of the site as open space. PL-2 zoning allows passive recreational uses such as open space, community buffers, and trails. Maximum building height is limited to 25 feet.

Private open space (OSP) is land that will be held in private ownership by the HOA or Metropolitan District. The permitted uses and development standards for OSP are established in the Dawson Trails PD Zoning Regulations. Permitted uses include active and developed parks, open space corridors, pools and other recreational uses. The maximum building height is 50 feet. Table 6 reflects the open space acreage proposed in Dawson Trails and provides a comparison to Castle Rock Ranch PD, Westfield Trade Center PD and Dawson Ridge PD open space dedications.

	Castle Rock Ranch PD	Westfield Trade Center PD	Dawson Ridge PD	Dawson Trails PD
Public Open Space (PL-2)	0	0	0	462.2 ac.
Private Open Space (OSP)	0	0	0	70.8 ac.
Future Open Space with Site Plan/Plat	251.8 ac.	0	247.9 ac.	215 ac.
Total Public/Private Open Space	251.8 ac.	0	247.9 ac.	748 ac.

Table 6: Public and Private Open Space

Architectural Design Standards

The proposed Dawson Trails PD Zoning Regulations include prescriptive architectural standards that are applicable to development in the overall PD, as well as, specific criteria for Pedestrian Oriented, Commercial/Retail/ Office, Industrial, Multifamily, and Single-family Residential uses and development. Based on the themes of the three character areas, the Architectural Design Standards will guide architectural elements that are rooted in the vernacular style of Castle Rock, regional materials, and an appreciation of the scenic Front Range.

The pedestrian-oriented development will require features such as convenient pedestrian and bicycle access on all streets, access to transit stops, and shade trees, landscape planters, etc.

Commercial/Retail/Office development that tends to be vehicle-centric will focus on continuity of design in commercial centers, and include covered patios and generous pedestrian walkways. Large scale national tenants will be permitted to retain architectural elements that convey their identity and brand, while still integrating materials and design elements true to the desired character of the PD.

Signage Standards

Prescriptive sign standards are included in the PD Zoning regulations and pertain to Landmark Signage located in the F and G planning areas located along the I-25 corridor (see Figure 12). Key provisions of the criteria include a prohibition on pole signs and electronic signs, also known as digital or LED signs, spacing, I-25 setbacks, materials and maximum height and sign area dimensions. The prohibition on LED signs is in direct response to input from surrounding county residents. Table 7 provides a synopsis of the standards applicable to the highway-oriented Landmark Signage. The signs may be internally illuminated, backlit or uplit subject to the restrictions of the Town Code. A Town approved sign permit is required.

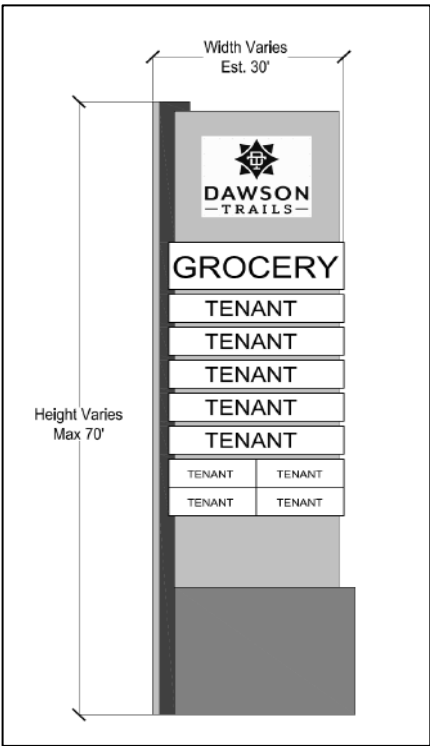


Figure 12: Conceptual Sign

A conceptual rendering of the Landmark sign is included in the Signage Standards, as is a list of acceptable materials and finishes.

Maximum Height	Min./Max. I-25 Setback	Minimum Spacing	Maximum # of Landmark Signs	Maximum SF per Sign Face	Maximum # of Sign Faces
70 ft. above finished grade	Not < than 25 ft., not > than 300 ft.	1,500 feet	8	700 sf.	2

Table 7: Landmark Sign Criteria

Skyline / Ridgeline Regulations

There are areas of minor and moderate skyline within the Dawson Trails PD, and are identified on the PD Plan. Most of the protected areas are contained within delineated public land, public and private open space areas. Where the protection areas extend into a planning area, the limits and restrictions of the Skyline/Ridgeline regulations will be applied to the Site Development Plan and Plat.

Technical Reports and Analyses

Transportation

The Dawson Trails project submittal includes a traffic impact analysis (TIA) that evaluates potential traffic impacts and mobility connectivity within and around the Dawson Trails

development (Attachment F). It is anticipated that Dawson Trails will be developed over a period of 30 to 40 years. Town Public Works staff have reviewed and accepted the Dawson Trails TIA.

The first phase of the proposed development is anticipated to be completed in Year 2025 and is projected to include approximately 500 residential dwelling units and 180,000 square feet of general commercial/retail space. The second phase is anticipated to be completed by Year 2030 and estimated the completion of 3,100 residential dwelling units, 1,600,000 square feet of general commercial/retail/light industrial/flex space, and an elementary school with up to 450 students.

Full build out is anticipated to be completed by Year 2040 and includes an additional 2,250 residential dwelling units, 1,420,000 square feet of general commercial/retail/light industrial/flex space, an elementary school with up to 450 students, a high school with up to 2,000 students, a community facility (such as a recreation center or ice skating arena), and regional park. At full build out it is estimated Dawson Trails will generate approximately 87,025 daily vehicle trips. External trips, those that begin or end outside of Dawson Trails will account for approximately 61,455 daily vehicle trips. Internal trips, those that remain within Dawson Trails and do not utilize the interchange or external roadways, are estimated to be approximately 25,570 daily trips. The TIA also considered existing and anticipated background traffic, in addition to the estimated vehicle trips generated by the Dawson Trails PD.

The study grouped all road improvements necessary to accommodate the projected vehicle trips into three chronological phases, however some construction triggers are based on the actual vehicle trips that are generated. The bullet point lists below highlights some the key recommendations of the TIA that are attributed solely to traffic generated by the Dawson Trails development, grouped by the anticipated year they may be needed. There are other improvements necessitated by a combination of background traffic and the Dawson Trails development, such as the Crystal Valley Interchange, toward which the Dawson Trails' owners will contribute a share. The DA is discussed in a separate staff report and will be acted on by Town Council on August 16th, on first reading.

Year 2025:

- Dawson Trails Boulevard south of Plum Creek Parkway: Construct through Dawson Trails and up to Plum Creek Parkway with one lane per direction as an interim condition.
- The Dawson Trails Blvd. and Plum Creek Parkway intersection will be signalized when warranted. The Dawson Trails project is funding a proportional share of this signal.
- West Frontage Road: Relocate west of the RR within the Dawson Trails boundaries to accommodate the Crystal Valley interchange. The West Frontage Road is replaced by Dawson Trails Blvd.
- Territorial Road at Twin Oaks Road / Clarkes Circle: Relocate intersections with the construction of a collector class street. At Twin Oaks Road, it is proposed that the northbound left-turn be restricted to reduce traffic through the rural community.
- New Roadway Infrastructure: Construct segments of the internal collector roadway network to serve the Phase 1 traffic.

Year 2030:

- Crystal Valley Parkway at Dawson Trails Boulevard: Provide the following additional lanes: second eastbound through lane, eastbound right-turn lane, second westbound left-turn lane, second northbound and southbound through lanes, second southbound left-turn lane.
- Dawson Trails Boulevard south of Plum Creek Parkway: Widen roadway to ultimate four-lanes with two lanes per direction.
- Collector Class Street Intersections along Dawson Trails Boulevard: Proposed as multi-lane roundabouts.

Year 2040: To accommodate the background growth and trips generated by the full buildout of the Dawson Trails development, anticipated by year 2040, the following capacity improvements are expected to be needed:

- Crystal Valley Parkway at Dawson Trails Boulevard: Add the third westbound left-turn lane and receiving lane and second westbound through lane.
- Dawson Trails Boulevard south of Crystal Valley Parkway: Widen roadway to six-lanes (three per direction) between Crystal Valley Parkway and the second roundabout intersection to the south. Roundabouts will remain two circulating lanes with right-turn bypass lanes.
- Collector Class Street Intersections along Dawson Trails Boulevard: Proposed as multi-lane roundabouts.

Mobility Hub/Park and Ride Improvements

Dawson Trails development is dedicating 5 acres to the Town for a Mobility Hub, to operate as a Park and Ride in the interim. The site is located in close proximity to the existing railroad and will transition to a full mobility hub if that is funded in the Town's future.

Water Infrastructure

To adequately support the Dawson Trails development, two points of connection will need to be made to the Town's existing water system. The first will be along Crystal Valley Parkway to the east and the second will be made north of the development. All internal piping will be required of the developer to deliver the necessary flows and pressures to any point within the development. Due to the elevation changes within the proposed development, there will be three distinct pressure zones.

The connection to the Town's system will be a connection to the existing Blue pressure zone. A pump station will be needed to pump from the Blue pressure zone to the Red pressure zone with a new water storage tank being built at the same elevation as the existing storage tank within the development. A second pump station will be needed to pump from the Red pressure zone to the Green pressure zone. A future Green pressure zone tank will need to be constructed outside the development, due to the elevation constraints within the proposed Dawson Trails development. Since this new Green zone tank will be located outside the proposed development, the developer will need to acquire the land and build all necessary infrastructure to ensure water can safely be provided to this zone. Roadway construction and

very limited onsite grading within the Green pressure zone boundary will be permitted until the Green zone tank infrastructure has been built.

None of the existing water infrastructure within the development constructed in the late 1980's and early 1990's will be permitted to be connected to the Town's water system, and will need to be removed. This includes all existing piping and related infrastructure.

Water Resources

All groundwater rights associated with the Dawson Trails PD property must be dedicated to the Town. It is anticipated that the Dawson Trails owners will convey to the Town approximately 2,300 acre-feet of groundwater rights. Due to the property owner changes over decades, the water rights with the property, and titles, are under various stages of review by the Town's outside water attorney. No lots may be platted for development until such time as the Town has accepted the required groundwater rights to serve the platted areas. The Development Agreement (DA) contains details on the Dawson Trails Water Bank including SFE Credits, allowances for future deposits of water credits, requirements for water conservation through a Water Efficiency Plan, limitation on any development until water rights are approved by the Town, and consequences of exhausting the Water Bank.

Water Conservation

A Water Efficiency Plan (WEP) was required for the Dawson Trails PD and is an attachment to the DA. The WEP provides specifications required for water saving indoor fixtures, and outdoor water reduction requirements that prohibit irrigated turf on commercial properties and residential front yards. Coloradoscape landscaping may be installed in residential front yards and a maximum of 500 square feet of irrigated turf will be allowed in residential backyards, regardless of the lot size. Irrigated turf is prohibited in multi-family complexes, except for outdoor activity areas. The provisions are the most restrictive water conservation tools to be implemented in Castle Rock.

Wastewater Infrastructure

To safely convey wastewater away from the Dawson Trails development, the developer will need to connect to the Town's existing system at Plum Creek Parkway north of the development. All existing infrastructure installed decades ago will need to be removed and replaced. Lift stations may be required due to topography.

Floodplain

There are five tributary drainageways to East Plum Creek within the Dawson Trails PD. These natural stream systems pose a moderate risk of flooding within the development area, and are subject to the Town's Floodplain Regulations. The developer will be required to preserve and fully stabilize these natural streams, in accordance with Town regulations, to ensure these natural resources are protected and flood risk is mitigated. Improvements may include grade control structures, regional detention and bank protection. The drainageways will generally be contained within open space dedicated to the Town of Castle Rock. The developer is also obligated to mitigate for off-site impacts to properties where the tributaries make their confluence with East Plum Creek.

Fiscal Impact Analysis

The Town of Castle Rock Municipal Code states that a land use application proposing a major amendment to an existing Planned Development must address the fiscal impact of the proposal. The Fiscal Impact Analysis (FIA) generally compares the project's projected direct revenues through property, sales and use tax generation, to projected costs of providing urban services to the development.

Due to the scale and complexities of the Dawson Trails proposal, the Town obtained an independent FIA of the proposed project to determine the fiscal impact to the Town (Attachment L). The analysis and findings were completed by the firm of Economic & Planning Systems, Inc.

In summary, the Finance Department has reviewed the FIA and concluded that the FIA complies with Town Code.

Public Notification and Outreach

Public Hearing Notice

Required public noticing was completed 15 days prior to the public hearing. Public hearing notice signs were posted on the property. Written notice letters were sent to all property owners and Homeowner Associations (HOA) within 500 feet of the property, as well as to property owners whose properties are located adjacent to the conceptual realignment of the west frontage road. In addition, written notices were emailed to persons who attended any of the neighborhood meetings and provided their email addresses.

Town staff published notice of the Town Council public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map and a webpage dedicated to the Dawson Trails PD Plan and Zoning Regulations.

External Referrals

Requests for external referral comments were sent to local service providers, Douglas County government agencies and school district (DCSD), surrounding HOAs, as well as the Colorado Department of Transportation (CDOT), Colorado Geological Survey, Colorado Parks and Wildlife (CPW), Burlington Northern/Santa Fe Railroad (BNSF) and Plum Creek Water Reclamation Authority (PCWRA). All referral comments have been acknowledged or addressed. Referral comments of note are summarized below.

Surrounding HOAs

The Twin Oaks HOA provided a list of issues of concern to their community (Attachment J). The HOA expressed concerns over increased traffic, impacts on unimproved county roads, cut-through traffic, the capacity of the Interchange to accommodate the Dawson Trails development, availability of water resources and impact to private wells, impacts to wildlife and the natural environment, need for wider buffers, and noise and light pollution, to name a few issues. They also asked for consideration of a gate to restrict access to their subdivision.

The Keene Ranch HOA expressed their primary concerns about impacts to private water wells, trail connections between Dawson Trails and Keene Ranch, trespassing on county property, adherence to Dark Sky criteria, and wider buffers for wildlife movement (Attachment K). The HOA also asked that an EVA through Dawson Trails to Keene Ranch.

In response to input from the HOAs, the following steps were taken and revisions were made to the PD Plan:

- The developer is working with the Twin Oaks HOA on relocating the entrance to the subdivision, and designing and construction entrance features that distinguish the county neighborhood and discourage unintentional vehicle trips. Privatization and/or gating of county roads is a determination that Douglas County would make. The Town would not object, as access through Twin Oaks is not a component of the Dawson Trails traffic circulation system and does not affect the function of the new Interchange.
- The traffic volumes generated by Dawson Trails will be accommodated by the capacity of the new Interchange, as well as realignment and widening of the west frontage road and extending its connection from Tomah Road to Plum Creek Parkway.
- All water rights associated with the property must be dedicated to the Town.
- The Town reserves the right to drill new water wells in Dawson Trails, however the Town must apply to the State Engineer for well permits and is subject to the same criteria for approval as owners of private wells.
- The initial submittal of the PD Plan set a minimum open space buffer of 100 feet. In response to requests from county residents and in consideration of wildlife in the area, the width of the open space buffers with Keene Ranch and Twin Oaks neighborhoods has been increased. In addition, a Transition Zone was added to the plan that establishes minimum lot sizes and special development standards.
- Areas of unique topography and stands of mature pines are preserved in open space dedications.
- The Town and developer have committed to providing an EVA between Keene Ranch and Dawson Trails. Depending on the new configuration of the Twin Oaks entry, an additional EVA may be provided to Twin Oaks, as well.
- Additional fencing will not be installed around the perimeter of Dawson Trails. Private lots within Dawson Trails that abut open space will be required to use wildlife friendly fencing. Trails within open space corridors will be located away from county properties, wherever possible.
- Dawson Trails will be subject to the Town's Illumination code that is based on the Dark Sky criteria.
- The initial Dawson Trails sign regulations allowed LED highway oriented signs. In response to objections from county residents, highway oriented LED signs are now prohibited in Dawson Trails.

Colorado Parks and Wildlife

Colorado Parks and Wildlife (CPW) acknowledged that it is impossible to eliminate impacts of development on wildlife, however, impacts can be minimized through clustering configurations, density reduction and providing open space and connections for movement of wildlife (Attachment G).

The Dawson Trails PD plan provides a continuous open space buffer on the north, west and south periphery of the development south of Territorial Road. The buffer width varies with the natural features, ranging from a minimum of 250 feet to 1,506 feet. Existing east/west drainageway corridors will be preserved with the PD. In addition, the proposed rezoning represents a 26% reduction in residential density, an 83% reduction in commercial square footage and an approximate 66% increase in open space, over the existing underlying PD zoning.

Black Hills Energy

Black Hills Energy identified an active natural gas distribution main that runs through the former Dawson Ridge portion of the Dawson Trails PD and serves Keene Ranch to the west. In addition, a distribution main running parallel to Territorial Road serves Twin Oaks.

Both the developer and the Town acknowledge their responsibility to relocate the distribution mains prior to the commencement of construction within Dawson Trails and the Crystal Valley/I-25 Interchange.

CORE Electric Cooperative (CORE)

CORE requires that a 115 Kv transmission line and substation be included as permitted uses in the planning areas and open space tracts adjacent to the east boundary of Dawson Trails. The PD Zoning Regulations allow public utilities and specifically facilities for the storage and distribution of electricity in the pertinent planning areas.

Neighborhood Meetings and Public Outreach

Neighborhood Meetings

The Town Code requires that an applicant conduct a minimum of three neighborhood meetings; the first to be held prior to submittal of the land use applicant, and the final to be held just prior to the first public hearing. The purpose of the neighborhood meeting is to engage the public and surrounding property owners, in particular, the development process by taking feedback, hearing concerns and revising the plan to mitigate the issues, where possible. Town staff attends each neighborhood meeting to listen to the issues raised and answer any process-related questions.

The applicant has held five neighborhood meetings to present background information about the property, proposed rezoning, answer questions and take feedback. All meeting summaries are included in Attachment H. The first neighborhood meeting was held on April 13, 2021 using a virtual format. The meeting was well attended, with approximately 133 members of the public participating.

Participants expressed frustration with the virtual format and did not believe their questions and concerns had been adequately addressed. As a result, the applicant conducted a second meeting, prior to submittal of the application, on May 24, 2021. This meeting, and all subsequent meetings were conducted with a hybrid format, which offered both in-person and virtual attendance and participation, and the meetings continued until there were no further questions or comments by the audience.

The second meeting was attended by approximately 77 members of the public, either in-person or virtually. At the meeting the applicant provided essentially the same information as was discussed at the first meeting, such as the history of the property, the proposed zoning, buffers and open space, the PD amendment process and anticipated timeline. The applicant also discussed the realignment of the west frontage road and the location and potential timeline of the proposed Crystal Valley/I-25 Interchange, even though the Interchange CIP project is not part of the PD amendment application.

The formal land use application was submitted on August 18th, and subsequent neighborhood meetings conducted in a hybrid format were held throughout the review process on October 12, 2021, February 7, 2022 and June 27, 2022. Attendance at the meetings varied, with approximately 40 members of the public attending meeting 3, 184 people attending meeting 4 and approximately 70 people attending the most recent meeting number 5. At each meeting the applicant began by describing changes that had been made to the proposal since the previous neighborhood meeting, followed with a presentation of the revised development plan and a period of questions and answers.

Additional Outreach Efforts and Public Feedback

Beyond the scheduled neighborhood meetings, the applicant has had at least ten additional meetings with surrounding neighbors to discuss the overall PD Plan and Zoning, take input, address concerns and collaborate on solutions. Town staff has typically not attended these meeting.

Public input on the project has come through the neighborhood meetings, additional outreach meetings and over 200 emails received by the Town from people interested in the proposal. The emails have been made part of the project record. Due to the volume and file sizes, copies of the emails are not attached to this staff report, but rather have been uploaded to shared folder that is accessible to the Planning Commission, Town Council and the public at <https://crgov-my.sharepoint.com/:f/p/svossler/EuqlR3HZCQ1Do6X0i-ONJIMBWf7I93WTFzATGQHAcV3nYq> (Attachment I). Copies of the emails may be downloaded and printed from the shared folder.

Feedback on the proposal has come predominantly from county residents, many of whom have expressed opposition to the proposed rezoning and development of the property. Staff has received some inquiries from Town residents primarily about the details of the proposal, and the status and timing of the Interchange project. In no particular order, the themes and areas of concern most often expressed at the meetings and articulated through the email correspondence are:

- **Traffic/Transportation Improvements:** The impacts of traffic and the transportation improvements on county roads due to cut-through traffic, the number of points of access to Dawson Trails, realignment of the west frontage road and closing of the existing alignment, costs, timing and funding source of the Interchange, increased noise and light pollution and concern for property values and quality of life. Additionally, many expressed doubt that anyone would use the mobility hub/park and ride, and stated concerns that its presence would attract undesirable activity.
- **Wildlife:** Many expressed concern over the impact of development on the wildlife often seen on the property, and in the surrounding area.

- **Open Space, Buffers, Trails:** There were concerns over the amount of open space provided in Dawson Trails, the width of the open space along the north, south and west boundaries was perceived to be too narrow for an adequate buffer and wildlife movement corridors. Some objected to locating natural surface trails in the dedicated open space adjacent to Twin Oaks and Keene Ranch. Any trail connection to the surrounding county subdivisions was opposed and many expressed concerns that people using the trails would go off the designated trails and trespass on to private property in the county.
- **Water and Wastewater:** There were many question about how the property would be provided water and sanitary sewer services. Most concerns about the availability of water resources to meet the needs of the development related to fears about impacts to private wells in the surrounding subdivision, whether or not the Town opted to drill water wells in Dawson Trails in the future.
- **Zoning and Development Standards:** Much of the feedback expressed opposition to the PD amendment and development of the property based on a preference for a greater reduction in density, for large lots similar in size to the surrounding county lots, for much reduced building heights, and elimination of multifamily uses. Many indicated the belief that commercial development should be located elsewhere in Castle Rock, and some questioned whether any additional commercial development was necessary in the Town. Again, light and noise impacts related to the development and impacts to the schools were concerns.
- **Emergency services:** Some questioned how the Crystal Valley Parkway Fire Station could effectively serve Dawson Trails. Many felt the WUI mitigation plan was insufficient, and believe that traffic from the new development will block county evacuation routes. A request for an EVA along the common boundary with Keene Ranch was requested.

Analysis

This staff analysis takes into account the representations made in the Dawson Trails PD application, and the supporting reports and analyses submitted to date. Staff reviewed the submitted information for compliance with the Castle Rock Municipal Code (CRMC) section 17.34.030 as detailed below.

Planned Development Plan Approval Criteria and Analysis, CRMC 17.34.030:

A. Community Vision/Land Use Entitlements

The proposed Dawson Trails PD meets this criterion. The development proposal conforms to the Town of Castle Rock 2030 Vision, in that the proposed PD Plan and Zoning Regulations:

- *Promote a diversified local economy, job creation and economic development*
- *Encourage retail and employment-based business opportunities at the new Crystal Valley / I-25 Interchange*
- *Provide opportunities for a variety of recreational opportunities and community events*
- *Balance housing, services, and employment while preserving and enhancing surface transportation, open space, water and other natural resources*

Further, the PD Plan and Zoning meet the objectives of the Town's 2030 Comprehensive Master Plan by supporting the Four Cornerstone principles of Distinct Town Identity, Responsible Growth, Community Services and Thriving Economy. In support of the Distinct Town Identity principle, the PD Plan:

- Allows uses that contribute to the tradition of local community events, including art, cultural and entertainment opportunities and advance Castle Rock as a vibrant freestanding, self-sustaining community*
- Includes an open space plan and public land dedications that preserve the natural environment and scenic vistas, as well as expands the Town's accessible, well-distributed system of parks, recreation facilities, open space and trails.*

Castle Rock is a growing urban community. The development plan supports the Responsible Growth cornerstone by:

- Planning for and accommodating the needs of existing and future residents*
- Offering cohesive neighborhoods, with a mix of land uses that support a variety of lifestyle options for Castle Rock residents*
- Including a phasing plan that advances orderly, cost-effective and fiscally responsible growth*
- Including buffers and a Transition Zone that recognizes, and is sensitive to, the scale and character of the surrounding neighborhoods*
- Planning for integrated, multimodal transportation opportunities*
- Protecting and preserving sensitive areas, ridgelines and open space*

The Community Services cornerstone principles that support public health, safety and welfare for Castle Rock residents and businesses are met by:

- Providing land dedication for Town facilities such as a fire station. The developer will also contribute to the construction of a fire station that will provide emergency services for Town and County residents.*
- Providing land dedication for construction of a Public Works service facility that will position key road equipment, such as snow plows, closer to development on the south end of Town.*
- Providing zoning that allows health services, public and private educational facilities, as well as parks and recreation facilities.*
- Providing land for a Park and Ride facility, in the short term, that could transition into a multimodal hub given its proximity to the Interchange and the railroad*
- Preserving scenic open space and providing a well-connected system of pedestrian trails.*
- Requiring sufficient right-of-way corridors for appropriate transportation infrastructure sized to meet necessary capacities and designed to provide efficient road connections and vehicle circulation.*

The Thriving Economy cornerstone is intended to ensure Castle Rock is a self-sufficient community where people can work, live and play. The plan meets this principle by:

- *Creating zoning that offers a broad range of primary employment opportunities and non-residential uses that maintain a healthy tax base, as well as mixed use neighborhoods that include complimentary and compatible land uses*
- *Locating business and industrial uses along the I-25 corridor*

In addition, the PD plan meets the general design principles of land development by preserving areas of mature vegetation, the dominant north/south ridgeline, and drainageways, exceeding the minimum open space requirement, and conveying all water rights to the Town.

B. Relationship to surrounding area.

From the time of annexation and the earliest zoning, the property within the Dawson Trails PD has been an area of Town where intentional urban-level entitlements are adjacent to large lot county zoning. The proposed rezoning, while still an urban development, represents a substantial reduction in residential density and non-residential square footage, and significant increase in open space acreage and buffers.

In response to feedback from surrounding neighbors, the open space buffer along the northern boundary with Twin Oaks and the south boundary with Keene Ranch was increased from 100 feet to 250 feet. The minimum open space buffer along the west boundary with Keene Ranch is 365 feet. A Transition Zone has been added to planning areas in the West Character area to establish minimum lot sizes and development standards to further mitigate impacts to county residents.

The plan provides a variety of housing types, densities and open space designations that locates the higher density attached and multifamily residential and the active open space uses in the Central and East Character area.

Internally, the Central area provides a transition between the East and West areas, and their respective densities and uses. Along the shared boundary with county development, the prescriptive buffers meet or exceed the requirements of the Residential/Nonresidential Interface and the Dissimilar Interface requirements, therefore additional buffers will not be required. The Interface mitigation requirements will be applied to development that is adjacent to the county, as appropriate. The Interface regulations are not applicable to development within Dawson Trails.

C. Circulation and connectivity.

The proposed PD plan complies with this criterion by providing appropriate internal pedestrian and vehicle circulation, capacity and connectivity, and the DA obligates the developer to required offsite improvements. The road improvements will be phased to correspond to the rate of development within the PD. For example, in the short term, the developer will contribute to the cost of constructing the new Crystal Valley/I-25 interchange and will be responsible for extending the realigned west frontage road, to be named Dawson Trail Boulevard, from Plum Creek Parkway south to the southern boundary of Dawson Trails. Douglas County will extend Dawson Trails Boulevard to Tomah Road.

As noted previously in this report, an EVA will be provided along the boundary with Keene Ranch, as requested by Douglas County and the county residents. The placement of the Interchange and collector roads in Dawson Trails will impact the current access road to Twin Oaks via Clarke Circle and Twin Oaks Road. The developer is working with the Twin Oaks HOA on new access point(s) to serve the Twin Oak subdivision prioritizing a design that provides neighborhood identification, but discourages cut-through traffic. The DA formalizes the developer's obligation to design and construct the new entrance.

D. Service, phasing and off-site impacts.

The proposed PD amendment complies with this criterion. The PD plan, phasing plan and DA establish the necessary onsite and offsite improvements to service Dawson Trails with adequate municipal water, wastewater and sewer services. The developer is responsible for the cost and construction of the infrastructure improvements to serve the property. The Owner will contribute to the total cost of new Interchange. The Fiscal Impact Analysis demonstrates the Dawson Trails development will have a net positive impact on the Town.

The major drainageways must be preserved and stabilized as required by the phasing plan. The groundwater rights will be dedicated to the Town creating Dawson Trails Water Bank. Application of the stringent Dawson Trails Water Efficiency Plan is intended to significantly reduce the water demand of the development.

E. Open space, public lands and recreation amenities.

The Dawson Trails PD meets or exceeds the requirements of this criterion. The open space reservations and public land dedications are of an appropriate configuration and location within the site and comply with applicable requirements of Chapter 16.08, CRMC and this Title. Planned Developments are required to provide a minimum of 20% open space. The Dawson Trails PD provides 36% of the site as open space. An additional 11% of the PD is zoned as public land to provide three school sites, two regional park sites, and land for a future fire station, Public Works service yard for snow plowing operations, and potential water well sites and water treatment facility.

Hard and soft surface trails will connect open space, parks, recreation facilities and link to the commercial use areas through a series of grade-separated crossings. Public and private open space will also provide buffers and density relief, preserve natural features such as significant tree stands, ridges and drainageways.

F. Preservation of natural features.

The PD plan complies with this criterion. As noted in E above, the PD Plan limits disturbance to the site's major environmental characteristics including drainageways, topography, view sheds and vegetation. The proposed PD Plan and zoning accommodate the Skyline/Ridgeline Protection Regulations in Chapter 17.48 and reasonably mitigates visual impacts upon off-site areas.

The PD Plan and zoning are designed to mitigate impacts to wildlife with connected open space corridor, preservation of mature stands of pines and Gambel oak, wildlife-friendly

fencing along rear yards adjacent to open space, and by locating the higher density and intensity uses in the east Central and East Character areas in proximity to the major arterial, I-25 and the new Interchange.

Development on the site will comply with state and federal regulations such as the Migratory Bird Act. Due to the presence of prairie dog burrows north of Territorial Road, a Burrowing Owl survey will be complete prior to development in that area.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for commercial development. Future sales tax generation will provide additional revenue to fund Town services.

Findings

Planning Commission considered the proposed Dawson Trails Planned Development Plan and Zoning Regulations at a public hearing held on Thursday, August 11, 2022. After consideration of the proposed application, public comment and public record, the Commission found that the proposal

- Generally, conforms with the objectives of the Town's guiding documents and plans, and
- Meets the review and approval criteria of the Castle Rock Municipal Code, Chapter 17.34.

Recommendation

Planning Commission voted 7 to 0, to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council, with the following recommendations:

1) that the Town work with the County on the new frontage road extension from the south property boundary of the Dawson Trails development to intersection with Tomah Road, so the entire length of road is both safe and provides fire egress, and

2) to encourage the water department to work with the neighboring communities who may be interested in paying their fair share of accessing the Town's central water system.

Proposed Motions

Option 1: Approval

"I move to approve Ordinance No. 2022 - 017, as presented."

Option 2: Approval with Conditions

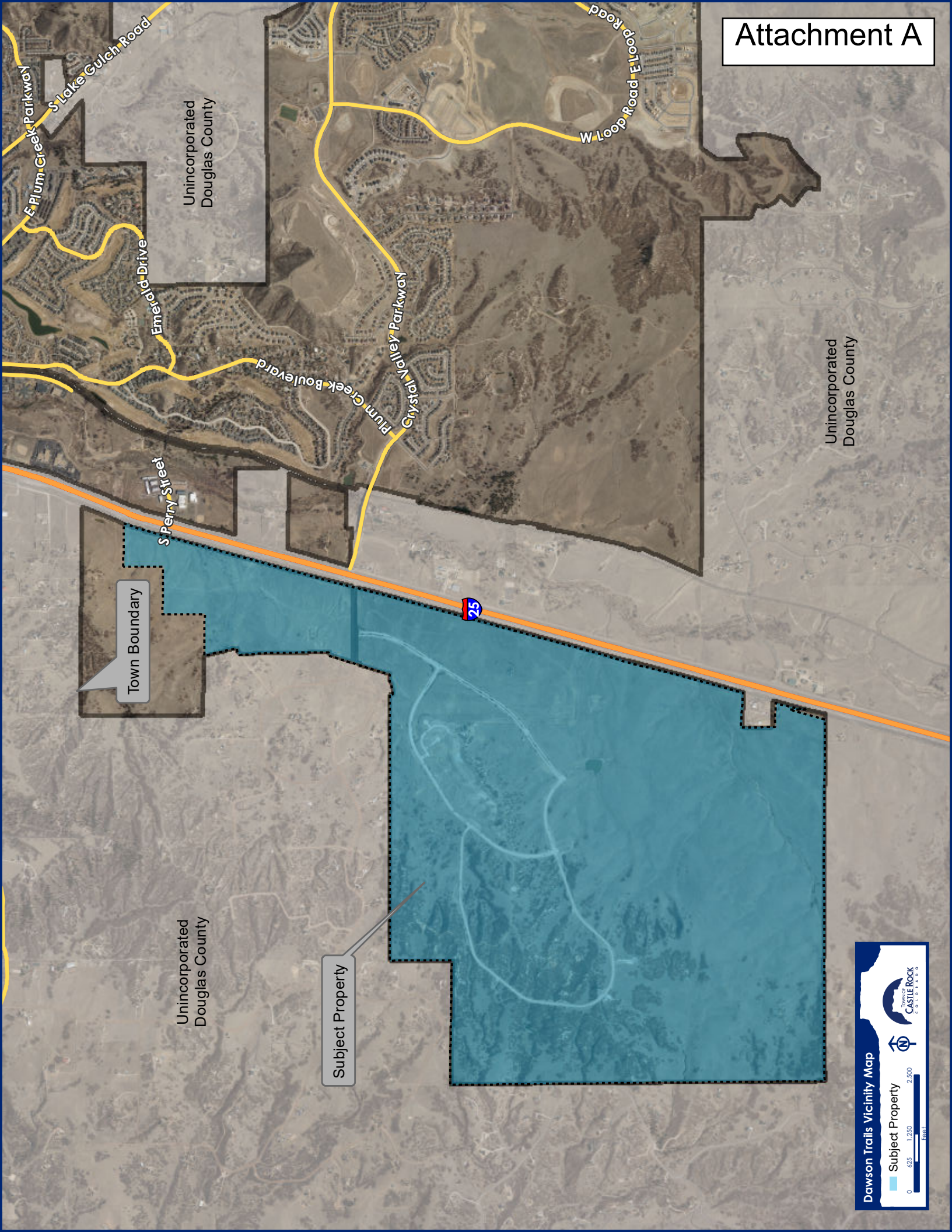
"I move to approve Ordinance No. 2022 - 017, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], 2022, at [time]."

Attachments

Attachment A:	Site Vicinity Map
Attachment B:	Ordinance
Attachment C:	Castle Rock Ranch Planned Development – 1984
Attachment D:	Westfield Trade Center Planned Development Plan – 1989
Attachment E:	Dawson Ridge Planned Development Plan – 1986
Attachment F:	Traffic Impact Analysis
Attachment G:	Colorado Parks and Wildlife Referral Letter
Attachment H:	Summaries of Neighborhood Meetings
Attachment I:	Emails from the Public (link)
Attachment J:	Twin Oaks HOA External Referral Comments
Attachment K:	Keene Ranch HOA External Referral Comments
Attachment L:	Fiscal Impact Analysis
Attachment M:	Colorado Division of Wildlife – Elk Ranges



Unincorporated Douglas County

Unincorporated Douglas County

Unincorporated Douglas County

Town Boundary

Subject Property

Dawson Trails Vicinity Map

Legend:

- Subject Property

Scale: 0 625 1,250 2,500 Feet

Town of CASTLE ROCK COLORADO

ORDINANCE NO. 2022-

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY
APPROVING THE DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND
ZONING REGULATIONS**

WHEREAS, proper application has been made to the Town of Castle Rock (the "Town") by Dawson Trails I, LLC and Dawson Trails II, LLC, (collectively, the "Applicant") for an amendment to the zoning of the property described in the attached *Exhibit 1* (the "Property"); and

WHEREAS, development of the northern portion of the Property is presently governed by the Westfield Trade Center Preliminary Planned Unit Development Site Plan, while development of the southern portion of the Property (the "Dawson Ridge Portion") is presently governed by the Dawson Ridge Preliminary Planned Unit Development Site Plan; and

WHEREAS, the Applicant has requested approval for the Dawson Trails Planned Development Plan and Zoning Regulations (the "PD Plan"); and

WHEREAS, with respect to the Dawson Ridge Portion of the Property, the Applicant is the successor in title to Dawson Ridge Metropolitan District No. 1 (the "District"); and

WHEREAS, the District and the Town are parties to that certain Suspension Agreement, dated October 8, 1992 (the "Suspension Agreement"); and

WHEREAS, among other things, the Suspension Agreement provides that, as a successor in title to the Dawson Ridge Portion, the rights, privileges, duties, and obligations of the District under that certain Annexation and Development Contract between the Town and Bellamah Community Development, dated November 15, 1984, shall be suspended until such time as the District or its successor in title has submitted a development plan to the Town for review and approval; and

WHEREAS, public hearings on the PD Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code; and

WHEREAS, the Town Council finds and determines that the PD Plan complies with the applicable requirements set forth in Chapters 17.32, 17.34, and 17.36 of the Castle Rock Municipal Code, the Town's Vision 2030 and the Comprehensive Master Plan; and

WHEREAS, the Town Council further finds and determines that the Applicant has satisfied the conditions of the Suspension Agreement with respect to the submission of a development plan.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Suspension Agreement. The rights, privileges, duties, and obligations of the Applicant, as successor in title to the District with respect to the Dawson Trails Portion of the Property

shall hereby resume as of the effective date of this Ordinance.

Section 2. Approval. The Dawson Trails Planned Development Plan and Zoning Regulations in the form attached as *Exhibit 2* is hereby approved. To the extent that the Property is within the boundaries of the Dawson Ridge Preliminary Planned Unit Development Site Plan or the Westfield Trade Center Preliminary Planned Unit Development Site Plan, both Plans and the ordinances approving said Plans are hereby superseded by this Ordinance.

Section 3. Effective Date. With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

Section 4. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 5. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 16th day of August, 2022 by a vote of __ for and __ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ____ day of September, 2022, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

DAWSON TRAILS PROJECT PERIMETER DESCRIPTION:

TWO (2) PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A PIPE WITH A 2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A PIPE WITH A 2 INCH ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;

THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;

THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO.

2004131453, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;

THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.68 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°19'46" W, A DISTANCE OF 208.73 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°21'58" W, A DISTANCE OF 208.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;

THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS OF LAND;

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'17" E, A DISTANCE OF 1262.53 FEET TO THE POINT OF BEGINNING;

THENCE N 00°45'02" W, A DISTANCE OF 208.73 FEET;

THENCE S 89°47'38" E, A DISTANCE OF 208.73 FEET;

THENCE S 00°45'02" E, A DISTANCE OF 208.73 FEET;

THENCE N 89°47'38" W, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'49" E, A DISTANCE OF 1765.27 FEET TO THE POINT OF BEGINNING;

THENCE N 89°47'47" W, A DISTANCE OF 208.73 FEET;

THENCE N 00°45'11" W, A DISTANCE OF 208.73 FEET;

THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET;

THENCE S 00°45'11" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 81,902,811 SQUARE FEET OR 1,880.230 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;

2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BE SAID TWIN OAKS PLAT;

THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;

THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,993,235 SQUARE FEET OR 183.499 ACRES, MORE OR LESS.

OVERALL DAWSON RIDGE PROJECT PERIMETER DESCRIPTION CONTAINS AN AREA OF 89,896,046 SQUARE FEET OR 2,063.729 ACRES, MORE OR LESS.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

VICINITY MAP



SHEET INDEX

- SHEET 1.....COVER
- SHEET 2.....OWNERSHIP CERTIFICATION
- SHEET 3-8.....PLANNED DEVELOPMENT PLAN
- SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
- SHEET 10.....NATURAL FEATURES MAP
- SHEET 11.....PHASING PLAN
- SHEET 12.....GRADING & DRAINAGE PLAN
- SHEET 13.....WILDLAND MANAGEMENT PLAN
- SHEET 14-18.....PD ZONING REGULATIONS
- SHEET 19.....ARCHITECTURAL DESIGN STANDARDS
- SHEET 20.....SIGN DESIGN STANDARDS

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND P.L.D.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2062, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAY APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRITERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA	LAND USE TYPE	ACREAGE	MAX DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT (ft)
WEST	A	SFD	238.5	471	7,000 SF	N/A	11.9%	30'
	B-1	SFD	124.4	404	6,000 SF	N/A	6.0%	30'
	B-2	SFD	58.9	229	6,000 SF	N/A	2.9%	30'
Totals			N/A	1,103	N/A	N/A	20.8%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	40'
	C-2	SFD, SFA, MF	187.4	308	N/A	N/A	9.1%	30'
	D	SFD, SFA, MF, Non-Res	206.2	1,038	N/A	N/A	10.0%	80'
Totals			N/A	1,827	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.2%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	420	N/A	N/A	3.0%	40'
	F-1	SFA, MF, Non-Res	41.6		N/A		2.2%	70/90 (1)
	F-2	SFA, MF, Non-Res	33.4	340	N/A	45	1.8%	70/90 (1)
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	70/90 (1)
	G-1	Non-Res	62.6	0	N/A	99.9	3.0%	70/90 (1)
	G-2	Non-Res	8.3	0	N/A		0.2%	70/90 (1)
Totals			N/A	292.1	1,340	N/A	11.8%	14.2%
MAX DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)								5,850
MAX MULTI-FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)								2,400
MAX COMMON NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS								3,200,000
PLANNING AREAS			1,257.4				80.0%	
OPEN SPACE (PL-2 & OS)			533.0				36.8%	
PUBLIC LAND DESIGNATION (PL-3)			227.0				11.0%	
ROAD (ARTERIAL)			45.7				2.2%	
TOTAL PROPERTY (APPROXIMATELY)			2,063.7				100.0%	
LAND USE SUMMARY NOTE: 1.) FOR PLANNING AREAS A AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 80 FEET PER SECTION 6.11 ON SHEET 13.								

PDP STANDARD NOTES

- A SMALL PORTION OF THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE BEEN SEVERED. FOR THE SMALL PORTION OF SEVERED MINERAL RIGHTS, A WAIVER OF NOTICE BY SUCH HOLDER HAS BEEN RECEIVED AS A PART OF THE AMENDMENT.
- THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ON-SITE.
- THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
- ALL WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

- ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
- UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
- ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
- A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SGP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL, FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR 89°55'56", FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A PIPE WITH A 2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A PIPE WITH A 2 INCH ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DESIGNATED BY SAID TWIN OAKS SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESIGNATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

- S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
- N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
- N 52°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION; THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 199.90 FEET, A CENTRAL ANGLE OF 109.24 FEET TO A POINT OF CURVATURE;
- N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DESIGNATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY; THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

- S 89°46'16" E, A DISTANCE OF 678.73 FEET;
- S 00°19'26" W, A DISTANCE OF 600.54 FEET;
- S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;

THENCE N 89°38'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.68 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004061350, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

- N 00°19'46" W, A DISTANCE OF 208.73 FEET TO THE NORTHEAST CORNER OF SAID DEED;
- S 89°21'58" W, A DISTANCE OF 208.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;

THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2663.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION; THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A

DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS OF LAND;

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR 89°47'47" E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'17" E, A DISTANCE OF 1262.53 FEET TO THE POINT OF BEGINNING; THENCE N 00°45'02" W, A DISTANCE OF 208.73 FEET; THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET; THENCE S 00°45'02" E, A DISTANCE OF 208.73 FEET; THENCE N 89°47'47" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°05'49" E, A DISTANCE OF 1765.27 FEET TO THE POINT OF BEGINNING; THENCE N 89°47'47" W, A DISTANCE OF 208.73 FEET; THENCE N 00°45'11" W, A DISTANCE OF 208.73 FEET; THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET; THENCE S 00°45'11" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 81,902,811 SQUARE FEET OR 1,880.230 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESIGNATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

- N 17°17'13" E, A DISTANCE OF 557.93 FEET;
- S 89°27'27" E, A DISTANCE OF 65.00 FEET;
- N 00°22'15" E, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LAND RIGHT-OF-WAY, AS DESIGNATED BE SAID TWIN OAKS PLAT;

THENCE ALONG THE PORTIONS OF BRISCOE LAND VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 302, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

- N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE SOUTH 1/16TH CORNER OF SAID SECTIONS 15 & 22;

THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

- N 00°11'34" E, A DISTANCE OF 900.14 FEET;
- S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
- N 00°11'34" E, A DISTANCE OF 842.72 FEET;
- S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
- S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,993,235 SQUARE FEET OR 183.499 ACRES, MORE OR LESS.

OVERALL DAWSON RIDGE PROJECT PERIMETER DESCRIPTION CONTAINS AN AREA OF 89,896,046 SQUARE FEET OR 2,063.729 ACRES, MORE OR LESS.

DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DAWSON TRAILS I LLC

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS
OF THE DAWSON TRAILS I LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DAWSON TRAILS II LLC

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS
OF THE DAWSON TRAILS II LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____

MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS MAYOR AND BY _____
AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION:

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN

OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL:

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE

_____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN

CREATED BY THE INSTRUMENT RECORDED _____ AT

RECEPTION NO. _____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SWQ LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS

COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

APPLICANT:



WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



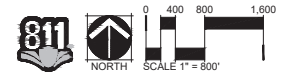
DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

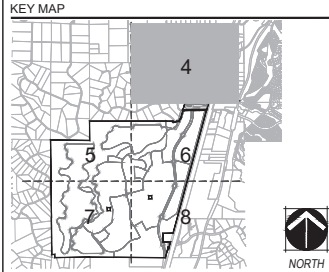
DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
OWNERSHIP
CERTIFICATION

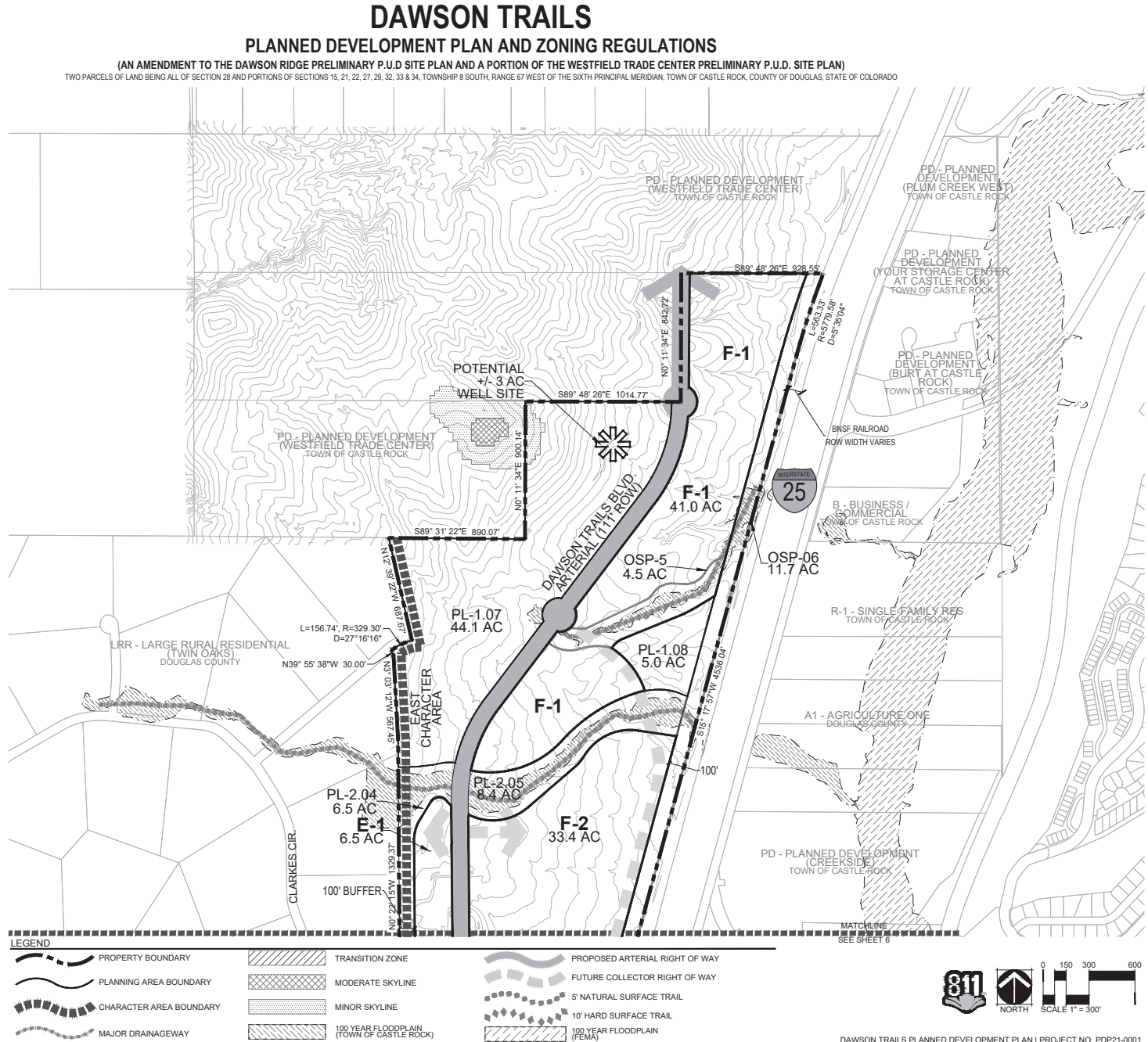
SHEET
2 OF 20

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





CHECKED BY: MB, SW
DRAWN BY: DJ, JR.



PLANNED LANDSCAPE
ARCHITECTS
NORRIS DESIGN
Planning | Landscape Architecture | Interiors

1101 Barnack Street
Denver, Colorado 80204
P 303.850.1166
www.norris-design.com

APPLICANT:
WESTSIDE INVESTMENT PARTNERS
4100 E MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:
CORE
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
PD PLAN

SHEET
4 OF 20

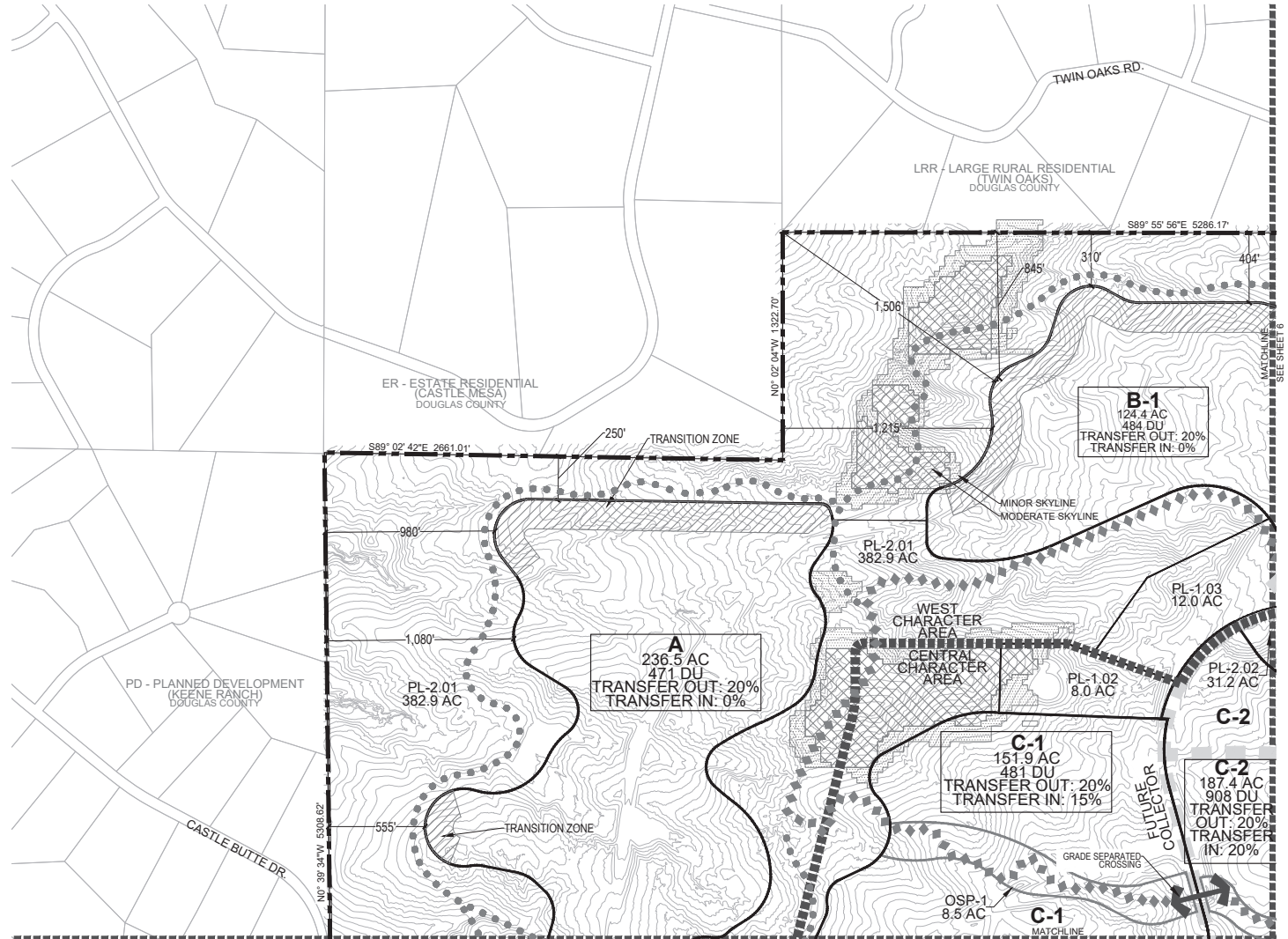
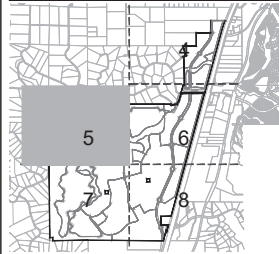
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

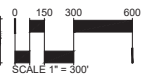
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

	PROPERTY BOUNDARY		TRANSITION ZONE		PROPOSED ARTERIAL RIGHT OF WAY
	PLANNING AREA BOUNDARY		MODERATE SKYLINE		FUTURE COLLECTOR RIGHT OF WAY
	CHARACTER AREA BOUNDARY		MINOR SKYLINE		5' NATURAL SURFACE TRAIL
	MAJOR DRAINAGEWAY		100 YEAR FLOODPLAIN (FEMA)		10' HARD SURFACE TRAIL



DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

PLANNED LANDSCAPE
ARCHITECT
NORMUS DESIGN
Planning | Landscape Architecture | Interiors

1101 Barnack Street
Denver, Colorado 80204
P: 303.852.1199
www.normus-design.com

APPLICANT:



WESTSIDE INVESTMENT
PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:

PD PLAN

SHEET
5 OF 20

CHECKED BY: MS, SW
DRAWN BY: DJ, JR.

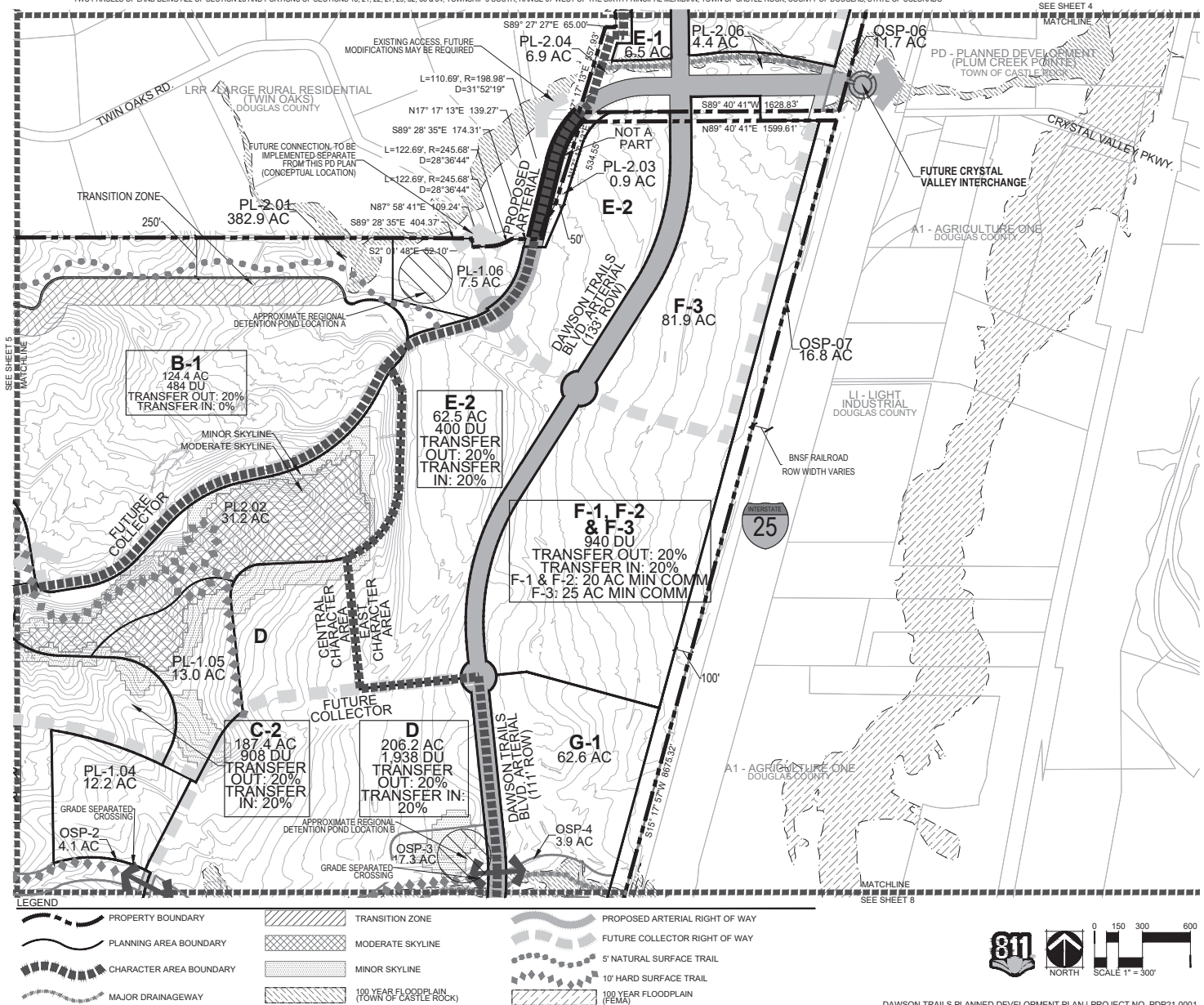
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



PLANNED LANDSCAPE
ARCHITECT
NORDUS DESIGN
Planning | Landscape Architecture | Interiors

1101 Barnack Street
Denver, Colorado 80204
7 303.850.1166
www.nordus-design.com

APPLICANT:

WESTSIDE INVESTMENT
PARTNERS
4100 E MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:

CORE
CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:

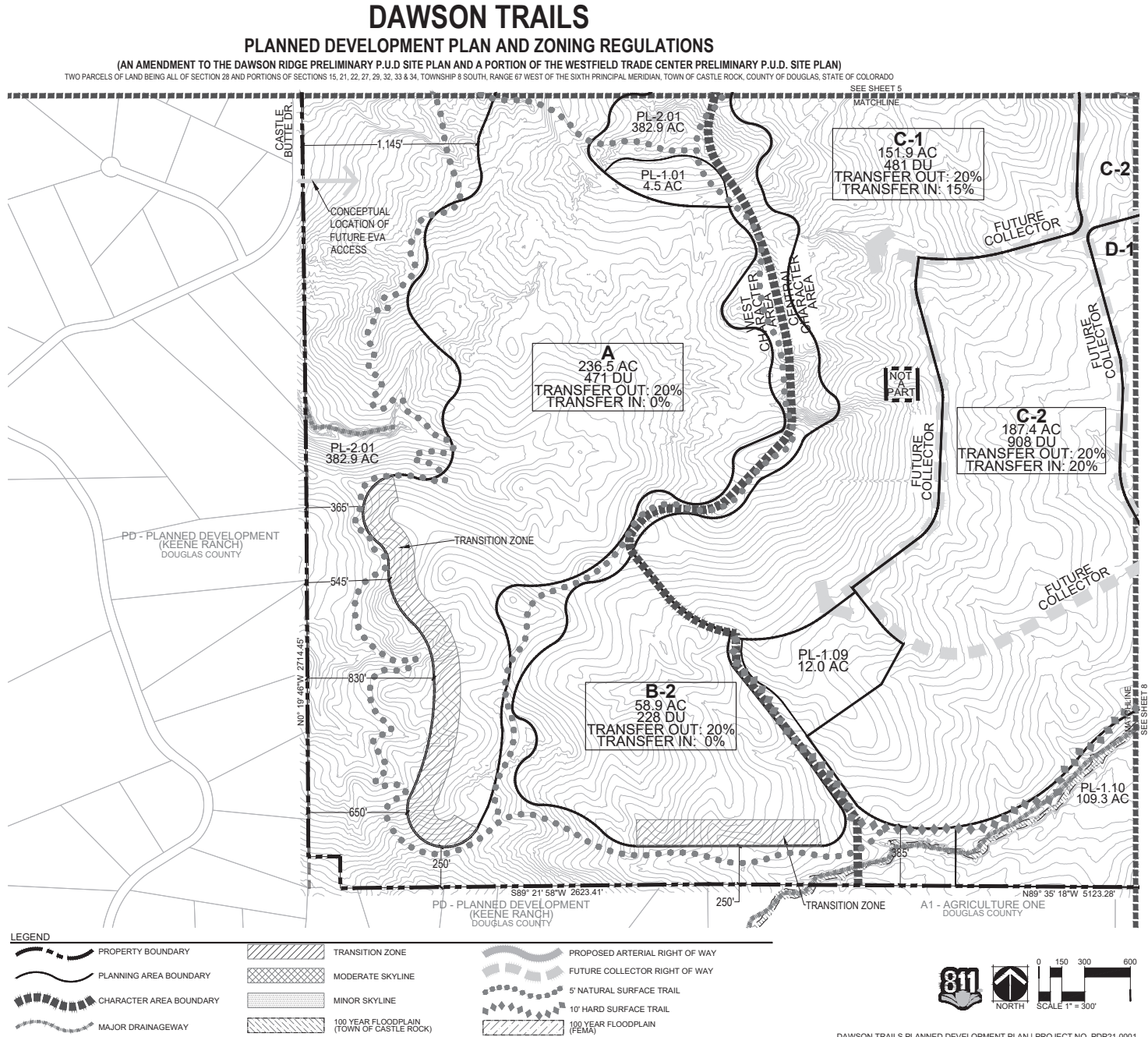
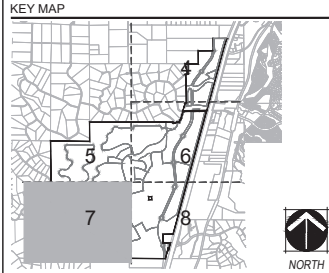
PD PLAN

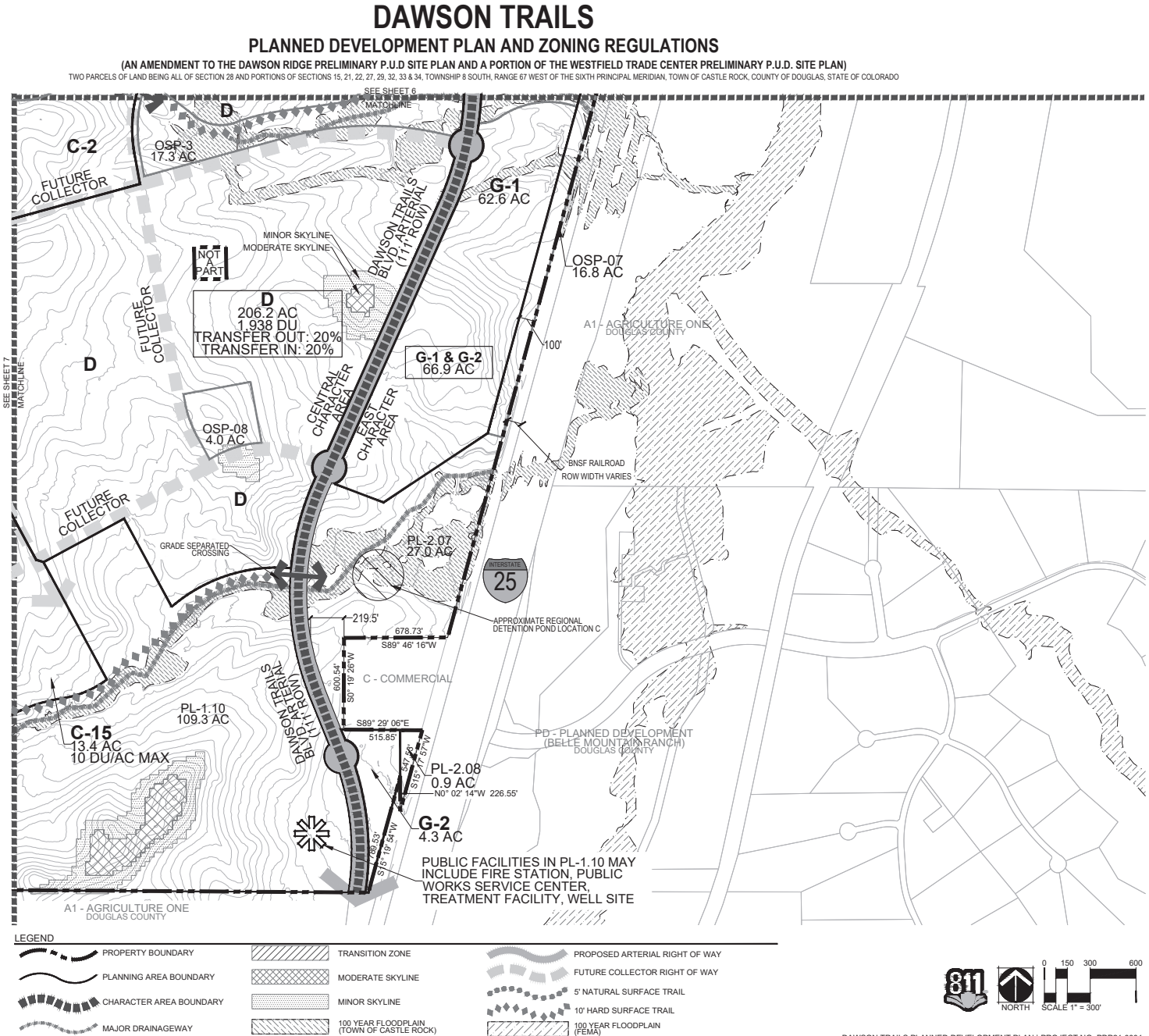
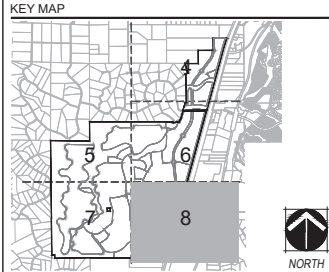
SHEET

6 OF 20



DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001





PLANNED LANDSCAPE
ARCHITECT
NORMS DESIGN
Planning | Landscape Architecture | Interiors

1101 Barnack Street
Denver, Colorado 80204
P: 303.850.1166
www.norms-design.com

APPLICANT:
WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:
CORE
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
PD PLAN

SHEET
8 OF 20

DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

CHECKED BY:
DRAWN BY:
MR. SW
DJ. JR.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNER/LANDSCAPE
ARCHITECT
NOVA DESIGN
Planning | Landscape Architecture | Interiors

1101 Barnack Street
Denver, Colorado 80204
P: 303.850.1166
www.nova-design.com

APPLICANT:

WESTSIDE INVESTMENT
PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:

CORE
CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
OPEN SPACE
PLD & TRAILS
PLAN

SHEET
9 OF 20

OPEN SPACE AND PUBLIC LAND SUMMARY

PUBLIC LAND	ACREAGE	% OF TOTAL
PL-1 (DEDICATED TO TOWN)	227.6	11.0%
OPEN SPACE		
PL-2 (DEDICATED TO TOWN)	462.2	22.4%
OSP (PRIVATE)	70.8	3.4%
SUBTOTAL	533.0	26.8%
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%
OPEN SPACE AND PUBLIC LAND TOTAL	975.6	47.3%

NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.

PARCEL SUMMARY

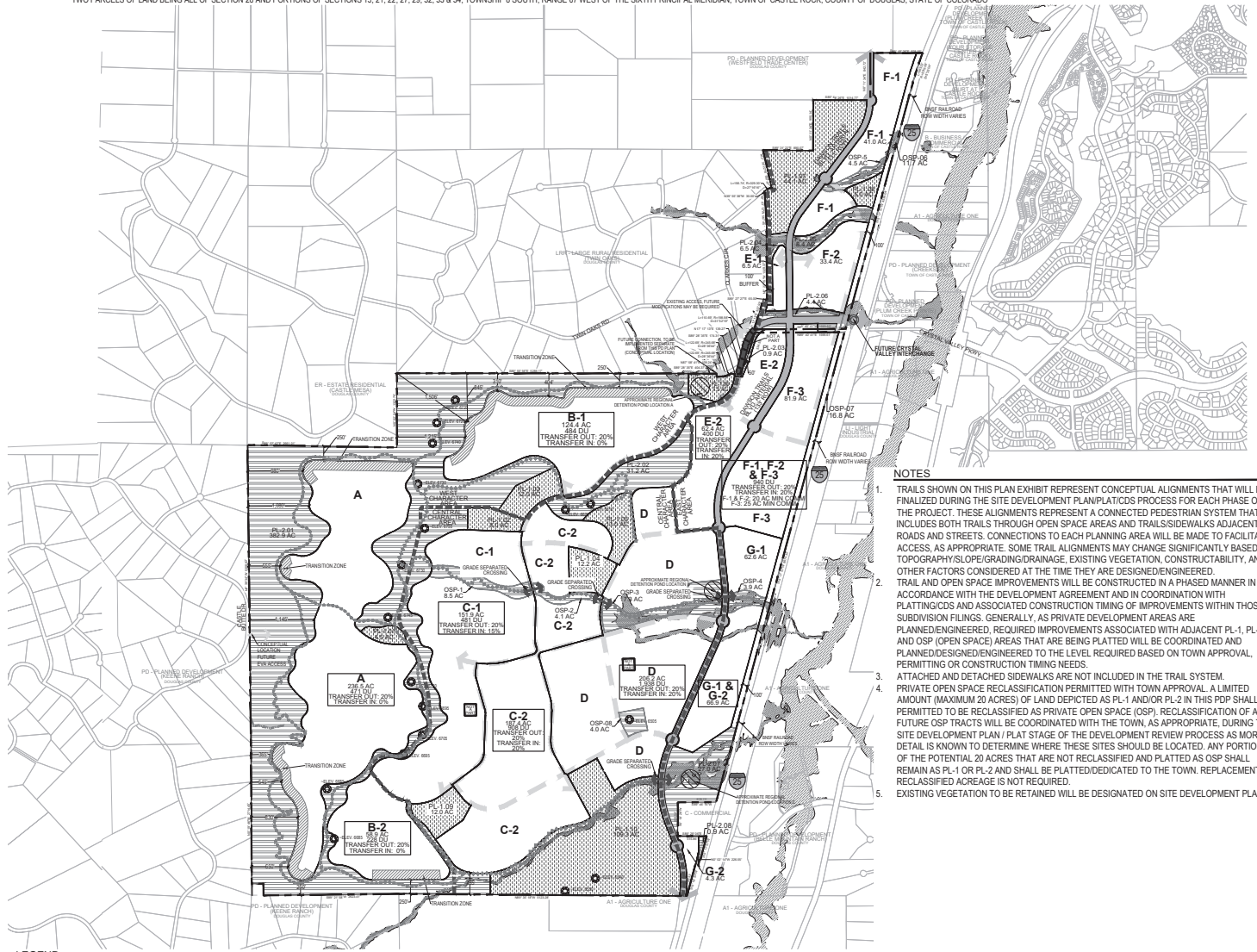
PUBLIC LAND	ACREAGE	% OF PROPERTY
PL-1.01	4.5	0.2%
PL-1.02	6.0	0.4%
PL-1.03	12.0	0.6%
PL-1.04	12.2	0.6%
PL-1.05	13.0	0.6%
PL-1.06	7.5	0.4%
PL-1.07	44.1	2.1%
PL-1.08	5.0	0.2%
PL-1.09	12.0	0.6%
PL-1.10	199.3	9.3%
PL-1 TOTAL	227.6	11.0%

OPEN SPACE	ACREAGE	% OF PROPERTY
PL-2.01	36.9	18.0%
PL-2.02	31.2	1.5%
PL-2.03	0.9	0.0%
PL-2.04	6.5	0.3%
PL-2.05	8.4	0.4%
PL-2.06	4.4	0.2%
PL-2.07	27.0	1.3%
PL-2.08	0.9	0.0%
PL-2 TOTAL	462.2	22.4%

OSP (PRIVATE)	ACREAGE	% OF PROPERTY
OSP-1	8.5	0.4%
OSP-2	4.1	0.2%
OSP-3	17.3	0.8%
OSP-4	3.9	0.2%
OSP-5	4.5	0.2%
OSP-6	11.7	0.6%
OSP-7	16.8	0.8%
OSP-8	4.0	0.2%
OSP TOTAL	70.8	3.4%
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%

OPEN SPACE & PUBLIC LAND TOTAL 975.6 47.3%

NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.



LEGEND

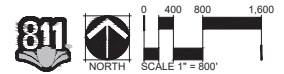
- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- CHARACTER AREA BOUNDARY
- PROPOSED ARTERIAL RIGHT OF WAY
- FUTURE COLLECTOR RIGHT OF WAY

- PROPOSED PLD
- PROPOSED OPEN SPACE (PL-2 AND OSP)
- HIGHPOINTS
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- 100 YEAR FLOODPLAIN (FEMA)

- 5' NATURAL SURFACE TRAIL
- 10' HARD SURFACE TRAIL
- MAJOR DRAINAGEWAY
- REGIONAL DETENTION POND (APPROXIMATE LOCATION)

NOTES

- TRAILS SHOWN ON THIS PLAN EXHIBIT REPRESENT CONCEPTUAL ALIGNMENTS THAT WILL BE FINALIZED DURING THE SITE DEVELOPMENT PLAN/PLAT/CD PROCESS FOR EACH PHASE OF THE PROJECT. THESE ALIGNMENTS REPRESENT A CONNECTED PEDESTRIAN SYSTEM THAT INCLUDES BOTH TRAILS THROUGH OPEN SPACE AREAS AND TRAILSIDEWALKS ADJACENT TO ROADS AND STREETS. CONNECTIONS TO EACH PLANNING AREA WILL BE MADE TO FACILITATE ACCESS, AS APPROPRIATE. SOME TRAIL ALIGNMENTS MAY CHANGE SIGNIFICANTLY BASED ON TOPOGRAPHY/SLOPE/GRADING/DRAINAGE, EXISTING VEGETATION, CONSTRUCTABILITY, AND OTHER FACTORS CONSIDERED AT THE TIME THEY ARE DESIGNED/ENGINEERED.
- TRAIL AND OPEN SPACE IMPROVEMENTS WILL BE CONSTRUCTED IN A PHASED MANNER IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND IN COORDINATION WITH PLATTING/CDs AND ASSOCIATED CONSTRUCTION TIMING OF IMPROVEMENTS WITHIN THOSE SUBDIVISION FILINGS. GENERALLY, AS PRIVATE DEVELOPMENT AREAS ARE PLANNED/ENGINEERED, REQUIRED IMPROVEMENTS ASSOCIATED WITH ADJACENT PL-1, PL-2 AND OSP (OPEN SPACE) AREAS THAT ARE BEING PLATTED WILL BE COORDINATED AND PLANNED/DESIGNED/ENGINEERED TO THE LEVEL REQUIRED BASED ON TOWN APPROVAL, PERMITTING OR CONSTRUCTION TIMING NEEDS.
- ATTACHED AND DETACHED SIDEWALKS ARE NOT INCLUDED IN THE TRAIL SYSTEM.
- PRIVATE OPEN SPACE RECLASSIFICATION PERMITTED WITH TOWN APPROVAL. A LIMITED AMOUNT (MAXIMUM 20 ACRES) OF LAND DEPICTED AS PL-1 AND/OR PL-2 IN THIS PDP SHALL BE PERMITTED TO BE RECLASSIFIED AS PRIVATE OPEN SPACE (OSP). RECLASSIFICATION OF ANY FUTURE OSP TRACTS WILL BE COORDINATED WITH THE TOWN, AS APPROPRIATE. DURING THE SITE DEVELOPMENT PLAN / PLAT STAGE OF THE DEVELOPMENT REVIEW PROCESS AS MORE DETAIL IS KNOWN TO DETERMINE WHERE THESE SITES SHOULD BE LOCATED, ANY PORTION OF THE POTENTIAL 20 ACRES THAT ARE NOT RECLASSIFIED AND PLATTED AS OSP SHALL REMAIN AS PL-1 OR PL-2 AND SHALL BE PLATTED/DEDICATED TO THE TOWN. REPLACEMENT OF RECLASSIFIED ACREAGE IS NOT REQUIRED.
- EXISTING VEGETATION TO BE RETAINED WILL BE DESIGNATED ON SITE DEVELOPMENT PLANS.



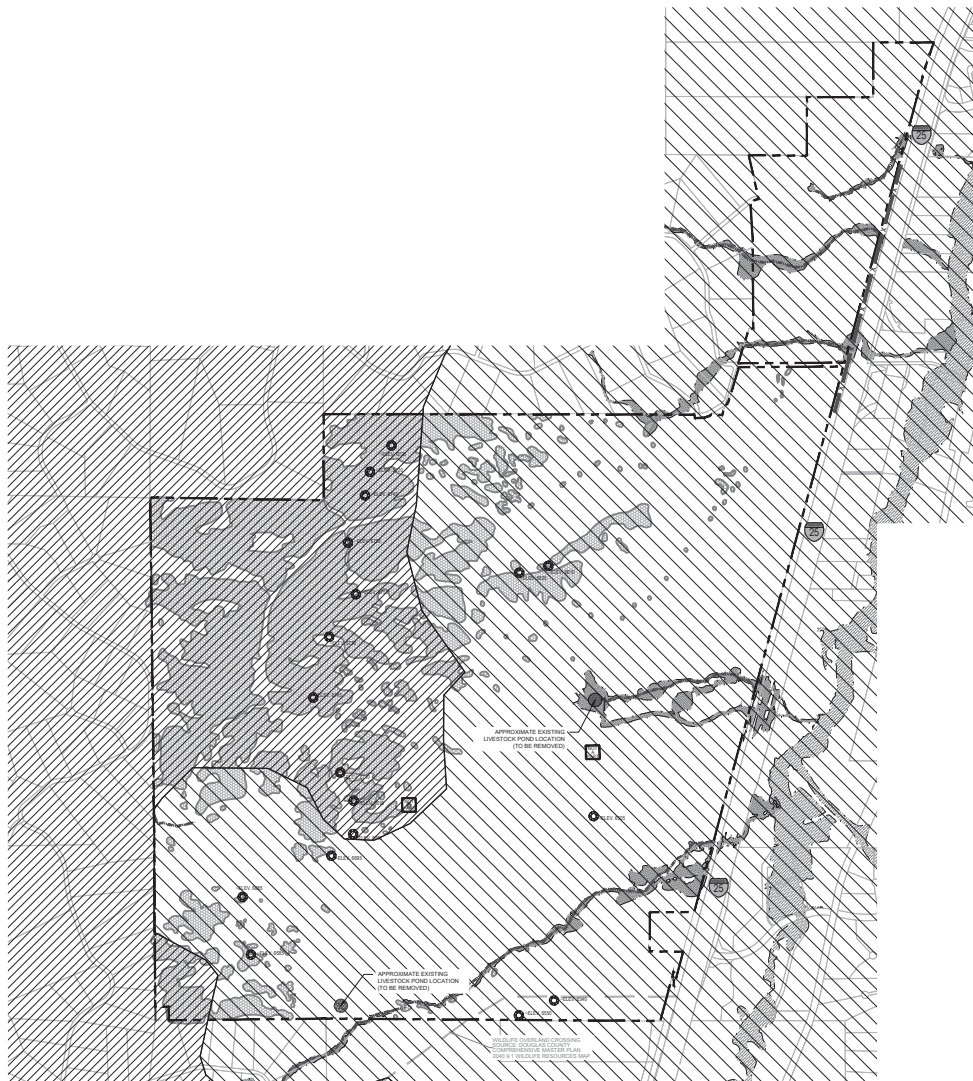
DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

CHECKED BY:
MB, SW
DRAWN BY:
DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

PROPERTY BOUNDARY
HISTORIC RAILROAD
EXISTING VEGETATION

HIGH HABITAT *
LOW HABITAT *
ELEV. 6755 HIGHPOINTS

MAJOR DRAINAGEWAY
100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
100 YEAR FLOODPLAIN (FEMA)

* NOTE: SOURCE DOCUMENT IS DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER WILDLIFE RESOURCES MAP PLAN

811 NORTH SCALE 1" = 800'

DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

PLANNER/LANDSCAPE ARCHITECT
NORMIS DESIGN
Planning | Landscape Architecture | Interiors

1101 Barrack Street
Denver, Colorado 80204
P 303.852.1166
www.normis-design.com

APPLICANT:



WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:

CORE
CORE CONSULTANTS

3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
NATURAL FEATURES MAP

SHEET
10 OF 20

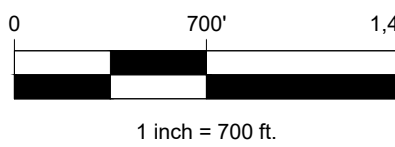
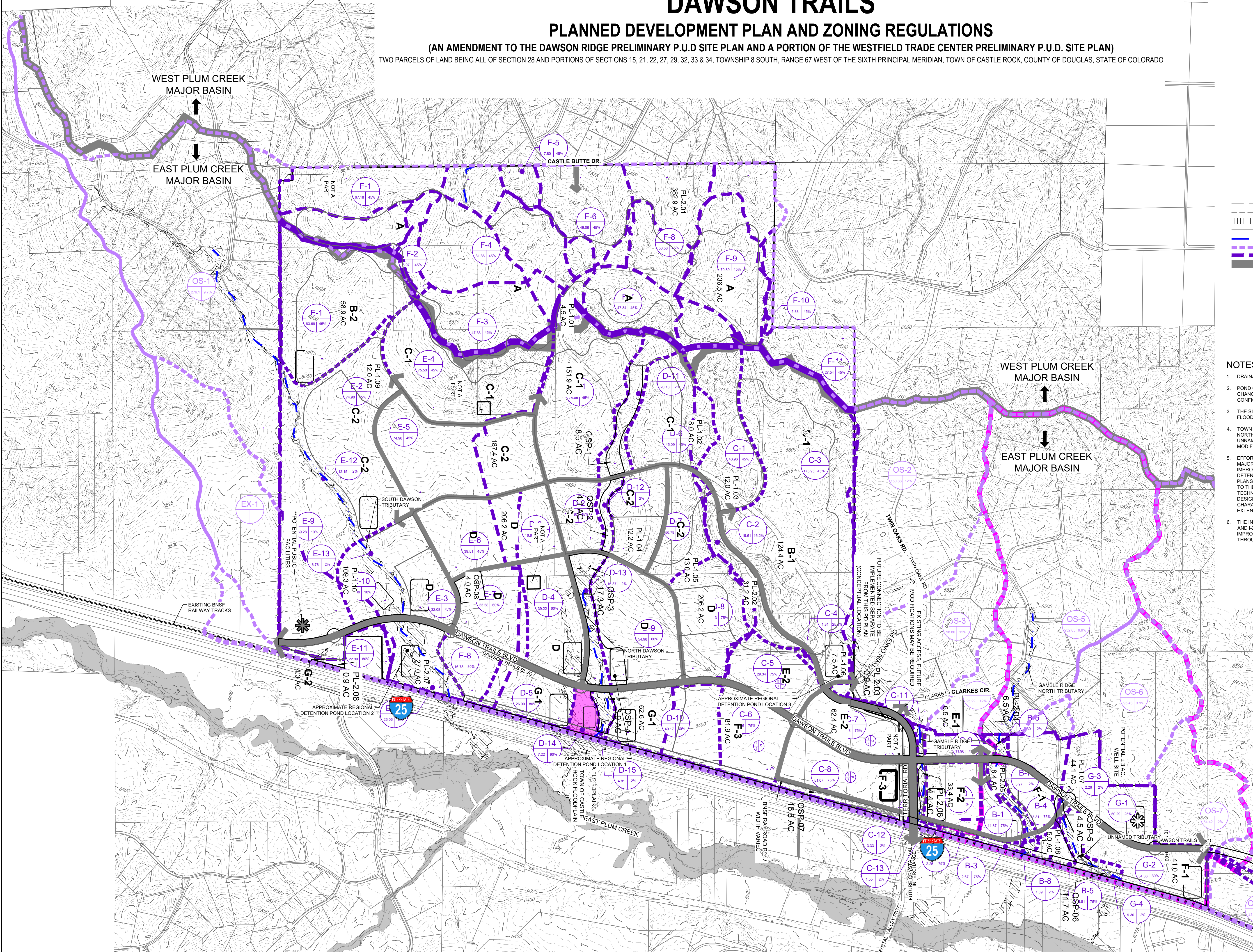
CHECKED BY: MR. SW
DRAWN BY: DJ. JR.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - BNSF RAILWAY TRACKS
 - PLANNING AREA BOUNDARY
 - MAJOR DRAINAGEWAY
 - OFF-SITE DRAINAGE BASIN
 - ON-SITE DRAINAGE BASIN
 - MAJOR DRAINAGE BASIN DIVIDE
 - OFF-SITE FLOW ARROW
 - ON-SITE FLOW ARROW
 - PROPOSED REGIONAL POND
 - 100-YEAR FEMA FLOODPLAIN
 - 100-YEAR TOWN FLOODPLAIN

- NOTES:**
- DRAINAGE BASINS AND POND LOCATIONS ARE APPROXIMATE.
 - POND CONFIGURATIONS AND LOCATIONS ARE CONCEPTUAL AND MAY CHANGE DUE TO FIELD CONDITIONS AND/OR FINAL SITE CONFIGURATIONS.
 - THE SITE LIES WITH THE UNSHADED X PORTION OF THE FEMA 100-YEAR FLOODPLAIN.
 - TOWN 100-YEAR FLOODPLAINS ASSOCIATED WITH THE SOUTH DAWSON, NORTH DAWSON, GAMBLE RIDGE, GAMBLE RIDGE NORTH, AND UNNAMED TRIBUTARIES WILL BE RE-EVALUATED BY A FLOODPLAIN MODIFICATION STUDY.
 - EFFORTS WILL BE MADE TO STABILIZE, PROTECT, AND PRESERVE THE MAJOR DRAINAGEWAYS ON-SITE. IMPACTS WILL BE LIMITED TO IMPROVEMENTS IN THE AREAS OF DISCHARGES FROM THE PROPOSED DETENTION FACILITIES AND AS IDENTIFIED IN THE MASTER DRAINAGE PLANS FOR THE DRAINAGEWAYS. THE IMPROVEMENTS WILL CONFORM TO THE TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. THESE IMPROVEMENTS WILL BE DESIGNED TO MITIGATE EROSION AND PRESERVE THE NATURAL CHARACTER AND HISTORICAL DRAINAGE PATTERNS TO THE GREATEST EXTENT FEASIBLE.
 - THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY THROUGH THE SITE WILL BE PART OF THE CVI PROJECT.

NORRIS DESIGN
Planning | Landscaping | Architecture | Interiors

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:

WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-964-9800

ENGINEER & SURVEYOR:

CORE
CORE CONSULTANTS, INC.
LIVEYOURCORE.COM
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

NOT FOR
CONSTRUCTION

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
GRADING &
DRAINAGE PLAN

SHEET
12 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ, JR.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN:

THIS PROPERTY HAS VARYING DEGREES OF COVERAGE BY MULTIPLE VEGETATIVE TYPES, THUSLY FIRE MITIGATION SHALL BE APPROPRIATELY CONSIDERED AS DEVELOPMENT MOVES FORWARD. WILDFIRE MITIGATION IS THE IMPLEMENTATION OF VARIOUS MEASURES DESIGNED TO MINIMIZE THE DESTRUCTIVE EFFECTS FROM A WILDFIRE. AT THE TIME OF SITE DEVELOPMENT PLAN, THE APPLICANT SHALL WORK WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT TO CREATE A FINAL AND IMPLEMENTABLE URBAN/WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN. BELOW ARE SUGGESTED PRACTICES THAT DEVELOPERS, BUILDERS AND HOMEOWNERS CAN IMPLEMENT TO HELP MITIGATE FIRE RISK FOR RESIDENCES.

A. WITHIN 30 FEET OF A STRUCTURE (BUILDING ENVELOPE AND IMMEDIATE AREA)

1. CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME. DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING.
 2. IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOPIES FROM THE GROUND UP TO A MINIMUM HEIGHT OF 10 FEET. REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES. DO NOT REMOVE MORE THAN 1/3RD OF LIVE BRANCHES FROM CONIFERS.
 3. WHEN PRESENT, THIN ANY SHRUBS, PARTICULARLY GAMBEL OAK, GROWING BELOW THE CANOPY OF LARGER RETAINED TREES.
 4. PRUNE RETAINED CONIFEROUS TREES TO MINIMIZE CROWN OVERLAP; ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE A SEPARATION BETWEEN TREES.
 5. THIN DENSE, CONTINUOUS GAMBEL OAK STANDS AND PRUNE TALLER SPECIMENS UP FROM THE GROUND TO CREATE A MORE OPEN, TREE-LIKE FORM. REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
 6. INSTALL A CONTINUOUS NON-IRRIGATED ROCK MULCH BED OR OTHER NON-COMBUSTIBLE MATERIAL FOR A MINIMUM OF 5 FEET AROUND THE PERIMETER OF THE BUILDING.
 7. MINIMIZE FOUNDATION-TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING. KEEP ALL SHRUB PLANTINGS A MINIMUM OF 5 FEET FROM THE FOUNDATION. EXCLUDE MORE COMBUSTIBLE SHRUB SPECIES (CONIFEROUS EVERGREENS LIKE JUNIPER, ARBORVITAE, SPRUCE, PINE AND FIR) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTINGS NEAR THE BUILDING.
 8. PLANT ONLY DECIDUOUS TREE AND SHRUB SPECIES WITHIN 15 FEET OF STRUCTURES. PROVIDE IRRIGATION AS REQUIRED FOR THE SUCCESSFUL ESTABLISHMENT AND LONG-TERM HEALTH OF NEW TREES.
 9. PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT, AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
 10. PLANT SOIL OR SEED WITH LOW-GROWING GRASS SEED MIXES.
 11. PROVIDE IRRIGATION TO TURF AND NATIVE GRASSES WITHIN THIS AREA TO PREVENT SUMMER DORMANCY.
 12. MAINTAIN NATIVE GRASS HEIGHT TO A MAXIMUM OF 6 INCHES.
 13. PLANT WILDFLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF GROWING SEASON (FOLLOWING SEED PRODUCTION).
 14. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE OF THIS ZONE (OFF SITE).
- B. BETWEEN 30 FEET AND 150 FEET FROM STRUCTURES AND ROADWAYS (TREE AND SHRUB PRESERVATION AREA) NOTE: THE EXTENT OF THIS ZONE IS AFFECTED BY SLOPE AND IS GREATER WHEN STRUCTURES OR ROADWAYS ARE AT THE TOP OF THE SLOPE AND WHEN SLOPES ARE RELATIVELY STEEP. SLOPE IS LESS CRITICAL WHEN STRUCTURES ARE AT THE BASE OF A SLOPE OR ON LEVEL GROUND.

1. CLEAR SMALL DIAMETER, SNOW BENT, DISEASED, DAMAGED, OR SUPPRESSED STEMS IN THE UNDER STORY OF LARGER PINE TREES.
2. PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 12 FEET ABOVE GROUND LEVEL.

3. THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION A, NOTE 2 ABOVE.
4. REMOVE ANNUALLY, DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
5. SPACE NEWLY PLANTED CONIFEROUS TREES (>20' TALL AT MATURITY) AT LEAST 20-30 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY. IF PINION PINE GROUPINGS (CLUMPS OF TWO OR MORE OF THE SAME SPECIES), AND CONIFEROUS SHRUB GROUPINGS ARE PLANTED, PROVIDE 20-30 FEET BETWEEN GROUPINGS. DECIDUOUS TREES AND SHRUBS ARE NOT SUBJECT TO THIS GUIDANCE WHEN PLANTED AS PART OF AN IRRIGATED AND MAINTAINED LANDSCAPE.
6. PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8-12 FEET ABOVE THE GROUND. DO NOT OVER PRUNE THE CROWNS OF SMALLER TREES.
7. TRIM OR MOW NATIVE GRASSES AND WILDFLOWERS MID-SUMMER AND IN THE FALL OR SPRING TO MAXIMUM HEIGHT OF 6 INCHES.
8. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, BY CHIPPING, OR OTHER MECHANICAL TREATMENTS.

C. BEYOND 150 FEET OF THE STRUCTURE AND OPEN SPACES (PRESERVATION / ENVIRONMENTALLY SENSITIVE AREA)

1. CLEAR SMALLER UNDERSTORY TREES AND SHRUBS PER SECTION B, NOTE 1 ABOVE.
2. UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.
3. REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
4. PROVIDE SEPARATION BETWEEN GAMBEL OAK CLUMPS TO BREAK UP HORIZONTAL CONTINUITY OF FUELS AND REDUCE CROWN FIRE POTENTIAL.
5. TRIM OR MOW NATIVE GRASSES ALONG TRAILS TO ALLOW POTENTIAL USE AS PRE-CONSTRUCTED FIRE LINES. THESE MOWN AREAS SHOULD BE 8 FEET WIDE ON BOTH SIDES OF TRAILS. ANY SHRUB CLUMPS RETAINED WITHIN 20 FEET OF TRAILS SHOULD PRUNED TO REDUCE LADDER FUELS AND MAINTAINED IN A MITIGATED CONDITION.
6. RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
7. SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA IF TREATED AND REDUCED TO A MAXIMUM DEPTH OF 6 INCHES. IF CHIPPED, MULCH DEPTH SHOULD NOT EXCEED 4 INCHES IN DEPTH.

D. STRUCTURAL WILDFIRE GUIDELINES

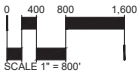
1. ALL ROOFS SHALL HAVE CLASS A FIRE RATING.
2. DECKING MATERIAL SHALL HAVE A CLASS B OR HIGHER FIRE RATING.
3. ANY FENCING CONNECTED TO STRUCTURES SHALL USE NON-COMBUSTIBLE MATERIALS WITHIN 5 FEET OF STRUCTURES OR DECKS.
4. ALL VENTS (FOUNDATION, SOFFIT, EAVE, ETC.) SHALL HAVE 1/8" INCH OR SMALLER OPENING SIZES.
5. GUTTERS SHALL BE NON-COMBUSTIBLE OR HAVE CLASS A FIRE RATING.

E. MAINTENANCE OF FIRE MITIGATION

1. FIRE MITIGATION ON PRIVATE LOTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. FIRE MITIGATION UNDERTAKEN BY THE DEVELOPER ON OPEN SPACES OR COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ALTERNATIVELY BY A SPECIAL DISTRICT (SD), AS MAY BE DETERMINED AT THE TIME OF CONVEYANCE.
3. PLANTED VEGETATION ALONG ALL THOROUGHFARES SHALL BE MAINTAINED TO MANAGE RISK OF CROWN FIRE OR FLAME INTRUSION (IMPINGEMENT) INTO THE PUBLIC RIGHT-OF-WAY.
4. THE HOA OR SD (IF APPLICABLE) SHALL ESTABLISH PROCEDURES FOR RESIDENTS TO IMPLEMENT OR MAINTAIN WILDFIRE MITIGATION MEASURES PER C.R.S 38-33.3-106.5 (A.K.A. SB-100, HOMEOWNER BILL OF RIGHTS).

GENERAL NOTES:

1. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN SHALL BE COMPLETED AND SUBMITTED TO THE TOWN OF CASTLE ROCK WITH EACH SITE DEVELOPMENT PLAN, OR SITE DEVELOPMENT PLAN AMENDMENT.
2. MITIGATION REQUIREMENTS SHALL BE COMPLETED AS ESTABLISHED IN THE DEVELOPMENT AGREEMENT.



APPLICANT:



WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
WILDLAND
MANAGEMENT
PLAN

SHEET
13 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

SECTION 5 | OVERALL PROJECT STANDARDS

5.1 Planning Area Boundaries

The conceptual boundaries of all Planning Areas are shown on the Dawson Trails PD Plan. Where a Planning Area abuts an internal local street or drive or a collector street, the boundary shall be the centerline of the street, where applicable. Where a Planning Area abuts an arterial street, the boundary shall be the right-of-way of that street as indicated on the PD Plan. A Planning Area may be partially subdivided and/or subdivided into multiple filings and phases at the Site Development Plan / Plat stage of the development review process.

5.2 Amendments to the PD Plan and PD Zoning Regulations

- The maximum number of dwelling units approved for development in Dawson Trails is 5,850, including a maximum number of 2,400 Multifamily dwelling units. The maximum amount of non-residential use square footage is 3,200,000 square feet, subject to subsection 3 below.

- Residential
 - Dwelling units are subject to maximum transfers in each Planning Area as noted below in Table 5.2.1. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.

Table 5.2.1 - Maximum Allowed Transfer of Dwelling Units			
Character Area	Planning Area	Percentage Transfer Out	Percentage Transfer In
West	A	20%	0
	B-1	20%	0
	B-2	20%	0
Central	C-1	20%	15%
	C-2	20%	20%
	D	20%	20%
East	E-1	No Residential Allowed	No Residential Allowed
	E-2	20%	20%
	F-1	20%	20%
	F-2	20%	20%
	F-3	20%	20%
	G-1	No Residential Allowed	No Residential Allowed
	G-2	No Residential Allowed	No Residential Allowed

- The actual number of dwelling units approved will be determined and calculated at the Site Development Plan / Plat stage of the development review process. A Project Tracking Sheet will be used to document the series of plats at Dawson Trails over the life cycle of the project.

- The maximum number of allowed multifamily dwelling units is capped at 2,400, however, this may be increased by up to 15% as an Administrative Amendment to this PD. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.

- Non-residential
 - The maximum 3,200,000 square feet of non-residential use may be increased by up to 15% as an Administrative Amendment to this PD.

- All non-residential uses in the West, Central, and East Character Areas that are residential use-supporting in nature, including but not limited to various types of amenities, clubhouses, and similar uses, shall not be counted towards the maximum allocation of non-residential use 3,200,000 square feet.

- Assisted living facilities, adult day care, memory care, nursing homes, and continuum of care uses and other institutional use types that provide staffed support services do not count towards the 5,850 maximum allowed dwelling units in this PD.

5.3 Non-Residential Use Acreage Minimums

- Minimum acreages of non-residential uses are required and shall be located in F-1, F-2, F-3, G-1, and G-2 as follows:
 - Planning Areas F-1 and F-2: 20-acres
 - Planning Area F-3: 25-acres
 - Planning Area G-1: 62.6 acres
 - Planning Area G-2: 4.3 acres

5.4 Storage Use Acreage Maximums

- A total cumulative maximum of 30 acres of storage uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.
 - Outdoor storage shall not exceed 15 acres.
 - Indoor and outdoor storage may both be included on the same site.

5.5 Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing Use Acreage Maximums

- A total cumulative maximum of 20 acres of Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.

5.6 Road Alignments

The PDP depicts conceptual locations of roadways. Recognizing that the final road alignments are subject to detailed engineering studies, realignments of roads/streets are expected and can be accomplished by the applicant/developer through the Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the PDP itself. More significant road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PDP Amendment procedure as provided in the Town of Castle Rock Municipal Code.

5.7 Trails and Trail Alignments

The PDP depicts general locations of trails. Recognizing that the final trail alignments are subject to detailed engineering studies and overall pedestrian connectivity adjustments, realignments and changes are expected, and can be accomplished by the applicant/developer through Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the Plan Development Plan itself. In some cases, sidewalks planned along roadways and streets may be used to connect trail networks. Refer to the Dawson Trails PD Plan.

5.8 Open Space

Open space may be public or private. Public open space, PL-1, or PL-2 will be dedicated to the Town. Private open space, OSP, will be owned by a private entity, a metropolitan district or homeowners' association. An additional approximate 215 acres to be designated as either public or private open space at time of SPD / Plat.

5.9 Residential Parking

- Shared parking is allowed per Section 17.54 of the Municipal Code.
- Reduced parking standards may be requested per Section 17.54 of the Municipal Code.
- Table 5.8.1, below, identifies parking standards within the Dawson Trails PD. Parking shall follow the table below unless the applicant designates that the Town Code requirements are to be used in lieu thereof at the time of SPD.

Table 5.8.1	
Single-Family Detached Dwelling	2 Spaces per Dwelling Unit
Single-Family Attached Dwelling	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking
Multiple SFA & SFD on One Lot	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking
Clustered Single-Family Residential Dwelling	2 Spaces per Unit
Multi-Family Residential Dwelling (Multifamily and dwellings in multiple buildings on a single lot)	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +20% of total required spaces for visitor parking
Notes:	
1. Off-street parking includes garage spaces (including tandem configurations), surface parking, other covered spaces, uncovered spaces, spaces accessed from private drives, and driveways.	
2. On-street parking that is directly adjacent to the lot frontage of a public or private street may be counted as part of the parking requirements in Planning Area E-2, in conjunction with review of a SPD in Section 3.4.6, of this PD.	

5.10 Residential / Non-Residential Use Adjacency Standards

- Planning Area E-1 shall have a minimum 100-foot open space buffer, measured from the western Dawson Trails property boundary. No structures which require a building permit are permitted within this open space buffer.
- The northern portion of Planning Area E-2, adjacent to the proposed Major Collector, shall have a minimum 50-foot open space buffer, measured from the east boundary of the Right-of-Way for the Major Collector. No structures which require a building permit are permitted within this open space buffer.
- The buffers noted 1 and 2. above are inclusive of the buffer described in the existing buffer agreement, which is filed with the Douglas County Clerk and Recorder, Reception Number 8625892.
- The Interface requirements of Chapters 17.50 and 17.51 of the Town of Castle Rock Municipal Code shall apply in the Dawson Trails PD only to development adjacent to the buffers described in 1 and 2 above, except that no additional prescriptive buffer is required.

5.11 Landscaping

All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Criteria Manual and the Dawson Trails Water Efficiency Plan, as amended.

5.12 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan, as applicable, without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

5.13 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on PL-1, PL-2, or other Town owned property without written approval from the Town of Castle Rock.

5.14 Compliance with Skyline/RidgeLine Protection District

All areas within the Skyline/RidgeLine protection area as shown on the Dawson Trails PD Plan shall be subject to Chapter 17.48 of the Castle Rock Municipal Code, as amended.

5.15 Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into each Site Development Plan. An overall Wildfire Vegetation Mitigation Plan is included in the PDP and will be further defined at each stage of development as associated with future Site Development Plans when the appropriate amount of planning and engineering information and detail are known.

5.16 Planning and Design

- Design and construction of lot structures, roadways, and other improvements shall be sensitive to the existing topography and nature vegetation. The proposed improvements shall achieve a blended landscape (existing conditions combined with engineered conditions) that is congruent with the intended character of the Character Area and/or Planning Area improvements being implemented, as determined feasible.
- Structures in sloping areas shall be designed to generally conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation, as determined feasible.
- Grading shall be shaped to compliment the natural landforms, as determined feasible.

- Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance, while recognizing grading impacts will require changes to existing slopes and removal of existing vegetation in many areas where development improvements are to be located. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

SECTION 6 | PERMITTED USES AND DEVELOPMENT STANDARDS

As outlined above in the Character Area descriptions, each Character Area is further organized by Planning Areas. While the Character Areas provide a general guide for similar types of development, each Planning Area provides allowed land uses and dimensional standards.

Refer to Section 6.11 Supplemental Development Standards. Supplemental Development Standard #16 (A through E) includes standards applicable in all Planning Areas. Sections 6.1 through 6.10 establish permitted uses and development standards unique to specific Planning Areas.

6.1 Planning Area A

- Permitted Uses
 - Residential
 - Single Family Detached
 - Detached Private Garage
 - Non-Residential
 - Home Occupations
 - Open Space, Public or Private
 - Private recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to: swimming pools, sport courts, and jogging, equestrian riding, hiking and biking trails
 - Public Parks, Playgrounds, and other recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses
- Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Public Facilities
- Development Standards (unless otherwise approved by the Town at the time of SPD or Plat)
 - Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be a minimum 7,700 square feet (See Section 6.10 for additional standards)
 - Minimum Lot Size: None
 - Primary Structure
 - Setbacks (3, 4, 9, 13, 14)
 - Minimum Front Setback (1, 5, 8, 12): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8, 12): 20'
 - Minimum Rear Setback (8): 20'
 - Minimum Rear Setback, Alley (6, 7): 2'
 - Minimum Side Setback, Interior Lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8, 15): 15'
 - Minimum Building Separation (3): 10'
 - Maximum Building Height (2): 35'

D. Accessory Structure

- Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*
- Setbacks (3, 4, 9, 13, 14)
 - Minimum Front Setback (1, 5, 8, 12): 20'
 - Minimum Rear Setback (8): 5'
 - Minimum Rear Setback, Alley (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8, 15): 15'
 - Minimum Building Separation (3): 10'
 - Maximum Building Height (2): 35'

6.2 Planning Areas B-1 and B-2

- Permitted Uses
 - Residential
 - Single Family Detached
 - Detached private garages
 - Non-Residential
 - Open space, public or private
 - Private Recreational and Park uses, clubhouse, country clubs, recreational facilities, including but not limited to: Swimming Pools, Sport Courts, and jogging, equestrian riding, hiking and biking trails
 - Public Parks, playgrounds, and other recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to: detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
- Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Public Facilities
- Development Standards (unless otherwise approved by the Town at the time of SPD or Plat)
 - Transition Zone Minimum Lot Size: Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be 6,600 square feet. (See Section 6.10 for additional standards).

B. Primary Structure

- Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*
- Minimum Lot Size: None
 - Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8, 12): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8, 12): 20'
 - Minimum Rear Setback (8): 20'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback, Interior Lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8, 15): 15'
 - Minimum Building Separation (3): 10'
 - Maximum Building Height (2): 35'

C. Accessory Structure

- Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*
- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8, 12): 20'
 - Minimum Rear Setback (8): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8, 15): 15'
 - Minimum Building Separation (3): 10'
 - Maximum Building Height (2): 35'

APPLICANT:



WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5990



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:

PD ZONING REGULATIONS

SHEET

15 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

6.3 Planning Areas C-1 and C-2

1. Permitted Uses
 - A. Residential
 1. Single Family Attached or Detached
 2. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling units
 3. Detached private garages
 - B. Non-Residential
 1. Assisted Living, Memory Care, or other similar institutional uses
 2. Nursing Home
 3. Adult Day Care
 4. Day Care Center Facility
 5. Day Care, In Home
 6. Open Space, Public or Private
 7. Public Parks, Playgrounds, and other non-commercial recreational areas
 8. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, equestrian riding, hiking and biking trails
 9. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 10. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
2. Uses By Special Review
 - A. Non-Residential
 1. Offices
 2. Gyms / Health Clubs
 3. Clinics
 4. Restaurants, without Drive-Through
 5. Private Clubs
 6. Retail
 7. Personal Services
 8. Commercial Services
 9. Public Facilities
 10. Studio Classes
 11. Places of Worship
 12. Recreation, Outdoor
 13. Solar Collectors which are not part of the primary structure

3. Maximum Building Height for All Uses (2):
 - A. Planning Area C-1: 45'
 - B. Planning Area C-2: 50'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
 - A. Primary Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.1.1.*

1. Minimum Lot Size: None
2. Setbacks (3, 4, 10, 14)
 - a. Minimum Front Setback (1, 5, 8, 15')
 - b. Minimum Front Setback to Garage Door Face (1, 5, 8, 20')
 - c. Minimum Rear Setback (8, 10')
 - d. Minimum Rear Alley Setback (8, 7, 2')
 - e. Minimum Side Setback, interior lot (8, 7, 12, 5')
 - f. Minimum Side Street Setback (1, 5, 6, 7, 8, 15')
3. Minimum Building Separation (3, 10')

B. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.1.1.*

1. Setbacks (3, 4, 10, 14)
 - a. Minimum Front Setback (1, 5, 8, 20')
 - b. Minimum Rear Setback (8, 5')
 - c. Minimum Rear Alley Setback (8, 7, 2')
 - d. Minimum Side Setback (interior lot) (8, 7, 12, 5')
 - e. Minimum Side Street Setback (1, 5, 6, 7, 8, 15')
2. Minimum Building Separation (3, 10')

5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.4 Planning Area D

1. Permitted Uses
 - A. Residential
 1. Single Family Detached
 2. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings)
 3. Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)

4. Multifamily
5. Clustered Single Family Dwelling Units
6. Condominium
7. Green Court
8. Motor Court
9. Patio Dwelling
10. Townhome
11. Zero Lot Line Dwelling
12. Clustered Single Family Dwelling Units on a single lot as a product for lease
13. Detached private garages
- B. Non-Residential
 1. Adult Day Care Facility
 2. Assisted Living / Memory Care
 3. ATM / Kiosk
 4. Bed and Breakfast
 5. Clinic
 6. College / University / Vo-tech
 7. Day Care Center Facility
 8. Drive-Through Facility
 9. Educational Facility
 10. Funeral Home
 11. Gym / Health Club
 12. Hospital
 13. Hotel / Motel
 14. Nursing Home
 15. Office (including Flex Office)
 16. Parking Facility (stand-alone lot / structure)
 17. Place of Worship
 18. Private Club
 19. Public Facilities
 20. Recreation, Indoor or Outdoor
 21. Retail
 22. Restaurant
 23. Studio Classes
 24. Utilities, Public
 25. Veterinary Clinic
 26. Open Space, Public or Private
 27. Public Parks, Playgrounds, and other non-commercial recreational areas
 28. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to swimming pools, sport courts, and jogging, riding, equestrian hiking and biking trails
 29. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 30. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- A. Solar collectors which are not part of the primary structure
- B. Kennel / Doggy Daycare

3. Maximum Building Height for All Uses (2): 60'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.1.1.*

- A. Primary Structure
 1. Minimum Lot Size: None
 2. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (1, 5, 8, 15')
 - b. Minimum Front Setback to Garage Door Face (1, 5, 8, 20')
 - c. Minimum Rear Setback (8, 10')
 - d. Minimum Rear Alley Setback (8, 7, 2')
 - e. Minimum Side Setback, interior lot (8, 7, 12, 5')
 - f. Minimum Side Street Setback (1, 5, 6, 7, 8, 15')
 3. Minimum Building Separation (3, 10')

B. Accessory Structure

1. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (1, 5, 8, 20')
 - b. Minimum Rear Setback (8, 5')
 - c. Minimum Rear Alley Setback (8, 7, 2')
 - d. Minimum Side Setback (interior lot) (8, 7, 12, 5')
 - e. Minimum Side Street Setback (1, 5, 6, 7, 8, 15')
2. Minimum Building Separation (3, 10')

**Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.1.1.*

5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.5 Planning Areas E-1 and E-2

1. Permitted Uses
 - A. Residential
 1. Single Family Detached (E-2 only)
 2. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings) (E-2 only)
 3. Mixed-Use (horizontal or vertical) (E-2 only)
 4. Multifamily (E-2 only)
 5. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, two, three, and four, and other Multi-Family Dwelling Units (E-2 only)
 6. Clustered Single Family Dwelling Units on a single lot as a product for lease (E-2 only)
 7. Detached private garages (E-2 only)
 - B. Non-Residential
 1. Assisted Living, Memory Care, or other similar institutional uses
 2. ATM / Kiosk
 3. Bed and Breakfast
 4. Clinic
 5. Day Care Center Facility
 6. Drive Through Facility
 7. Hospital
 8. Nursing Home
 9. Office (including Flex Office)
 10. Place of Worship
 11. Private Club
 12. Public Facilities
 13. Retail
 14. Restaurant
 15. Services, Commercial
 16. Services, Personal
 17. Services, Repair
 18. Veterinary Clinic (to include 24/7 emergency care)
 19. Open Space, Public or Private
 20. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, riding, hiking and biking trails
 21. Public Parks, Playgrounds, and other non-commercial recreational areas
 22. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 23. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses

2. Uses By Special Review

- A. Solar collectors which are not part of the primary structure
- B. Public Facilities

3. Maximum Building Height for all uses (2):

- A. Planning Area E-1: 50'
- B. Planning Area E-2: 60'

4. Residential Setbacks (unless otherwise approved by the Town at the time of SDP or Plat)

A. Primary Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.1.1.*

1. Minimum Lot Size: None
2. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (1, 5, 8, 15')
 - b. Minimum Front Setback to Garage Door Face (1, 5, 8, 20')
 - c. Minimum Rear Setback (8, 10')
 - d. Minimum Rear Alley Setback (8, 7, 2')
 - e. Minimum Side Setback (interior lot) (8, 7, 12, 5')
 - f. Minimum Side Street Setback (1, 5, 6, 7, 8, 15')
3. Minimum Building Separation (3, 10')

B. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.1.1.*

1. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (8, 20')
 - b. Minimum Rear Setback (8, 7, 5')
 - c. Minimum Rear Alley Setback (8, 7, 8, 2')
 - d. Minimum Side Setback (interior lot) (8, 7, 12, 5')
 - e. Minimum Side Street Setback (1, 5, 6, 7, 8, 15')

2. Minimum Building Separation (3, 10')

5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6. Pedestrian Oriented Area in E-2

- A. The following are the supplemental design standards for the areas and buildings within the PDP that are categorized as a Pedestrian Oriented Area, which includes a centrally located gathering place and/or "main street" and will include the following:
 1. Include either a publicly accessible and activated square/green/plaza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
 2. Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements
 3. Development patterns to prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As this area's goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
 4. Convenient pedestrian and bicycle access to all adjacent streets.
 5. Create pedestrian focal points with enhanced pedestrian paving, shaded sitting areas with comfortable seating and tables, promenade to cafes or coffee shops, views of landscaped areas, parks, or distant natural vistas, pedestrian-scaled lighting, and safe, non-intuitive people watching. Where possible, provide power and wi-fi to encourage people to work outdoors.
 6. Accessible parking spaces located, signed, striped, and lighted with close and convenient access to building entries.
 7. For multi-building office areas/campuses, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
 8. Convenient pedestrian access to transit stops and outlying parking areas, if any.
 9. Where feasible, design sites to accommodate bus stops.
 10. Bicycle parking in convenient and visible areas that do not interfere with pedestrian circulation.
 11. Interconnection of pedestrian areas with adjacent existing or planned open space.
 12. The potential for outdoor dining and/or other amenities to enliven plazas and open space areas.

APPLICANT:



WESTSIDE INVESTMENT
PARTNERS
4100 E. MISSISSIPPI AVE.
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5990



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:

PD ZONING
REGULATIONS

SHEET
16 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

6.6 Planning Areas F-1, F-2 and F-3

- Permitted Uses
 - Residential
 - Single Family Attached (Townhome, Duplex, Triplex, Fourplex, or other similar Multi-Unit Configurations)
 - Multi-family (Apartments, Condominiums, or other similar Multifamily Configurations)
 - Mixed-Use (horizontal or vertical)
 - Detached Private Garages

- Non-Residential
 - Adult Day Care Assisted Living, Memory Care, or other similar institutional uses
 - Alcoholic Beverage Sales
 - ATM / Kiosk
 - Auto Body and Vehicle / RV / Boat Equipment and Repair
 - Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
 - Automobile Service / Fuel Station / Wash / Rental
 - Bed and Breakfast
 - Clinic
 - College / University / Vo-Tech
 - Commercial Amusement, Indoor and Outdoor
 - Day Care Center Facility
 - Drive-Through Facility
 - Educational Facility
 - Funeral Home
 - Gym / Health Club
 - Hospital
 - Hotel / Motel
 - Industrial, Flex (F-1 and F-3 Only)
 - Kennel / Doggy Daycare
 - Large Animal Clinic and Hospital
 - Multi-Modal Transit Facility
 - Nursery or Greenhouse (Wholesale or Retail)
 - Nursing Home
 - Office (including Flex Office)
 - Parking Facility (stand-alone lot / structure)
 - Place of Worship
 - Private Club
 - Public Facilities
 - Recreation, Indoor or Outdoor
 - Retail
 - Restaurant
 - Services, Commercial
 - Services, Personal
 - Services, Repair
 - Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
 - Studio Classes
 - Utilities, Public
 - Veterinary Clinic
 - Open Space, Public or Private
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

- Uses By Special Review
 - Solar collectors which are not part of the primary structure
- Maximum Building Height for All Uses (2; 11): 7'5"
- Maximum Building Height for hospitality, medical, office, multi-family residential, and vertical mixed-use buildings Uses (2; 11): 9'0"

- Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
 - Primary Structure
 - Minimum Lot Size: None
 - Setbacks (2; 4; 10; 12; 14)
 - Minimum Front Setback (1; 5; 8): 0'
 - Minimum Front Setback to Garage Door Face (1; 5; 8): 20'
 - Minimum Rear Setback (8): 0'
 - Minimum Rear Alley Setback (6; 7): 2'
 - Minimum Side Setback (interior lot) (6; 7; 12): 5'
 - Minimum Side Street Setback (1; 5; 6; 7; 8): 15'
 - Minimum Building Separation (2): 10'

*Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.

- Accessory Structure
 - Setbacks (2; 4; 10; 12; 14)
 - Minimum Front Setback (1; 5; 8): 20'
 - Minimum Rear Setback (8): 5'
 - Minimum Rear Alley Setback (6; 7): 2'
 - Minimum Side Setback (interior lot) (6; 7; 12): 5'
 - Minimum Side Street Setback (1; 5; 6; 7; 8): 15'
 - Minimum Building Separation (2): 10'

*Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.

6.7 Planning Areas G-1 and G-2

- Permitted Uses
 - Residential: no residential uses allowed.
 - Non-Residential
 - Adult Day Care Assisted Living, Memory Care, or other similar institutional uses
 - Alcoholic Beverage Sales
 - Auto Body and Vehicle / RV / Boat Equipment and Repair
 - Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
 - Automobile Service / Fuel Station / Wash / Rental
 - Bed and Breakfast
 - Clinic
 - College / University / Vo-Tech
 - Commercial Amusement, Indoor and Outdoor
 - Day Care Center Facility
 - Drive-Through Facility
 - Educational Facility
 - Funeral Home
 - Gym / Health Club
 - Hospital
 - Hotel / Motel
 - Industrial, Flex and Light Industrial
 - Kennel / Doggy Daycare
 - Large Animal Clinic and Hospital
 - Multi-Modal Transit Facility
 - Nursery or Greenhouse (Wholesale or Retail)
 - Nursing Home
 - Office (including Flex Office)
 - Parking Facility (stand-alone or structure)
 - Place of Worship
 - Private Club
 - Public Facilities
 - Recreation, Indoor and Outdoor
 - Retail
 - Restaurant
 - Services, Commercial
 - Services, Personal
 - Services, Repair
 - Shooting Range, Indoor
 - Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
 - Studio Classes
 - Utilities, Public
 - Veterinary Clinic
 - Warehousing and Distribution
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
- Uses By Special Review
 - Solar collectors which are not part of the primary structure
- Maximum Building Height for All Uses (2; 11): 7'5"
- Maximum Building Height for hospitality, medical, office, multi-family residential, and vertical mixed-use buildings Uses (2; 11): 9'0"
- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.8 Accessory Uses

- In all Planning Areas:
 - Permitted Uses
 - Commonly associated Accessory Uses, incidental to the Primary Use or Building, including but not limited to decks, patios, porches, storage sheds, private greenhouses, radio or TV antenna, TV satellite dishes, solar panels mounted on a primary structure, sport courts, private swimming pools and associated structures and private non-commercial facilities or structures for the keeping of household pets.
- Accessory Uses are subject to Chapter 17.52.210 of the Castle Rock Municipal Code.

6.9 Temporary Uses

- In all Planning Areas:
 - Permitted Uses
 - A temporary sales and marketing center including but not limited to trailers, temporary buildings, model homes, or other similar structures which may typically be used as a sales and marketing center.
 - A temporary construction office including but not limited to trailers, temporary buildings, or other similar structures which may typically be used as an office.
 - Temporary uses are subject to Chapter 17.16.020 of the Castle Rock Municipal Code.

6.10 Transition Zone Development Standards

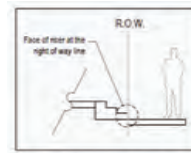
- Transition Zone Development Standards apply to areas within Planning Areas A, B-1, and B-2, as indicated on the PD Plan.
- Minimum Residential Lot Sizes Apply within Transition Zones as follows:
 - Planning Area A: 7,700 square feet
 - Planning Area B-1: 6,600 square feet
 - Planning Area B-2: 6,600 square feet
- Colors: All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials (a) generally repeat the colors found most commonly in the land and vegetation around the building (earth tone), and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.
- Rooflighting: Floodlighting shall not be used to light all or any portion of any primary or accessory structure facade. All outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use full cutoff light fixtures. For purposes of this standard, a full cutoff light fixture is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that no part of the light bulb or light source is visible beyond the Dawson Trails property boundaries, to the greatest extent feasible.
- Exterior Lighting: No exterior lights of any sort may be erected, placed, installed, or otherwise incorporated into the residential lot, adjacent road right-of-way, adjacent property, or open space wherein any glare or direct light is visible beyond the perimeter of the Dawson Trails property boundaries. This applies to all direct lighting including, but not limited to entry lights, garage lights, and driveway illumination. Low profile landscape lighting should, to the greatest extent feasible, be installed to minimize visibility from off the Dawson Trails property.
- Vegetation: Each property shall include at least one (1) tree of a species with a height, when mature, of at least thirty-five feet (35') for each two thousand five hundred (2,500) square feet of lot or parcel area, provided, however, that this requirement shall not require any single-family residential lot to contain more than four (4) trees. Trees required under this section shall be located in the portion of the lot which will provide enhanced screening from the open space areas or properties adjacent to the Dawson Trails PD property boundary. However, these plantings are not intended to completely screen all portions of A buildings. All trees installed to meet the requirements of this subsection shall be of coniferous species and included in the Town of Castle Rock Plant List. shall be a minimum of eight (8) feet tall when planted, and shall be planted before a Certificate of Occupancy is issued for the primary structure, or if that is not possible due to planting season or weather conditions, then within three (3) months of the beginning of the next planting season for the species. In addition, significant trees which are located on a property and not within a location of a proposed structure shall be preserved, when possible, as indicated during the Site Development Plan Process as "Existing Vegetation to Remain." Such trees are eligible to count toward the above planting requirement regardless of whether they are coniferous or deciduous, even if not located in an optimal location for screening as noted above. Concurrently with the Site Development Plan / Plat stage of the development process, the property owner submitting such plan may request approval of a vegetation plan in which the vegetation requirements for certain lots or tracts may be increased, decreased, or deleted, to reflect the degree of visibility of structures located in various portions of the subdivision. Landscaping required by this standard shall be credited against the landscaping requirement imposed by any other section of Town Code, or this specific PD.
- Fencing: Fences located on private lots abutting PL-1 and PL-2 in Planning Areas A, B-1, and B-2 shall be constructed as a split rail, post and rail, or other similar design because such designs have a natural appearance, blend well into the natural terrain, have an open character, and are generally more suitable for wildlife. Open style fencing shall not exceed 42" in height. Wire mesh may be incorporated into the fencing design to keep pets in. Fences of other materials or designs are prohibited, including solid privacy fences. Short lengths of privacy fencing, up to 40 feet in total length and up to 6 feet in height, may be used to screen portions of lots containing hot tubs or other similar private on-site amenities, or to contain pets. Privacy fencing shall be on the interior of the lot, meet setbacks, and not conflict with easements. Privacy fencing shall not be used in place of open rail fencing.

6.11 Supplemental Development Standards

Below are Supplemental Development Standards that may apply within each Planning Area. Supplemental Development Standard #14 (A through E) includes standards applicable in all Planning Areas.

- The garage door face for the lot shall be at least 20' from the back of public sidewalk. Non-garage door building face may have a minimum 10' setback.
- Building height measurements for both residential and non-residential excludes chimneys, parapets, architectural designs that screen rooftop mechanical equipment from view, and other similar architectural elements. Stairwells may also encroach maximum building height, if required by building design or code.

- Encroachments may include bay windows, window wells, cantilevers, chimneys, exterior posts/columns, solar panels mounted on primary structure, mechanical equipment, light fixtures, roof overhangs and other architectural features and are allowed to extend outward from the primary structure in front, side, and rear yards. In no instance may an encroachment cross the property line, be located less than six feet (6') from the finished material of the encroachment to the adjacent property or extend into a wet or dry utility easement. Non-habitable structures, such as covered porches and courtyards can encroach into a setback up to 5' provided the setback is a minimum of 10' and the encroachment is not within the public right-of-way, sight triangles, or transportation utility easements. Roof overhangs are permitted with a maximum encroachment of 2' into the building setback. Window wells are permitted to encroach into setbacks up to, except as limited by wet and dry utilities 7'.
- Setbacks shall be measured from public right-of-way/property line to the building foundation of habitable space or garage. Non-habitable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within public right-of-way, sight triangles, or transportation utility easements.
- The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
- Zero Lot Line Setbacks
 - Private drive loaded home side or rear setbacks and associated utility easements shall be determined at the Site Development Plan / Plat stage of the development review process. Zero-foot setbacks are permitted.
 - If a lot is located in a row, cluster or arrangement of same/similar sized lots but would otherwise be subject to a different range of setbacks, side or rear setbacks shall be consistent with the building separation as required, including potential reduced side setbacks per Note #9 herein.
 - 0' lot line configurations are allowed. When 0' lot line configurations are permitted, detached garages may also utilize a 0' setback. All structures must meet building separation and code requirements as well as minimum standards for architecture. Setbacks shall not be less than required utility easements.
 - Rear setbacks to alleys or private streets may be reduced to zero when the minimum width of the right-of-way or easement exceeds the minimum standard as identified in the street sections.
 - Setbacks from public right-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan.
- Side setbacks may be reduced to no less than 3' as measured from the finished material of the exterior wall to the property line as long as minimum code requirements are met (unless using a 0' lot line configuration. See Note 6 above).
- Side yard setback for corner lots shall be determined at the time of Site Development Plan / Plat and shall only apply to lots abutting a public right of way. Lots adjoining private streets, private drives, open space areas, or other similar uses shall use the minimum 5' side yard setback standards.
- For residential lots with multiple street frontages, all sides of the primary structure facing a public street must follow the Primary Structure Setbacks for "Min. Front Setback" and "Min. Front Yard Setback to Garage Door Face" as applicable.
- In Planning Areas D, E, 2, F-1, and F-3, Multifamily, Commercial, and Mixed-use buildings may utilize a 0' setback to private streets or easements. Setback from the public rights-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan.
- Hospitality, medical, office, multi-family residential, and vertical mixed-use buildings are allowed to have a maximum height of 90 feet.
- Residential layouts with Side Yard Use Easements are permitted and shall be determined at the Site Development Plan / Plat stage of the development review process.
- Setbacks for clustered single-family developments will be administered as minimum building separation using minimum front, side, and rear yard dimensions.
- General Notes (apply to all Planning Areas and Development Standards, as necessary).
 - Any dwelling or home type within this PD may be for sale, for rent, or age-restricted housing product.
 - A tandem garage configuration is calculated the same way as a garage with standard configuration for meeting residential parking requirements.
 - Shared driveways / driveway easements / private driveways are permitted for all uses.
 - D maximum building coverage in Character Areas East and Central shall be 75% for all uses, except that attached homes and commercial/non-residential uses have a maximum building coverage of 85%. All site requirements such as landscaping, parking, water quality, detention, and all other applicable development standards shall also be met.
 - When necessary, instead of first entry step on a sidewalk entering a lot may be located immediately adjacent to the public sidewalk, if the step is not within the right-of-way (refer to exhibit below).



DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-001

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

SECTION 7 | PUBLIC LAND AND OPEN SPACE

7.1 PL-1 District

- Permitted Uses. Uses permitted by right in the PL-1 District are:
 - Active and developed parks, recreation center and facilities and related uses including, but not limited to, rest rooms, parking and drives, information kiosks and maintenance and storage buildings;
 - Facilities for cultural/art uses, community events and other civic uses;
 - All municipal and/or quasi-municipal facilities or utilities; and
 - Educational Facilities.
- Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water
- Facilities for distribution or storage of electricity (above or below ground as needed)

7.2 PL-2 District

- Permitted Uses
 - Open space, wildlife sanctuary, trails, and associated service facilities.
 - Off-street parking and drives.
 - Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water.
 - Utility and communication distribution lines (under or above ground as needed)
 - Facilities for distribution or storage of electricity (above or below ground as needed)
 - Irrigation facilities
- Development Standards.
 - Maximum Height: Twenty-five (25) feet.
 - Minimum Front Yard Setback: Twenty-five (25) feet.
- Use by Special Review. Applications for use by special review shall be evaluated under Section 17.38.050 of the Code, provided Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:
 - Any use allowed in the PL-1 District or otherwise determined by the Director which could be appropriate with additional review.

7.2 PL-2 District

- Permitted Uses
 - Open space, wildlife sanctuary, trails, and associated service facilities.
 - Off-street parking and drives.
 - Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water.
 - Utility and communication distribution lines (under or above ground as needed)
 - Facilities for distribution or storage of electricity (above or below ground as needed)
 - Irrigation facilities
- Development Standards.
 - Maximum Height: Twenty-five (25) feet.
 - Minimum Front Yard Setback: Twenty-five (25) feet.
- Use by Special Review. Applications for use by special review shall be evaluated under Section 17.38.050 of the Code, provided Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:
 - Any use allowed in the PL-1 District or otherwise determined by the Director which could be appropriate with additional review.

7.3 Private Open Space (OSP)

- Permitted Uses
 - Active and developed parks, community/recreation centers and related uses, including but not limited to, buildings/structures, restrooms, parking and drives, information kiosks, picnic structures, gazebos and similar amenity structures, and maintenance and storage buildings.
 - Facilities for cultural/art uses, community events and other similar uses.
 - Public or Private Open space, wildlife sanctuary, trails, and associated service facilities.
 - Off-street parking and drives.
 - Facilities for acquisition, collection, disposal, drainage storage of water, sewage, or reused water.
 - Utility and communication distribution lines (under or above ground as needed) Irrigation facilities
 - Additions/extensions of open space or PL-1 and PL-2 areas on the PD Plan.
 - Open space corridors along edges and/or internal to the Planning Area
 - Parks, pocket parks and/or other similar amenity areas
 - Enhanced portions of street corridors
 - Greenways
 - Gathering places
 - Detention/retention areas/pond areas
 - Facilities for distribution or storage of electricity (above or below ground as needed)
- Development Standards. Development standards for the OSP District are as follows:
 - Maximum Height: Fifty (50) feet.
- Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
 - Minimum Front Setback: 15'
 - Minimum Front Yard Setback to Arterial: 25' or setback of the adjacent Planning Area, whichever is greater.
 - Other Setbacks are to be established at the time of Site Development Plan/ Plat application, review, and approval.

7.4 Reclassified Open Space

- Private Open Space Reclassification Permitted. A limited amount (maximum 20 acres) of land depicted as PL-1 and / or PL-2 in this PDP shall be permitted to be reclassified as Private Open Space (OSP). Reclassification of any future OSP tracts will be coordinated with the Town, as appropriate, during the Site Development Plan / Plat stage of the development review process as more detail is known to determine where these sites should be located. Any portion of the potential 20 acres that are not reclassified and platted as OSP shall remain as PL-1 or PL-2 and shall be platted/dedicated to the Town. Replacement of reclassified acreage is not required.

SECTION 8 | ARCHITECTURE

Prescriptive architectural standards have been approved and adopted with this Dawson Trails Planned Development Plan and Planned Development Zoning Regulations and are incorporated herein as Appendix 1

SECTION 9 | SIGNAGE

Prescriptive signage standards have been approved and adopted with this Dawson Trails Planned Development Plan and Planned Development Zoning Regulations and are incorporated herein as Appendix 2

SECTION 10 | SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

- Following approval of the Dawson Trails PDP Amendment, the Property Owners shall submit a Site Development Plan for all or any portion(s) of the PDP, as are then ready for development.
- No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.

SECTION 11 | TRANSITIONAL LAND USE

- After approval of the Dawson Trails PDP incorporated herein by reference, any portion or portions of the property described as the Dawson Trails PDP, which has not been subjected to a Site Development Plan and development has not commenced, may be used for agricultural purposes until approval of a Site Development Plan for the area or areas in question. Agricultural land uses, for the purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, and existing building and out- buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described in 11.1 above, until a Site Development Plan for such area or areas has/have been approved and development has commenced.
- Areas or agricultural activities shall be closed to vehicular traffic and off-road recreation motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designers of the Master Developer, or the Town.

APPLICANT:



WESTSIDE INVESTMENT
PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS, LLC
CORE CONSULTANTS, LLC
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5990



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:

PD ZONING
REGULATIONS

SHEET

18 OF 20

ARCHITECTURAL DESIGN STANDARDS

General Information

The architectural design standards guide the composition of the architectural styles for the Dawson Trails PD embracing the regional architecture of the Front Range. The property presents a unique opportunity to assimilate the Dawson Trails neighborhood elements in a scenic Front Range setting. The vernacular "Colorado architecture" envisioned for Dawson Trails is indicative of modern interpretations of rustic, ranch, mountain, prairie agrarian and western influenced styles and regional materials. These standards allow for architectural variety, including franchise architecture, complete with neighborhood elements to establish a cohesive neighborhood. The Character Areas in the PD establish a planning framework aligned with the architectural texture of Dawson Trails.

A wide range of land uses are permitted in the Dawson Trails development plan. Refer to the Dawson Ridge PD for descriptions of the West, Central and East Character Areas.

Development types categorized in these standards provide the overall standards and specific criteria for various types of users that will be incorporated into the PD Planning Areas, while maintaining the overall intent of the Character Areas.

The architectural design standards highlight the following development types:

- Pedestrian Oriented
- Commercial / Retail / Office
- Industrial
- Multifamily Residential
- Single Family Residential (supplemental to existing Town standards)

Design Standards (Overall)

The following design standards aim to create visual interest and consistency by addressing a variety of building types and complementary styles. These standards also address specific design elements including massing, proportions, detailing elements, materials, and site design.

Buildings across all development types listed above should consider the following:

- All sides of a building open to public 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, piazzas or other landscaped pedestrian areas are encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- Large volumes or planes of buildings should be broken up into smaller ones 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.
- Variations in rooftop and building parapet walls shall be utilized to effectively break up massing and provide visual interest.
- Shade shall be integrated throughout Dawson Trails via a use of overhangs and architectural shading elements.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height, and other treatments 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:
 - Arcades
 - Architectural details integrated into the building structure to frame the entryway.
 - Canopies or porticos
 - Enhanced pedestrian surfaces
 - Framing by outdoor pedestrian features or enhanced landscaping
 - Overhangs
 - Peaked roof forms or arches
 - Raised corniced parapets over the door
 - Recesses/projections
- For most buildings, at least two (2) of the elements listed below should repeat horizontally. Buildings with facades greater than 100 feet in length shall employ techniques to provide additional interest and to subdivide the wall plane including three of the elements listed below, repeated at appropriate intervals horizontally and/or vertically:
 - Color change
 - Texture change
 - Material change
 - Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs
 - Wall plane projections or recesses
 - A variety of roof lines and parapet heights incorporating changes or elements
- Horizontal alignment of architectural elements such as windows, sills, cornices, banding, and other provisions is encouraged.
- Storefronts are to be complementary to the building materials. Storefronts may consist of an architectural treatment required by a national brand as appropriate.
- Exterior building materials shall use high quality, durable materials including limited selected materials provided that they maintain the overall quality and style of the project. Predominant exterior building materials may include, but are not limited to:
 - Architectural metal
 - Brick
 - Clear and tinted glass
 - Concrete roof
 - Masonry: integral color, sand or water blasted, or stained textured
 - Metal roofs
 - Split-face, scored and/or architectural concrete masonry units (CMU)
 - Stone, natural or faux
 - Stucco/EIFS
 - Tilt-up concrete panels, where determined appropriate by the DTACC
- Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.

- Buildings that utilize tilt wall concrete wall panels shall require incorporation of sufficient articulation and color patterning to add a variety of texture and visual interest.
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code.
- 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.
- Screening of all roof top or pad mounted mechanical units is required.
- The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.
- 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, trellises, and other similar provisions is encouraged.
- Buildings shall be situated to provide a visual and physical connection to the public roads/streets.
- A sense of entry shall be created into the development site by using building placement, landscaping treatments, signage, and other appropriate elements.
- Commercial developments within the PD are encouraged to provide vehicular access to adjoining properties or development sites in order to provide connectivity between development sites.
- A commercial development site shall provide pedestrian access throughout the site by linking to adjacent sidewalks, pathways, and/or transit stops, when appropriate, unless grade changes or other site constraints are prohibitive.
- Buildings, which are placed immediately adjacent to the sidewalk, shall promote visibility and pedestrian orientation potentially with piazzas, outside dining, or other pedestrian areas.
- Integration of raised planters or potted plants is encouraged to define outdoor spaces.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas are encouraged.
- For mixed use and non-residential single lot, multi-building development, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
- A variety of wall-mounted light fixtures, which the period or architectural style proposed, are encouraged. Unshielded lighting fixtures, wall packs and footlights 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 stucco concrete, brick, or similar materials that are compatible, to match the primary structure.

Pedestrian Oriented Area Standards

Intent: Planning Area E-2 in the POP is a mixed-use parcel that is more centrally positioned in the Dawson Trails neighborhood. This Planning Area is categorized as a **Pedestrian Oriented Area** and has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, and recreate. Pedestrian Oriented areas beyond the one described in Planning Area E-2 may also be developed in other areas of Dawson Trails.

The following are the supplemental design standards for the areas and buildings within the POP that are categorized as a **Pedestrian Oriented Area**, which includes a centrally located gathering place and/or "main street" and will include the following:

- Either a publicly accessible and activated square/green/piazza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design features such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
- Enhanced elements to support pedestrian connectivity may include crosswalks and mid-block crosswalks, defined by change of material, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), prioritized bicycle parking in key locations, or similar improvements
- Development patterns to delineate pedestrian by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As this area's goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
- Convenient pedestrian and bicycle access to all adjacent streets.
- Create pedestrian focal points with enhanced pedestrian paving, shaded sitting areas with comfortable seating and tables, proximate to cafes or coffee shops, views of landscaped areas, parks, or distant natural vistas, pedestrian-scaled lighting, and safe, non-intrusive people watching. Where possible, provide power and wi-fi to encourage people to work outdoors.
- Accessible parking spaces located, signed, stiped, and lighted with close and convenient access to building entries.
- For multi-building office areas/campuses, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
- Convenient pedestrian access to transit stops and outlying parking areas, if any.
- Where feasible, design sites to accommodate bus stops.
- Bicycle parking in convenient and visible areas that do not interfere with pedestrian circulation.
- Interconnection of pedestrian areas with adjacent existing or planned open space.
- The potential for outdoor dining and/or other amenities to enliven piazzas and open space areas.

Commercial / Retail / Office / Vertically Mixed Use Standards

Intent: The overall goal for this development type categorized as **Commercial / Retail / Office / Vertically Mixed Use** is to create an organized campus (if multiple buildings are contemplated) that incorporates a variety of retail, office, restaurant, hospitality, and other similar types of users. This development type may incorporate a horizontal and/or vertical mix of uses. These areas tend to be vehicular-centric commerce areas that include pedestrian accommodations serving core areas of the POP. Combining a complementary mix of uses that are organized to establish a cohesive environment meant to enhance both daytime and nighttime activities is desired. Including elements such as community gathering spaces, covered patios, generous walking areas, and germane architecture that creates a front door presence within the overall neighborhood context further strengthens this type of use area.

Neighborhood retail and services areas and buildings can vary in size (sometimes significantly) and the surrounding context should be evaluated to ensure that each building fits into the specific area. Pad site and in-line retail use areas and buildings should utilize similar design elements as the other areas of the specific area of context. These locations shall incorporate a similar level of site-specific building and pedestrian elements that contribute to the overall character of the Dawson Trails neighborhood.

Large format/destination retail uses shall provide a place(s) that is/are the "heart" of the specific shopping area. Large-scale tenants bring a national presence to the various use areas in the PD and provide unique synergies amongst themselves. These areas within the Dawson Trails PD should be designed to provide similar design features that are intended to enhance the overall experience.

Buildings that are associated with national franchise companies shall be allowed to retain the elements required to convey their national identity and brand. These buildings are encouraged to integrate the materials and design standards to complement the overall architectural character, when possible.

Flex Space and Industrial Standards

Intent: Dawson Trails Architectural Standards guide the organization of these commerce areas and manage the functionality of the Flex Space and Industrial buildings while integrating the overall character of the neighborhoods. The following is a summary of the supplemental design standards for the development within the **PD Flex Space and Industrial** planning areas.

- Focus architectural treatments to public street and highway exposures. Shield loading and back-of-house functions from public streets. Focus shall be placed on creating feature elements on facades, transitions in wall texture, color, height, plane, and overall expressions of mass and void. Designs shall avoid unbroken, flat walls of 100 feet or greater.
- Surfaces shall be predominantly concrete or masonry materials including tilt-up concrete and other large format masonry materials, painted or integrally colored CMU, stone, and trims of complementary materials. Metal panels, fabrications, and trims may be a component of the dominant materials when combined with concrete or masonry materials. Cement fiber board, phenolic wood, stucco, EIFS and other troweled or painted products may be used as accents.
- Accents of primary and secondary colors may be imposed on a primary field of natural colors and textures. Color is encouraged as a form giving element for entry and feature components.
- Service and loading operations shall be conducted within an enclosed structure or screened area.
- Outdoor storage, terminals, motor vehicle storage, contractors' yards, and transfer stations shall be screened or located in the back of house location.
- Major exterior trash and recycling receptacles shall remain within service and storage areas and be painted to match the primary or secondary color used on the main building.
- Cross dock facilities shall be allowed for truck loading and storage areas. Truck loading and storage within cross dock areas may be oriented both internal to the parcel areas and to the public right of ways. These areas shall be screened from public streets and open space networks through landscape design and screening wall techniques determined at time of SDP.
- Outdoor storage:
 - Outdoor service and storage areas shall be screened with solid masonry walls or opaque decorative fencing that complement the architectural character of the building from public streets, public spaces and I-25 corridor.
 - Where applicable, green screens with evergreen vines are encouraged to screen utility and service areas. Their shape can be integrated into the architectural character of the building. Green screens are to be used in addition to the required screen wall (they are not a replacement for the required wall).

Multifamily Residential Standards

Intent: The planning and design approach for **Multifamily Residential** development types is to ensure a general level of consistency and quality of a single multi-story building or a collection of multiple buildings. The overall site design should prioritize the public realm and pedestrian connectivity through the site. Multifamily uses may be horizontally and/or vertically integrated into a mixed-use building or district where it is encouraged to activate the first floor of the building(s) with commercial or other appropriate uses. The following architecture features shall enhance the design character of multifamily buildings and to complement the overall character of Dawson Trails.

Building Design: The following is a summary of supplemental Design Standards for a multifamily residential building.

- Four-sided architecture shall be integral to the design of all sides of a building and display a similar level of quality and architectural interest.
- Entries shall be emphasized with additional detailing.
- Buildings should be designed with a variety of surfaces, textures, shapes, multi-planned roofs, materials, and wall articulation.
- The scale, details, and materials shall be compatible with surrounding residential neighborhoods.
- A variety of heights, colors, setbacks, and step-backs are encouraged to avoid long, unarticulated building facades.
- Variations in exterior walls in depth and direction are encouraged. Use pop-outs, arches, and balconies to break up massing.
- Massive straight rooflines with flat appearances shall be avoided.
- Minimize the bulk and appearance of structures through the use of rooflines consisting of varying roof heights, directions, and shapes.
- Material will include architectural stone, cementation siding, architectural plaster, high performance windows and glass, and other similar elements.
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code.
- Garages shall be architecturally integrated into the established design character.
- Building placement and orientation shall vary for design interest and visual relief.
- Screening of mechanical units is required, to the extent possible.
- Integration of landscape and hardscape design elements and materials is to be provided in order to create public space and key arrival areas.
- Pedestrian access shall be provided throughout the site by linking buildings to adjacent sidewalks and pathways, when appropriate, unless grade changes or other site restrictions are prohibitive.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas are encouraged.

Single-family Residential Standards (supplemental to Town standards)

Intent: These supplemental standards are to be used in addition to the Castle Rock Design Guidelines for Design and Development in the Town of Castle Rock, specifically for corner lot and lots adjacent to open space. The **Single-family Residential** development type can be comprised of detached or attached housing types.

- Architectural features for corner lots or lots adjacent to open space shall address the architectural treatment of residential elevations as listed below.
 - Side elevations on the street side of corner lots, or adjacent to open space or trailheads shall receive full architectural treatment, which includes substantially matching the character of the front of the house, using similar materials, window sizes and architectural details.
 - Townhomes, duplexes, single family for rent homes and single-family attached shall require four-side architectural treatment.

Landscape and Irrigation Design Standards

Intent: Landscape areas will be designed in conformance with the TOCR Landscape and Irrigation Criteria Manual, as amended, and the Dawson Trails Water Efficiency Plan. Landscape design shall consider the consistency of plant selection, design intent, its compatibility with the overall established landscape theme, and other site specific characteristics, as appropriate. Designs should utilize indigenous, historically adaptable, low maintenance, and hardy, turf, plants, and trees per the TOCR Landscape and Irrigation Criteria Manual.

Submital Requirements (Dawson Trails Architectural Control Committee)

Dawson Trails Architectural Control Committee (DTACC) Review and Approval: All designs for proposed buildings, site improvements, and signage improvements must be reviewed and approved by the DTACC as a condition of acceptance of the Site Development Plan (SDP) by the Town of Castle Rock.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SIGN DESIGN STANDARDS

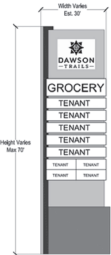
SECTION 9 | SIGNAGE

This section addresses signage for the Dawson Trails PDP to guide the overall integration of a signage master plan for the neighborhood.

Landmark signage and temporary signage will be guided by the Dawson Trails PDP. These signage locations will be shown at time of Site Development Plan (SDP) and / or with the sign permit application. Landmark signage along the I-25 corridor is permitted in Planning Areas F-1, F-2, F-3, G-1 and G-2 as defined on the PD Plan. Temporary signage in the Dawson Trails PDP as defined by the PD Plan and along the Interstate 25 corridor is permitted, subject to the provisions of the Municipal Code. The following summarizes the criteria for signage.

9.1 Landmark Signage

- A. A **Landmark Sign** is a non-electronic sign to be located with the F and G Planning Areas along the I-25 corridor directing attention to businesses, commodities, services, products, or properties within Dawson Trails.
- B. Landmark Signs are allowed in Planning Areas F-1, F-2, F-3, G-1 and G-2 and must be located within 300 feet of the Dawson Trails PD Plan property line along the Interstate 25 corridor and meet the spacing requirements noted below.
- C. Landmark Signs shall be located a minimum of 1,500 feet from other Landmark Signs and there may be a maximum of eight (8) Landmark Signs. Other on-site signage per the Dawson Trails Master Sign Plan (as defined by the Town of Castle Rock Municipal Code, Title 19 at the date of this application) shall not be included in this separation requirement. The distance shall be measured in a straight line from the closest points on each sign.
- D. Landmark Signs are permitted to be up 700 sq. ft. per sign face with a maximum of two (2) sign faces. Only one (1) sign face shall be visible from any one direction of travel on Interstate 25 for a total of two (2) sign faces.
- E. The Landmark Sign prototype exhibit represents a potential configuration for this sign type. The final design for the Landmark Sign will be determined at time of sign permit.



- F. Maximum sign height allowed for Landmark Signs is 70 feet from finished grade.
- G. Landmark Signs shall be set back a minimum of 25 feet from the nearest street or interstate right-of-way to the closest point of the sign. The Landmark Signs shall be placed within landscape areas.
- H. Pole signs and attached highway electronic signs are prohibited.
- I. Landmark Signs material finishes include concrete, stone, architectural precast concrete, manufactured stone and wood products, aluminum, wood, metal, plastic translucent panels and illuminated sign panels or other similar materials. Architectural lighting of the sign faces is allowed. This may include internal illumination such as translucent panels, backlighting features or similar techniques for tenant names and logos in the sign face areas. All light sources, either internal or external, provided to illuminate signs shall be placed or directed away from public streets, highways, sidewalks or adjacent premises. The final design for the Landmark Sign shall be approved by the Dawson Trails Architectural Control Committee, refer to the Architectural Standards.
- J. A sign permit is required for Landmark Signs.

9.2 Temporary Signage and Banners

- A. Temporary Signage and Banners directing attention to businesses, commodities, services, products, real estate or properties within Dawson Trails are allowed in Planning Areas A, B, C, D, E, F and G.

APPLICANT:



WESTSIDE INVESTMENT
PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
SIGN DESIGN
STANDARDS

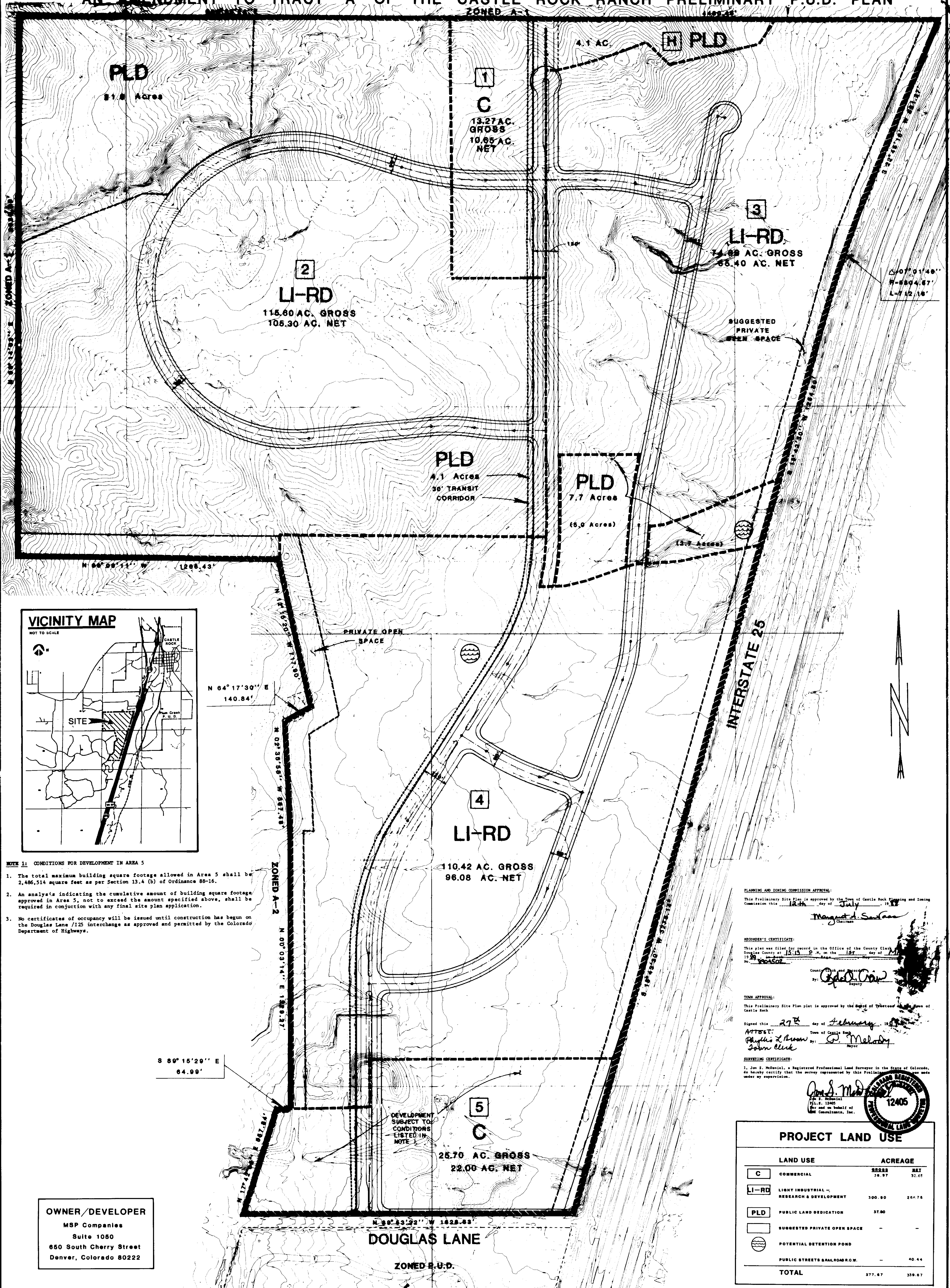
SHEET
20 OF 20

WESTFIELD TRADE CENTER

Attachment D

2ND AMENDED PRELIMINARY SITE PLAN

AN AMENDMENT TO TRACT "A" OF THE CASTLE ROCK RANCH PRELIMINARY P.U.D. PLAN



NOTE 1: CONDITIONS FOR DEVELOPMENT IN AREA 5

- The total maximum building square footage allowed in Area 5 shall be 2,486,514 square feet as per Section 13.4 (b) of Ordinance 88-16.
- An analysis indicating the cumulative amount of building square footage approved in Area 5, not to exceed the amount specified above, shall be required in conjunction with any final site plan application.
- No certificates of occupancy will be issued until construction has begun on the Douglas Lane / I25 interchange as approved and permitted by the Colorado Department of Highways.

PLANNING AND ZONING COMMISSION APPROVAL:

This Preliminary Site Plan is approved by the Town of Castle Rock Planning and Zoning Commission this 18th day of July, 1998.

RECORDING'S CERTIFICATE:

This plan was filed for record in the Office of the County Clerk, Douglas County at 12:15 P.M. on the 18th day of July, 1998.
By: Carol Ann Deputy

TOWN APPROVAL:

This Preliminary Site Plan is approved by the Board of Trustees of the Town of Castle Rock.

Signed this 27th day of February, 1998.
Attest: Phyllis L. Brown Town of Castle Rock
John Elise Mayor

SURVEYING CERTIFICATE:

I, Jon S. McDaniel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this Preliminary Site Plan was made under my supervision.

Jon S. McDaniel
J.L.S. 12405
and no liability of
EMK Consultants, Inc.

PROJECT LAND USE

LAND USE	ACREAGE	NET
C COMMERCIAL	28.97	32.65
LI-RD LIGHT INDUSTRIAL - RESEARCH & DEVELOPMENT	300.90	254.76
PLD PUBLIC LAND DEDICATION	37.80	
SUGGESTED PRIVATE OPEN SPACE	-	-
POTENTIAL DETENTION POND	-	-
PUBLIC STREETS & RAILROAD R.O.W.	-	40.44
TOTAL	377.67	338.85

OWNER/DEVELOPER
MSP Companies
Suite 1050
650 South Cherry Street
Denver, Colorado 80222

WESTFIELD TRADE CENTER

REVISIONS

No.	DESCRIPTION	DATE	BY
1	REVISE D.S. ACREAGE	4/98	
2	REVISED PLD ACREAGE	7/98	
3	ADDED SUGG. PRV. OPEN SPACE	7/98	
4	REV. TITLE	7/98	
5	REVISE ACREAGE	10/98	M.J.E.

FOR BURIED UTILITY INFORMATION
48 HOURS BEFORE YOU DIG
CALL 534-6700

THE DENVER INTER-UTILITY GROUP (D.I.G.)
FOR LOCATING & MARKING GAS, ELECTRIC,
TELEPHONE LINES, CATV & ETC.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON AS AN INSTRUMENT OF
PROFESSIONAL SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC. & IS
NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION
OF EMK CONSULTANTS, INC.

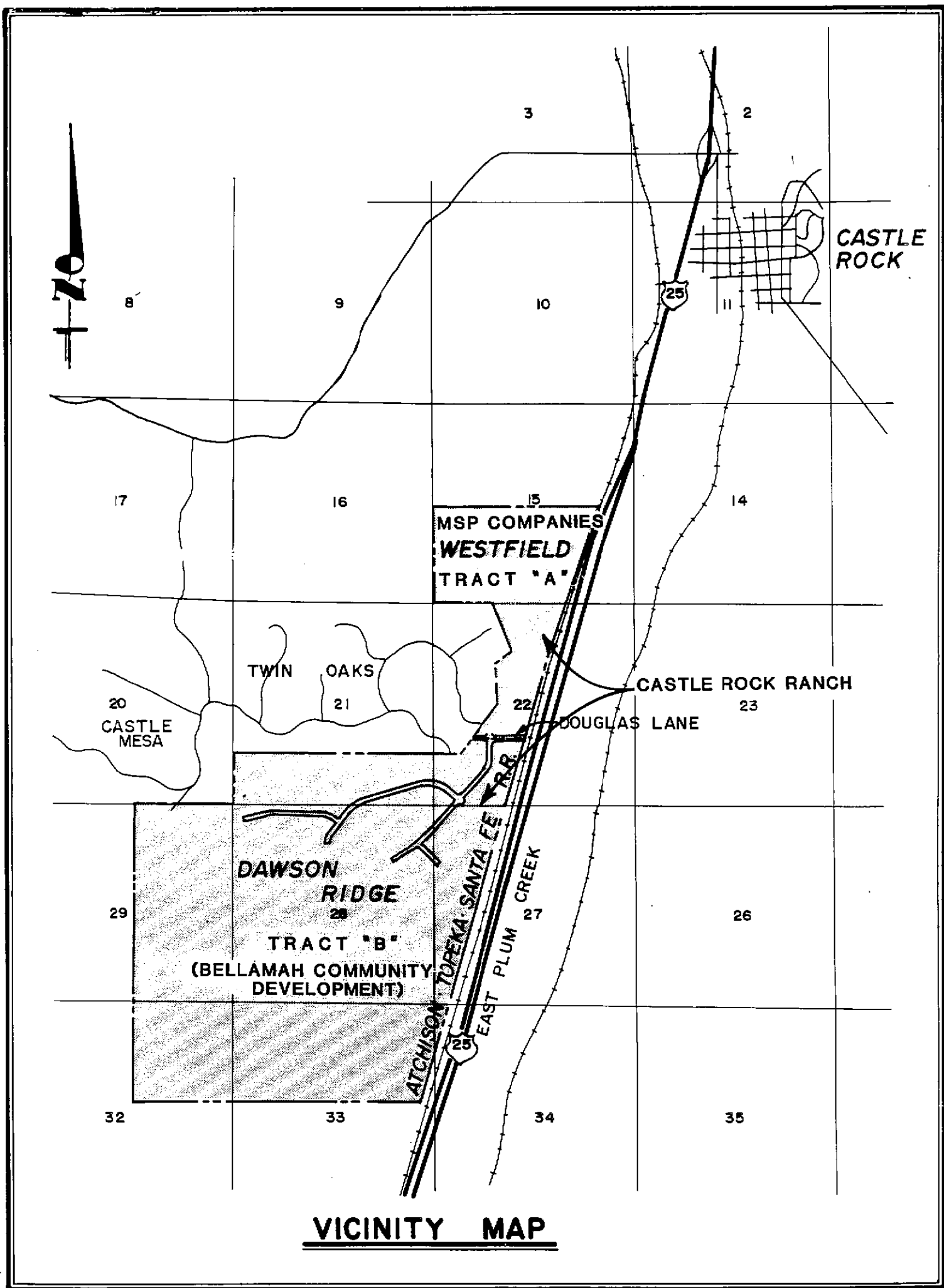


EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
6061 SOUTH WILLOW DRIVE, SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 694-1520

DAWSON R I D G E

PRELIMINARY P.U.D. SITE PLAN

AN AMENDMENT TO TRACT "B" OF CASTLEROCK RANCH P.U.D.



INDEX

1

COVER SHEET

2

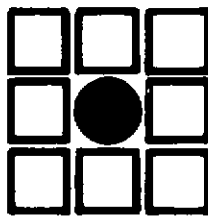
DAWSON RIDGE PUD

P.U.D. LAND USE COMPARISONS

Table I

Land Use	Density	CRR Acreage	DR Acreage	Acreage % Change	CRR DUs	DR DUs	Total # DUs Change
RA	1.0	112.72	103.65	- 8%	112	103	- 9
RB	2.5	161.76	158.06	- 2%	404	395	- 9
RC	3.5	170.84	170.84	0%	597	597	0
RD	5.0	273.06	270.56	- 1%	1365	1352	- 13
RF	8.0	344.60	344.60	0%	2756	2756	0
RG	10.0	169.41	169.41	0%	1694	1694	0
RH	20.0	26.54	22.34	-16%	530	446	- 84
Subtotal		1258.93	1239.46	- 2%	7458	7343	-115
C		128.65	126.60	- 2%			
OC		148.78	155.98	4%			
C/OC/RF		137.93	150.61	9%	442	557	115
PLD		209.02	210.66	1%			
		1883.31	1883.31	0%	7900	7900	-0-

ENGINEER



MERRICK

Telephone 303/751-0741
(10855 E. Bethany Drive)
Post Office Box 22026
Denver, Colorado 80222

PREPARED APRIL 25, 1986

SHEET 1 of 2

DEVELOPER



Bellamah
Community
Development

Telephone 303/799-1919
9085 E. Mineral Circle
Suite 330
Englewood, Colorado 80112

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS P.U.D. WAS FILED IN MY OFFICE

THIS 20th DAY OF November 1986 A.D. AT 9:35 O'CLOCK A.M.

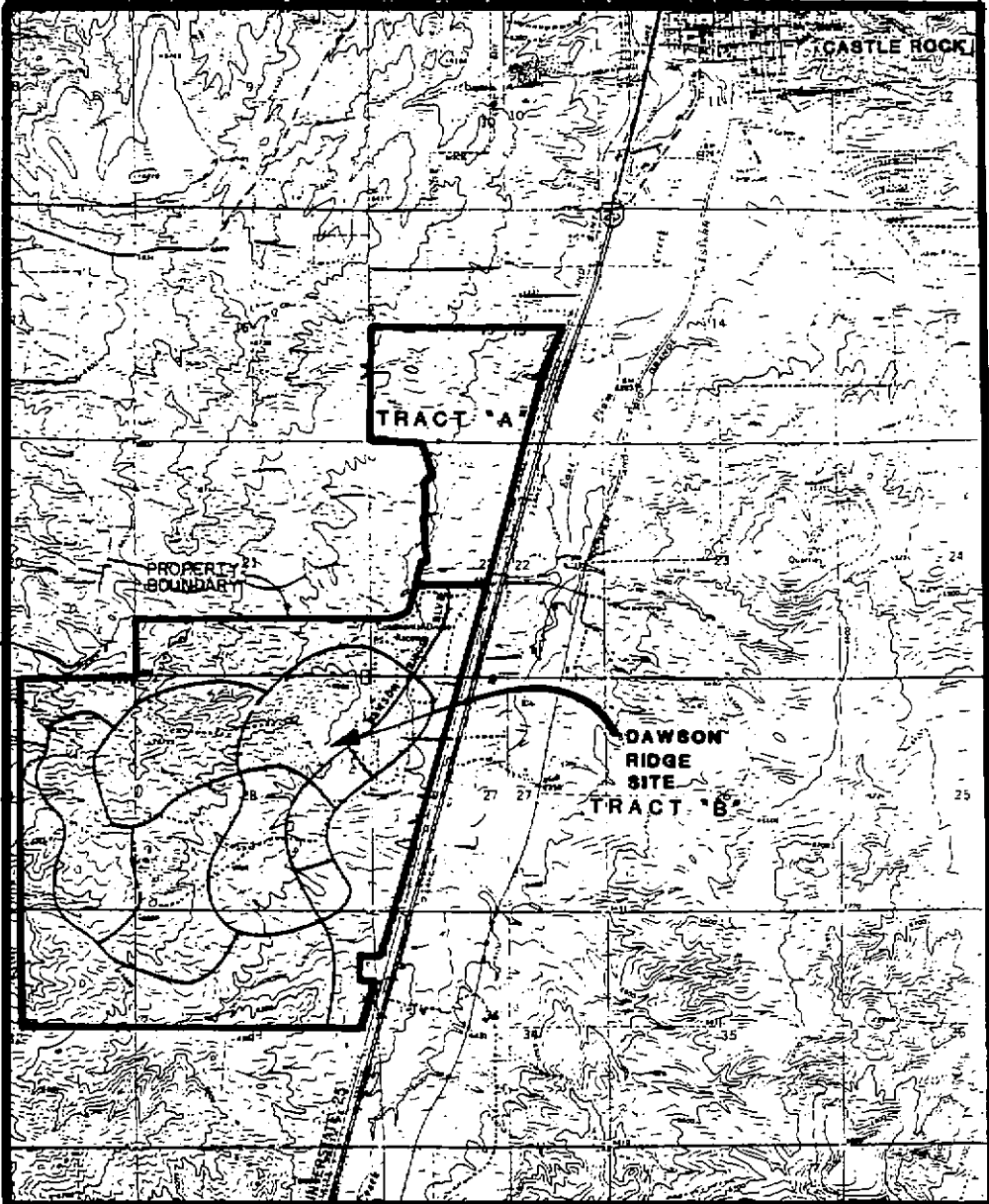
AT RECEPTION NUMBER 8625697

CLERK AND RECORDER

DAWSON RIDGE

PRELIMINARY P.U.D. SITE PLAN AN AMENDMENT TO TRACT "B" OF CASTLEROCK RANCH P. U. D.

VICINITY MAP



LAND USE

LAND USE	DENSITY	ACREAGE	D.U.'s
RA	RESIDENTIAL-TYPE A	1.0 DU/AC	103.65
RB	RESIDENTIAL-TYPE B	2.5 DU/AC	158.06
RC	RESIDENTIAL-TYPE C	3.5 DU/AC	170.84
RD	RESIDENTIAL-TYPE D	5.0 DU/AC	270.56
RF	RESIDENTIAL-TYPE F (OPTIONAL)	8.0 DU/AC	344.60
RG	RESIDENTIAL-TYPE G	10.0 DU/AC	169.41
RH	RESIDENTIAL-TYPE H	20.0 DU/AC	22.34
C	COMMERCIAL		126.60
OC	OFFICE/COMMERCIAL		155.98
C/OC/RF	COMM.-OFFICE-RF		150.61
PLD	PUBLIC LAND DEDICATION		210.66
TOTAL		1883.31	7900

TRACT "A"

CASTLEROCK RANCH P.U.D.

NOT PART OF THIS AMENDMENT

LEGEND

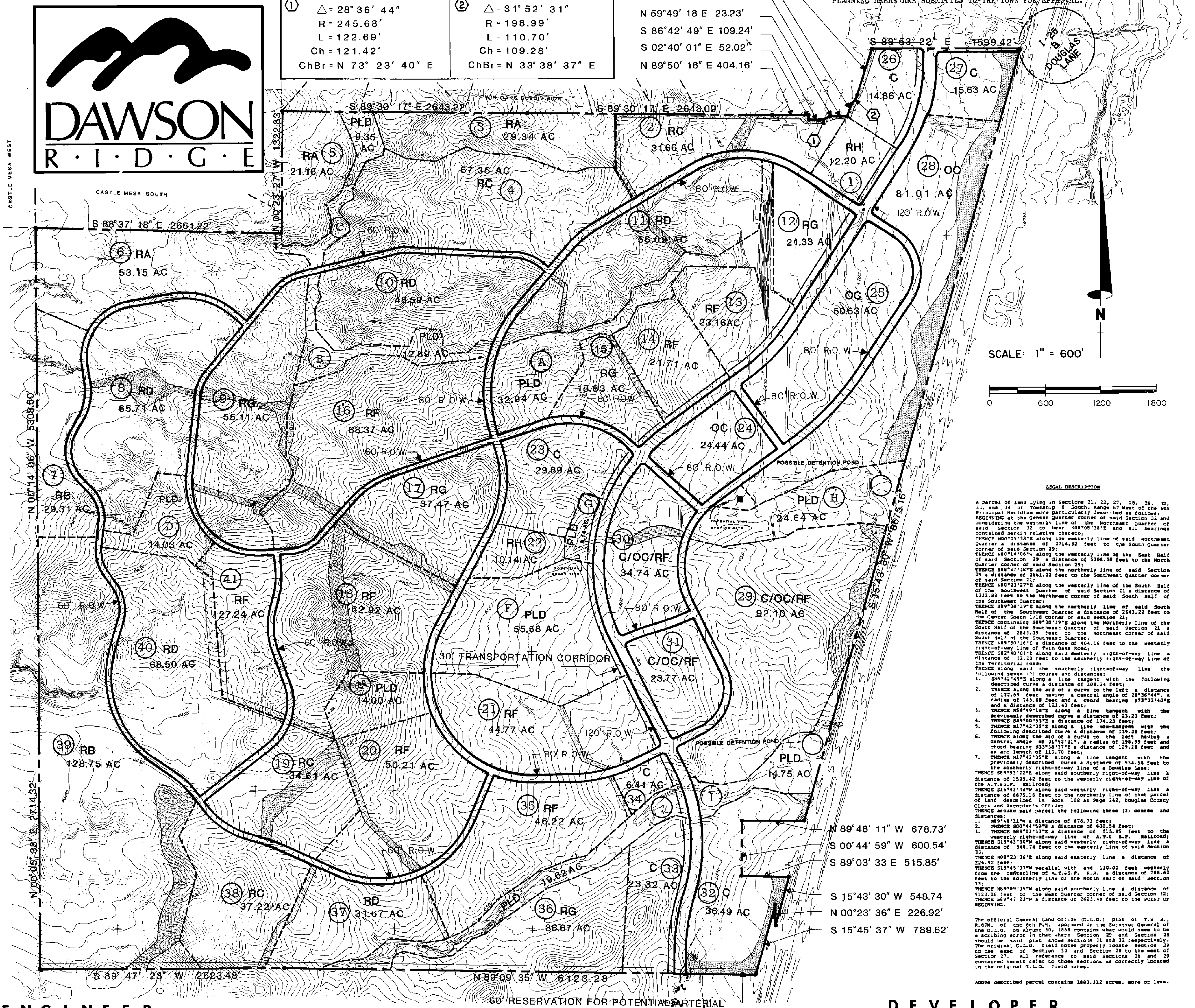
	PROPERTY BOUNDARY
	STREET R.O.W.
	PLANNING AREA BOUNDARY
	PLANNING AREA
	PUBLIC LAND DEDICATION
	POSSIBLE DETENTION POND
	SUGGESTED PRIVATE OPEN SPACE * 101 AC.



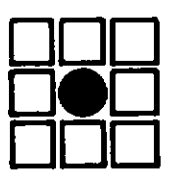
① $\Delta = 28^{\circ}36'44''$ $R = 245.68'$ $L = 122.69'$ $Ch = 121.42'$ $ChBr = N 73^{\circ}23'40'' E$	② $\Delta = 31^{\circ}52'31''$ $R = 198.99'$ $L = 110.70'$ $Ch = 109.28'$ $ChBr = N 33^{\circ}38'37'' E$
--	--

N 17°42' 35" E 534.58'
N 17°42' 35" E 139.28'
S 89°00' 53" E 174.23'
N 59°49' 18 E 23.23'
S 86°42' 49" E 109.24'
S 02°40' 01" E 52.02"
N 89°50' 16" E 404.16'

*ALL SUGGESTED PRIVATE OPEN SPACES ARE GRAPHIC REPRESENTATIONS OF POSSIBLE ACCESS WAYS TO THE PLD AREAS. THE EXACT CONFIGURATION FOR THESE PRIVATE OPEN SPACES WILL BE ESTABLISHED WHEN THE FINAL PLAT FOR THE VARIOUS PLANNING AREAS ARE SUBMITTED TO THE TOWN FOR APPROVAL.



ENGINEER



MERRICK

Telephone 303/751-0741
(10655 E. Bethany Drive)
Post Office Box 22026
Denver, Colorado 80222

PREPARED APRIL 25, 1986

SHEET 2 of 2

DEVELOPER



**Bellamah
Community
Development**

Telephone 303/799-1919
9085 E. Mineral Circle
Suite 330
Englewood, Colorado 80112

Reviewed this 04 day of May, 1986,

by the Planning Commission of the Town of Castle Rock

Attest

Phyllis L. Brown, Deputy Town Clerk

Ray Bragan

Chairman

Approved this 22 day of May, 1986,

by the Board of Trustees of the Town of Castle Rock

Attest:

Phyllis L. Brown, Deputy Town Clerk

George J. Hameby

Mayor

Dawson Trails Master Transportation Study



PREVIOUS SUBMITTAL DATES: July 7 & December 6, 2021;
April 14 & May 25, 2022

UPDATED DATE: June 7, 2022

PREPARED FOR:

Dawson Trails I LLC
Dawson Trails II LLC
Westside Property Investment Company, Inc.
4100 East Mississippi Avenue - Suite 500
Denver, CO 80246

PREPARED BY:

Fox Tuttle Transportation Group, LLC
1624 Market Street, Suite 202
Denver, CO 80217

Dawson Trails Traffic Impact Study
Updates from Previous Submittal – Change Log:

Preface: This report represents version #5 of the Dawson Trails Master Traffic Study. The following is a log of updates that were incorporated into this report based on the comments received from the Town of Castle Rock:

1. Updated Crystal Valley Boulevard at Dawson Trails Boulevard/Prairie Hawk Drive (Intersection #7) with a signal in the 2025 background and 2030 background scenarios.
2. Fixed typos within the level of service tables for the NB ramp intersection on Plum Creek Parkway (Intersection #9).
3. Based on the listed changes, the volumes were volumes throughout the study intersections and the analysis, tables, figures, and report was updated accordingly.

TABLE OF CONTENTS

Executive Summary	v - vii
1.0 Introduction	1
2.0 Project Description	2
3.0 Study Considerations.....	3
3.1 Data Collection.....	3
3.2 Evaluation Methodology	3
3.3 Level of Service Capacity Analysis	3
4.0 Existing Conditions	4
4.1 Roadways.....	4
4.2 Intersections	6
4.3 Pedestrian and Bicycle.....	7
4.4 Transit	7
4.5 Year 2021 Existing Intersection Capacity Analysis.....	7
5.0 Future Conditions	9
5.1 Annual Growth Factor and Future Volume Methodology.....	9
5.2 Year 2025 Anticipated Transportation Network	11
5.3 Year 2025 Background Intersection Capacity Analysis.....	13
5.4 Year 2030 Planned Transportation Network.....	14
5.5 Year 2030 Background Intersection Capacity Analysis.....	15
5.6 Year 2040 Planned Transportation Network.....	17
5.7 Year 2040 Background Intersection Capacity Analysis.....	17
6.0 Future Conditions with the Dawson Trails Development.....	18
6.1 Trip Generation.....	19
6.2 Trip Distribution and Assignment.....	23
6.3 Proposed Roadway Network and Access	24
6.4 Proposed Pedestrian and Bicyclist Facilities.....	28
6.5 Proposed Mobility Hub.....	28
6.6 Year 2025 Background + Project (Phase 1) Intersection Capacity Analysis.....	28
6.7 Year 2030 Background + Project (Phase 1 & 2) Intersection Capacity Analysis	30

6.8	Year 2040 Background + Project (Phases 1 & 2 & 3) Intersection Capacity Analysis	31
7.0	Queuing Analysis	33
8.0	Dawson Trails Boulevard Access Plan	34
9.0	Conclusions	35

LIST OF TABLES

Table 1 – Existing Overall Level of Service Summary	8
Table 2 – Peak Hour Intersection LOS Summary for Existing Intersections	37-39
Table 3 – Year 2025 Background Overall Level of Service Summary	13
Table 4 – Year 2030 Background Overall Level of Service Summary	16
Table 5 – Year 2040 Background Overall Level of Service Summary	18
Table 6A – Trip Generation (External)	40-41
Table 6B – Trip Generation (Internal)	42
Table 7 – Land Use Assumptions per Phase	22
Table 8 – Trip Distribution Summary	23
Table 9 – Year 2025 Background + Project (Phase 1) Overall Level of Service Summary	29
Table 10 – Peak Hour Intersection LOS Summary for Proposed Accesses	43
Table 11 – Year 2030 Background + Project (Phase 1 & 2) Overall Level of Service Summary	30-31
Table 12 – Year 2040 Background + Project (Full Buildout) Overall Level of Service Summary	32
Table 13 – Peak Hour Estimated Queue Lengths	44-47

LIST OF FIGURES

Figure 1 – Vicinity Map	48
Figure 2 – Proposed Site Access and Phasing	49
Figure 3A – Year 2021 Existing Traffic Volumes	50
Figure 3B – Year 2021 Existing Traffic Volumes (continued)	51
Figure 4A – Year 2025 Background Traffic Volumes	52
Figure 4B – Year 2025 Background Traffic Volumes (continued)	53
Figure 5A – Year 2030 Background Traffic Volumes	54
Figure 5B – Year 2030 Background Traffic Volumes (continued)	55
Figure 6A – Year 2040 Background Traffic Volumes	56

Figure 6B – Year 2040 Background Traffic Volumes (continued)	57
Figure 7 – Site Trip Distribution	58
Figure 8A – Phase 1 Site-Generated Traffic Volumes [Existing Intersections].....	59
Figure 8B – Phase 1 Site-Generated Traffic Volumes [Existing Int. continued]	60
Figure 8C – Phase 1 Site-Generated Traffic Volumes [Access and Internal Intersections].....	61
Figure 9A – Phase 1 & 2 Site-Generated Traffic Volumes [Existing Intersections]	62
Figure 9B – Phase 1 & 2 Site-Generated Traffic Volumes [Existing Int. continued]	63
Figure 9C – Phase 1 & 2 Site-Generated Traffic Volumes [Access and Internal Intersections]	64
Figure 10A – Full Buildout Site-Generated Traffic Volumes [Existing Intersections].....	65
Figure 10B – Full Buildout Site-Generated Traffic Volumes [Existing Int. continued]	66
Figure 10C – Full Buildout Site-Generated Traffic Volumes [Access and Internal Intersections].....	67
Figure 11A – Year 2025 Background + Phase 1 Traffic Volumes [Existing Intersections].....	68
Figure 11B – Year 2025 Background + Phase 1 Traffic Volumes [Existing Int. continued]	69
Figure 11C – Year 2025 Background + Phase 1 Traffic Volumes [Access and Internal Accesses].....	70
Figure 12A – Year 2030 Background + Phase 1 & 2 Traffic Volumes [Existing Intersections]	71
Figure 12B – Year 2030 Background + Phase 1 & 2 Traffic Volumes [Existing Int. continued].....	72
Figure 12C – Year 2030 Background + Phase 1 & 2 Traffic Volumes [Access and Internal Accesses]	73
Figure 13A – Year 2040 Background + Full Buildout Traffic Volumes [Existing Intersections]	74
Figure 13B – Year 2040 Background + Full Buildout Traffic Volumes [Existing Int. continued]	75
Figure 13C – Year 2040 Background + Full Buildout Traffic Volumes [Access and Internal Accesses].....	76
Figure 14A – Intersection Geometry and Traffic Control (per Year and Phase)	77
Figure 14B – Phasing of Roadway Improvements	78
Figure 15 – Full Buildout Roadway Classification and Phasing	79
Figure 16 – Proposed Full Movement Intersection Spacing	80

APPENDIX

Level of Service Definitions
Existing Traffic Data
Intersection Capacity Worksheets
Signal Warrant Analysis
Internal Trips Calculations

Executive Summary

The purpose of this traffic study is to evaluate potential traffic impacts and mobility connectivity within and around the proposed Dawson Trails development in Castle Rock, CO. The project site is generally bounded by Interstate 25 (I-25) to the east, Yucca Hills Road to the north, Twin Oaks neighborhood to the west, and approximately Colt Circle to the south.

It is anticipated that Dawson Trails will be developed over time and for the purpose of this traffic study, three phases were assumed to understand the roadway infrastructure needs and approximate timeline of need.

The first phase of the proposed development is anticipated to be completed in Year 2025 and includes approximately 500 residential dwelling units and 180,000 square feet of general commercial/retail space. The second phase of Dawson Trails is anticipated to be completed by Year 2030 and includes 3,100 residential dwelling units, 1,600,000 square feet of general commercial/retail/light industrial/flex space, and an elementary school with up to 450 students. The full build out is anticipated to be completed by Year 2040 and includes 2,250 residential dwelling units, 1,420,000 square feet of general commercial/retail/light industrial/flex space, an elementary school with up to 450 students, a high school with up to 2,000 students, a community facility (such as a recreation center or ice skating arena), and regional park. This totals to 5,850 dwelling units and approximately 3.2 million square feet of commercial space (mix of retail, flex, office, or light industrial).

Accounting for anticipated non-single occupancy vehicle (non-SOV) trips and internal capture trip reduction, and home-based trips internal to the property, the full build out of the project site is estimated to generate approximately 87,025 daily, 6,700 AM peak hour trips, 8,760 PM peak hour trips, and 8,385 Saturday midday peak hour trips. It was estimated that the external trips (those that begin or end outside of Dawson Trails) would be approximately 61,455 daily trips with about 4,250 trips occurring in the AM peak hour, 6,220 trips occurring in the PM peak hour, and 5,900 trips in the Saturday midday peak hour at full build-out (new and pass-by trips). The internal trips (those that remain within Dawson Trails, do not utilize the interchange or external roadways) were estimated to be approximately 25,570 daily trips, 2,450 trips in the AM peak hour, 2,540 trips in the PM peak hour, and 2,480 trips in the Saturday peak hour.

Current Study Area Traffic Conditions

All of the study intersections currently operate overall at LOS D or better in the AM, PM, and Saturday midday peak hours, with two intersections on Plum Creek Parkway having one turning movement operating at LOS E/F in a peak period that could be improved with signal timing adjustments.

Short-Term Improvements (Year 2025)

To address the expected issues at the study intersections, the improvements listed below are recommended to accommodate the background traffic growth and project development trips anticipated to be completed by Year 2025.

- **Crystal Valley Interchange** – Extend Crystal Valley Parkway west over I-25 and the railroad tracks. Provide a full-movement interchange with I-25. **
- **West Frontage Road** – Remove through Dawson Trails boundaries to accommodate the Crystal Valley interchange and tie back into existing alignment where appropriate.
- **Prairie Hawk Drive Extension (named Dawson Trails Boulevard south of Plum Creek Parkway)** – Construct through Dawson Trails and up to Plum Creek Parkway (one lane per direction in interim).
- **East Frontage Road** – Realign to accommodate the Crystal Valley interchange and tie back into existing alignment where appropriate. **
- **West Frontage Road and Territorial Road (future Dawson Trails Boulevard at Crystal Valley Parkway)** – With the Crystal Valley Interchange, relocate this intersection to the ultimate location to the west. **
 - Provide westbound, northbound, and southbound approaches with one left-turn lane, one through lane, and one right-turn lane; and the eastbound approach with one left-turn lane and one through/right-turn lane. The westbound and northbound right-turns are proposed to be channelized and free. **
 - With Phase 1 of the development signalize this intersection.
 - It is understood that this intersection will be constructed to the ultimate width on all approaches. This study assumes that the unnecessary lanes will be striped out and not utilized until volumes warrant the need for use.
- **East Frontage Road and Crystal Valley Parkway** – With the Crystal Valley Interchange, relocate this intersection to the ultimate location and roundabout design with the I-25 northbound off-ramp. **
- **Crystal Valley Parkway at Plum Creek Boulevard** – Roundabout being constructed by the Town of Castle Rock in Year 2023.
- **Territorial Road at Twin Oaks Road / Clarkes Circle** – Relocate intersections with the construction of the new internal Collector A. At Twin Oaks Road and Collector A, it is proposed that the northbound left-turn be restricted to reduce traffic through the rural community.

-
- **New Roadway Infrastructure** – Construct segments of the internal collector roadway network to serve the Phase 1 traffic.
 - **Collector Intersections along Dawson Trails Boulevard** – Proposed as multi-lane roundabouts. The proposed access north of Crystal Valley Parkway will be a $\frac{3}{4}$ movement intersection with side-street stop-control.

*** Indicates an improvement that was also recommended under Year 2025 background conditions (without the project).*

Mid-Term Improvements (Year 2030)

To address the anticipated circulation needs at the study intersections, the improvements listed below are recommended to accommodate the background traffic growth and project development trips projected to be completed by Year 2030.

- **Crystal Valley Parkway at Dawson Trails Boulevard** – Provide the following additional lanes: second eastbound through lane, eastbound right-turn lane, second westbound left-turn lane, second northbound and southbound through lanes, second southbound left-turn lane.
- **Prairie Hawk Drive Extension (named Dawson Trails Boulevard south of Plum Creek Parkway)** – Widen roadway to ultimate cross-section with four-lanes (two per direction).
- **Collector Intersections along Dawson Trails Boulevard** – Proposed as multi-lane roundabouts.

Long-Term Improvements (Year 2040)

The Town of Castle Rock's *Transportation Master Plan* recommends building more roadway capacity and complete streets citywide. The Dawson Trails project team recommends providing enhanced designs with acceptable operations for streets and intersections that provide safe and accessible facilities for all users, regardless of ability, age, or mode.

To accommodate the background growth and trips generated by the full buildout of the Dawson Trails development in Year 2040, the following capacity improvements are expected to be needed:

- **Crystal Valley Parkway at Dawson Trails Boulevard** – Add the third westbound left-turn lane and receiving lane and second westbound through lane.
- **Prairie Hawk Drive Extension (named Dawson Trails Boulevard south of Plum Creek Parkway)** – Widen roadway to six-lanes (three per direction) between Crystal Valley Boulevard and Intersection #105. Roundabouts will remain two circulating lanes with right-turn bypass lanes.
- **Collector Intersections along Dawson Trails Boulevard** – Proposed as multi-lane roundabouts.

A summary of the recommended improvements and estimated year the improvement is shown on **Figure 14A and Figure 14B**.

DAWSON TRAILS

MASTER TRANSPORTATION STUDY

1.0 Introduction

The Fox Tuttle Transportation Group has prepared this traffic impact study for the development of 2,063± acres located on the south end of Castle Rock, Colorado. The Dawson Trails project is located west of I-25 and the West Frontage Road and extends north and south of Territorial Road. The property will be developed over time with the first phase planned to be completed within the next five years and future phases occurring over 15+ years. Dawson Trails is proposed to have a mix of land uses including residential, commercial, office, light industrial, schools, and recreation. **Figure 1** provides a vicinity map for the proposed project.

The purpose of this study is to assist in identifying potential traffic impacts within the study area as a result of this project. The traffic study addresses existing, short-term (Year 2025), mid-term (Year 2030), and long-term (Year 2040) peak hour intersection conditions in the study area with and without the project-generated traffic. The information contained in this study is anticipated to be used by the Town of Castle Rock staff in identifying any intersection or roadway deficiencies and potential improvements for the build-out condition and future scenarios. This study focused on the weekday AM and PM, and Saturday midday peak hours which represents the periods of highest trip generation for the proposed uses and adjacent street traffic. The study is consistent with the requirements of the Town of Castle Rock's *Transportation Design Criteria Manual* (2018). The following supporting documents were reviewed and incorporated into this analysis as appropriate:

- *Town of Castle Rock Transportation Master Plan*. Felsburg Holt & Ullevig. October 2017.
- Westfield Trade Center Planned Development documentation from 1989 to the present.
- Right-of Way Plans and Conceptual Designs for the planned Crystal Valley Parkway Interchange.
- Conceptual alignment and plans for future extension of Prairie Hawk Drive.

2.0 Project Description

The Dawson Trails site is currently vacant land that is located on the west side of I-25 and adjacent to the Twin Oaks neighborhood. The proposed land use plan includes commercial, residential, and civic land uses. For the purpose of this traffic study it was assumed that the site plan will include up to:

- 5,850 residential dwelling units (DU)
- 900,000 sq. ft. of retail
- 800,000 sq. ft. of general office building
- 1,125,000 square feet (sq. ft.) of flex space (a mix of light industrial and office)
- 375,000 sq. ft. of light industrial
- Two Elementary Schools (up to 450 students each)
- One High School (up to 2,000 students)
- One Community Facility (such as Ice Arena or Recreation Center)
- One Regional Park and Several Neighborhood Parks

Note that these land uses represent one of many scenarios that could occur based on market dynamics and represent a reasonable baseline assumption for determining traffic impacts of the site at a master plan level. It is anticipated that this report evaluates the highest density of homes, commercial, office, and industrial spaces that could be built within Dawson Trails. In addition, the study assumes a similar development type in the Westfield parcel adjacent to northwest corner of the project property which is excluded from current total project acreage.

For the purpose of this traffic study, the first phase of Dawson Trails is assumed to be completed and occupied by Year 2025, the second phase is assumed to be completed by Year 2030, and the final phase is anticipated to be completed by Year 2040. The project proposes to have access on the future extension of Prairie Hawk Drive (named Dawson Trails Boulevard through the project) and construct several collector roadways for internal circulation and mobility for all road users. Other local streets will be constructed to provide the most beneficial access into and around each of the planning areas. The land uses, phasing, and access plan are provided on **Figure 2**.

3.0 Study Considerations

3.1 Data Collection

Intersection turning movement volumes were collected in April 2021 at seven (7) existing intersections and along five (5) roadway segments. The intersection turning movement counts were collected during the weekday AM and PM peak hours, as well as the Saturday midday peak hour, including pedestrians and bicyclists. Historic daily volumes were gathered from the Colorado Department of Transportation's (CDOT) Transportation Data Management System (TDMS) and forecasts were gathered from the Town of Castle Rock Transportation Master Plan (2017). The two intersections on Plum Creek Parkway at the I-25 interchange were counted as part of the Miller's Landing project in March 2019 and utilized in this project analysis.

The existing traffic volumes are illustrated on **Figure 3A** and **Figure 3B**. The existing intersection geometry and traffic control are also shown on this figure. Signal-related information for the existing signalized intersections along Plum Creek Parkway were provided by the Town of Castle Rock and utilized within the analysis. Count data sheets are provided in the **Appendix**.

3.2 Evaluation Methodology

The traffic operations analysis addressed the signalized and unsignalized intersection operations using the procedures and methodologies set forth by the Highway Capacity Manual (HCM)¹. Existing Peak Hour Factors (PHF) were applied to the intersections for the existing, while PHFs were increased for future scenarios per HCM recommendations. Study intersections were evaluated using Synchro software (v10). The proposed roundabout intersections were evaluated with Sidra software.

3.3 Level of Service Capacity Analysis

A Level of Service analysis was conducted to determine the existing and future performance of the study area intersections and accesses to determine the most appropriate intersection traffic controls and auxiliary lanes for future conditions.

To measure and describe the operational status of the study intersections, transportation engineers and planners commonly use a grading system referred to as "Level of Service" (LOS) that is defined by the HCM. LOS characterizes the operational conditions of an intersections traffic flow, ranging from LOS A

¹ Highway Capacity Manual, Highway Research Board Special Report 209, Transportation Research Board, National Research Council, 6th Edition (2016).

(indicating very good, free flow operations) and LOS F (indicating congested and sometimes oversaturated conditions). These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with traveling through the intersections. The intersection LOS is represented as a delay in seconds per vehicle for the intersection as a whole and for each turning movement.

Based on the Town's *Transportation Design Criteria Manual* (2018), the minimum acceptable level of service is LOS D. No through movement shall operate below LOS D and no left-turn movement shall operate below LOS E or have queues blocking the adjacent through lane. If a study intersection currently does not meet this Town's standard, then the project impact cannot degrade the intersection further without appropriate mitigation measures to keep the performance at the intersection similar to existing operations.

Criteria contained in the *HCM* was applied for these analyses in order to determine peak hour LOS for each scenario. A more detailed discussion of LOS methodology is contained in the **Appendix** for reference.

4.0 Existing Conditions

4.1 Roadways

The study area boundaries are based on the amount of traffic to be generated by the project and potential impact to the existing roadway network. The primary public roadways that serve the project are discussed in the following text and illustrated on **Figure 1**.

Interstate 25 (I-25) is a north-south freeway (CDOT classification of F-W) that travels the length of Colorado from Wyoming to New Mexico. I-25 provides regional and local access through the Front Range, including connecting the Town of Castle Rock to Denver to the north and Colorado Springs to the south. CDOT was recently widened I-25 between Castle Rock and Monument to include one managed, express toll lane to supplement the existing two travel lanes per direction and wider shoulders for safety purposes. The posted speed limit is 75 miles per hour (mph). I-25 services approximately 75,000 to 85,000 vehicles per day (vpd) in the project vicinity. Existing access to I-25 from the project site is as follows:

- Plum Creek Parkway (full-movement) interchange located 2.0 miles north of Territorial Road, accessed via the W. Frontage Road.
- Tomah Road (southbound I-25 only) interchange located 3.0 miles south of Territorial Road, accessed via the W. Frontage Road.

- Sky View Lane (full-movement) interchange located 5.1 miles south of Territorial Road, accessed via the W. Frontage Road

West Frontage Road is a north-south, two-lane roadway that parallels I-25 and provides local access to properties and businesses on the west side of the interstate. West Frontage Road extends from Plum Creek Parkway (north) to Sky View Lane (south). Recent counts taken north of Territorial Road indicate that this roadway services approximately 3,200 vpd to 6,300 vpd depending on the day of the week. The posted speed limit is 45 mph within the project vicinity. The West Frontage Road is proposed to be disconnected from the I-25 southbound on-ramp through the Dawson Trails project site. It is anticipated that the West Frontage Road will be utilized until Prairie Hawk Drive is extended south of Plum Creek Parkway (named Dawson Trails Boulevard). The portion of West Frontage Road between Plum Creek Parkway and the I-25 southbound on-ramp is anticipated to become one-way southbound and redesigned as an on-ramp. The extension of Prairie Hawk Drive (proposed to be named Dawson Trails Boulevard south of Crystal Valley Parkway) to the south will provide north-south connectivity and to be classified as a Major Arterial per the Town of Castle Rock's Transportation Master Plan (TMP). The new roadway will connect to West Frontage Road south of the project site. For the purpose of this study, it is anticipated that Dawson Trails Boulevard will be constructed with Phase 1 of the project and create a new intersection on Plum Creek Parkway.

East Frontage Road / Wilcox Street is a north-south, two-lane roadway that parallels I-25 and provides local access to downtown Castle Rock, several neighborhoods, and businesses on the east side of the interstate. Wilcox Street extends from Wolfensberger Road to Perry Street and continues as East Frontage Road to Sky View Lane (south). Historic traffic volumes indicate that East Frontage Road services approximately 7,500 vpd north of Perry Street. The posted speed limit is 45 mph. Per the Town of Castle Rock's Transportation Master Plan (TMP), East Frontage Road will remain a Minor Arterial into the future.

Crystal Valley Parkway is an east-west, major arterial with a four-lane cross section extending from East Frontage Road to Lake Gulch Road. The roadway provides access to several neighborhoods, a few small businesses, the Rhyolite Regional Park, and Fire Station #152. Crystal Valley Parkway services between 3,200 vpd and 8,300 vpd depending on the day of the week. The posted speed limit is 35 mph. The Town of Castle Rock is currently in the process of alternative evaluation and designing the planned Crystal Valley Parkway interchange (full-movement) to I-25. Based on the current information from the Town of Castle Rock, the I-25 interchange design is recommended to be a partial cloverleaf with a signal at the I-25 southbound ramp terminal, a

free-flow ramp for I-25 on-ramp, and a roundabout at the I-25 northbound off-ramp that will include the East Frontage Road².

Plum Creek Parkway is a major arterial east-west roadway that provides access through southern Castle Rock, extending from Wolfensberger Road (west) to Ridge Road (east). West of I-25, this arterial is currently two lanes and east of the interchange it widens to four lanes. The counts indicate that Plum Creek Parkway carries approximately 6,600 vpd west of I-25. The posted speed limit is 30 mph near the I-25 interchange and transitions to 45 mph to the west. Plum Creek Parkway provides direct access to I-25 with a full-movement interchange.

Plum Creek Boulevard is a north-south, two-lane Collector roadway that connects Plum Creek Parkway to Crystal Valley Parkway and provides local access to residential communities, the Plum Creek Golf and Country Club, Douglas County Fairgrounds, D.C. Oaks High School, and a few small businesses. South of Plum Creek Parkway this roadway services between 4,400 vpd to 6,500 vpd depending on the day of the week. South of Cherry Plum Way, this roadway services between 1,000 vpd and 1,650 vpd. The posted speed limit is 30 mph.

Territorial Road is gravel two-lane roadway that services primarily residential uses on the west side of I-25 and the future Dawson Trails development. An at-grade railroad crossing exists on Territorial Road just west of the West Frontage Road with stop-control and no gates. Currently, the roadway services an average of 370 vpd and has a posted speed limit of 25 mph. Territorial Road will be reconstructed and realigned as Dawson Trails develops. The future roadway is identified as a Major Arterial to Twin Oaks Road per the Town of Castle Rock's TMP.

4.2 Intersections

The study area includes nine (9) existing intersections that are listed below with the current traffic control and were analyzed for existing and future background year traffic operations:

1. Plum Creek Parkway at Wilcox Street [signalized]
2. Plum Creek Parkway at Perry Street [signalized]
3. Plum Creek Parkway at Plum Creek Boulevard [signalized]
4. West Frontage Road at I-25 Southbound On-Ramp [free-flow, no side street approach]

² Crystal Valley Interchange Traffic Analysis Technical Report. Apex Design, a Consor Company. February 2022.

-
5. Crystal Valley Parkway at Plum Creek Boulevard [side-street stop controlled]
 6. Crystal Valley Parkway at East Frontage Road [side-street stop controlled]
 7. West Frontage Road at Territorial Road [side-street stop-controlled]
 8. I-25 Southbound Ramps / West Frontage Road at Plum Creek Parkway [signalized]
 9. I-25 Northbound Ramps at Plum Creek Parkway [signalized]

The existing lane configuration at each of the study locations is illustrated on **Figure 3A** and **Figure 3B**.

4.3 Pedestrian and Bicycle

Currently, there are sidewalks and/or wide multi-use paths on both sides of Plum Creek Parkway and Crystal Valley Parkway. Plum Creek Boulevard has a wide detached sidewalk along one side of the roadway that switches as appropriate. There are no sidewalks or trails along the Frontage Roads. Along Plum Creek Parkway, there are small sections that lack sidewalks. The Colorado Front Range Trail travels along the Union Pacific Railroad on the east side of I-25 and provides connections to regional and local multi-modal infrastructure.

There are buffered bike lanes on Plum Creek Boulevard for majority of the length starting at Plum Creek Parkway. The rest of the study roadways do not provide designated bike facilities. Bicyclists are permitted to ride within the travel lanes or on the multi-use paths along the Frontage Roads, Crystal Valley Parkway, and Plum Creek Parkway.

4.4 Transit

Currently, the Town of Castle Rock does not participate in the Regional Transportation District for regional transit services and there is no local service available. The Town provides vouchers and funds for a taxi service and senior center transportation. In the recently published *Castle Rock Transit Feasibility Study (October 2020)* the Town evaluated the need for and implementation of transit to support their multimodal transportation goals. The study highlighted three preferred operating models that would support the different transit demands of the community and would be beneficial to Dawson Trails in the future.

4.5 Year 2021 Existing Intersection Capacity Analysis

The existing volumes, lane configuration, and traffic control are illustrated on **Figure 3A** and **Figure 3B**. The results of the LOS calculations for the intersections are summarized in **Table 1**. The details of LOS and delay for each movement are provided in **Table 2** (refer to **Appendix**). The intersection Level of Service

worksheets are attached in the **Appendix**. All of the intersections operate overall at LOS D or better in the three peak hours.

Table 1: Existing Overall Level of Service Summary

No.	Intersection	Traffic Control	AM Peak Hour	PM Peak Hour	Sat Peak Hour
1	Plum Creek Pkwy at Wilcox St	Signal	C	D	C
2	Plum Creek Pkwy at Perry St	Signal	B	C	B
3	Plum Creek Pkwy at Plum Creek Blvd	Signal	B	A	B
4	West Frontage Road at I-25 SB On-Ramp	N/A	A (A)	A (A)	A (A)
5	Crystal Valley Pkwy at Plum Creek Blvd	Stop	A (C)	A (C)	A (B)
6	Crystal Valley Pkwy at East Frontage Rd	Stop	A (C)	A (D)	A (D)
7	West Frontage Rd at Territorial Rd	Stop	A (B)	A (B)	A (C)
8	Plum Creek Pkwy at I-25 SB Off-Ramp / W. Frontage Rd	Signal	C	C	C
9	Plum Creek Pkwy at I-25 NB Off-Ramp / On-Ramp	Signal	B	B	A

Note: For unsignalized intersections, the worse approach/movement LOS is also listed in parenthesis

All project intersections are shown to be operating overall at LOS D or better in the AM, PM, and Saturday midday peak hours. The following study intersections have movements that operate at LOS E or worse during one or more peak hours:

- **#1 – Plum Creek Parkway and Wilcox Street:** This signalized intersection operates overall at LOS C or LOS D in the evaluated peak hours; however, the eastbound left-turn movement currently operates at LOS E in the Saturday midday peak hour. The 95th percentile queue³ for this movement was calculated to be approximately 146 feet (about 6 vehicles) in the same peak period, which is maintained within the existing 280 feet storage length.

Recommendations: Consider adding a couple seconds of green time to the eastbound left-turn protected phase during the Saturday midday peak period, as appropriate. It is typical for left-turn

³ It should be noted that the 95th percentile queue length is a theoretical queue that is 1.65 standard deviations above the average queue length. In theory, the 95th percentile queue would be exceeded 5% of the time based on the average queue length, but it is also possible that a queue this long may not occur.

movements to experience delays during peak periods due to limited green time or minimum gaps in opposing traffic during the permitted phase.

- **#2 – Plum Creek Parkway and Perry Street:** This signalized intersection operates overall at LOS B or LOS C during the three peak hours; however, the northbound right-turn movement operates at LOS F in the PM peak hour and LOS E in the Saturday midday peak hour. The 95th percentile queues for this movement were estimated at approximately 65 feet or less, which is equal to the existing storage length.

Recommendations: Consider adding a couple seconds of green time to the northbound through phase during the PM and Saturday midday peak periods, as appropriate.

5.0 Future Conditions

5.1 Annual Growth Factor and Future Volume Methodology

In order to forecast the future peak hour traffic volumes, background traffic growth assumptions were estimated based on various resources: Town of Castle Rock's *Transportation Master Plan*, DRCOG regional model projections, CDOT data, and previous traffic impact studies within the area. Through the literature review, it was determined that the daily volumes forecasted for Year 2040 presented in the *Transportation Master Plan* were the most current predictions for the study area arterials and potential land development. The previous traffic model for the Town included the Dawson Trails and Westfield properties with forecasts of approximately 5,619 households and 5,738 employment jobs. This is similar to the proposed development to be constructed within the vacant properties. The traffic model assumed the majority of through north-south traffic would utilize I-25 and not travel on the Frontage Roads or future extension of Prairie Hawk Drive (named Dawson Trails Boulevard within project).

A comparison of the DRCOG base-year vs. 2040 projections shows annual growth of approximately 1.2% along Plum Creek Parkway on the east side of I-25. The Town TMP projects a full build 2040 volume of 24,900 vpd on Plum Creek Parkway just west of I-25. The Dawson Trails development area is included in these models. The forecasts for Crystal Valley Parkway, Plum Creek Boulevard, and the East and West Frontage Roads showed an annual growth rate of approximately 7% over the next 20 years, which includes development traffic from Dawson Trails, Westfield Trade Center, Crystal Valley Ranch, Lanterns, and Kings Ridge.

To estimate the background volumes, the following methodology was applied:

Year 2025

- 0.5% annual growth on all roadways
- Plus, Miller's Landing Short-Term Trips
- Plus, 20% of Trips from Neighborhoods along Crystal Valley Parkway still under construction⁴

Year 2030

- 1.2% annual growth on Plum Creek Parkway
- 0.5% annual growth on other study roadways
- Plus, Miller's Landing Long-Term Trips
- Plus, 100% of Trips from Neighborhoods along Crystal Valley Parkway

Year 2040

- 1.2% annual growth on Plum Creek Parkway
- 0.5% annual growth on other study roadways
- Plus, Miller's Landing Long-Term Trips
- Plus, 100% of Trips from Neighborhoods along Crystal Valley Parkway
- Plus, Westfield Trade Center⁵

By the Year 2025, it is anticipated that the Crystal Valley interchange will be constructed and provide full-movement access to I-25, as well as provide east-west access over the interstate and along the south end of Town. Volumes were adjusted throughout the study area to account for the redirected traffic that will utilize the new Crystal Valley interchange instead of Plum Creek Parkway.

Using the above listed assumptions, the Year 2025 background traffic is summarized on **Figures 4A and 4B**; the Year 2030 background traffic is summarized on **Figures 5A and 5B**; and the Year 2040 background traffic is summarized on **Figures 6A and 6B**.

⁴ There are approximately 1,250 vacant lots within the Kings Ranch, Lanterns, and Crystal Valley Ranch communities. Trip generation was estimated by applying rates for single-family homes and then distributed throughout the study area.

⁵ Westfield Trade Center is the land to the west of Dawson Trails and north of Territorial Road. It was estimated that 146 acres of the total 194 acres will be developable. For the purpose of this traffic study, it was assumed that there will be up to 154,200 sq. ft. of retail, 746,440 sq. ft. of "flex space" that will be either light industrial or office, and 500 multi-family units.

5.2 Year 2025 Anticipated Transportation Network

As shown in the Transportation Master Plan, it is planned that the following roadway and intersection improvements will be completed by Year 2025 background:

- **Crystal Valley Interchange** – Extend Crystal Valley Parkway west of East Frontage Road, over I-25 and the railroad tracks. The Town is currently working on evaluating and determining the most appropriate interchange design; therefore, this traffic study for Dawson Trails does not analyze the interchange intersections.
- **West Frontage Road and Territorial Road** – With the Crystal Valley Interchange, this existing intersection will be removed. A new intersection will be constructed with Crystal Valley Parkway/Territorial Road and the future Dawson Trails Boulevard, which is to the west over the railroad tracks.
 - It is understood that the intersection of Crystal Valley Parkway at Dawson Trails Boulevard will be constructed to the ultimate width on all approaches. This study assumes that the unnecessary lanes will be striped out and not utilized until volumes warrant the need for use.
 - The assumed lane configuration in the short-term scenario was based on the conceptual ultimate design of the intersection with the interchange and the forecasted background volumes. It was assumed that the westbound, northbound, and southbound approaches will provide one left-turn lane, one through lane, and one right-turn lane; and the eastbound approach will provide one left-turn lane and one through/right-turn lane.
 - In the short-term background scenario, this intersection can remain stop-controlled based on volumes.
- **Crystal Valley Parkway at Plum Creek Boulevard** – Town of Castle Rock plans to reconstruct the intersection as a roundabout. It was assumed that the eastbound and westbound approaches will include one left/through lane and one through/right lane, while the northbound approach will include one left-turn lane and one left/through/right lane and the southbound approach will include one shared left/through/right lane.
- **Crystal Valley Parkway at Dawson Trails Boulevard** – It is understood that this intersection will be constructed with the Crystal Valley Interchange as the ultimate configuration. This analysis just provides the timing of when lanes are warranted based on volumes or operations. The Town can decide to stripe out lanes that are not needed or provide all lanes which are anticipated to have improved levels of service than shown in this traffic study.

-
- In 2025 background, the following lanes are anticipated to be needed: eastbound – one left-turn lane and one through/right-turn lane; and westbound, northbound, and southbound – one left-turn lane, one through lane, one right-turn lane. In the interim this intersection can be side-street stop-control (eastbound/westbound).
 - **East Frontage Road and Crystal Valley Parkway** – Based on the Crystal Valley Interchange Traffic Analysis Technical Report (February 2022), this existing intersection will be relocated to the east and be incorporated into the I-25 Northbound Ramp intersection on Crystal Valley Parkway. The Technical Report recommended that this intersection be designed as a five-legged, multi-lane roundabout to accommodate traffic exiting I-25 from the south and traffic on the East Frontage Road. Since this intersection was evaluated and designed as part of the interchange analysis, it is not included in the future scenarios of the Dawson Trails study.
 - **Crystal Valley Parkway at Dawson Trails Boulevard** – Signalize. Based on the signal warrant analysis, the signal is not warranted until 2030 background or with portions of Dawson Trails development generating traffic. However, with the interchange project it is likely the signal will be installed proactively; therefore, this analysis assumes the signal will be operations in 2025 background.
 - **Prairie Hawk Drive / Dawson Trails Boulevard** – For comparison purposes, it was assumed the planned arterial will be constructed west of the railroad tracks and create a new intersection on Plum Creek Parkway. The ultimate design is to provide four lanes (two per direction). It is understood that this roadway will be constructed with the first phase of Dawson Trails as a two-lane roadway (one lane per direction) and the construction, phasing, and funding of the new roadway will be coordinated with the Town of Castle Rock, Douglas County, CDOT, and Dawson Trails.
 - Note that through volumes on Dawson Trails Boulevard are not anticipated to need the second through lane without development traffic. Therefore, it is assumed the second through lane is a right-turn drop lane or striped out until needed.

These intersection improvements were assumed to be in place in the background condition for the short-term scenario and shown on **Figure 4A** and **Figure 4B**.

The MUTCD states that a traffic signal should not be installed unless one or more of the warrants are met and an engineering study finds that installing a traffic signal will improve the overall safety and operation of the intersection. The listed future signalized intersection should be monitored as development and growth occur within and near the study area to determine if and when other signal warrants are met.

Future signal timing phases and cycle lengths were based on the existing timing parameters along Plum Creek Parkway and optimized, as necessary.

5.3 Year 2025 Background Intersection Capacity Analysis

The study area intersections were evaluated to determine baseline conditions for the Year 2025 background scenario and to identify any capacity constraints associated with short-term background traffic (refer to **Section 5.1** for growth assumptions). It was assumed that the roadway and intersection improvements listed in **Section 5.2** will be implemented by Year 2025 background. The background volumes, lane configuration, and traffic control are illustrated on **Figure 4A** and **Figure 4B**.

The Level of Service criteria discussed previously was applied to the study area intersections to determine the impacts with the short-term background volumes. This analysis assumes the existing signal timing on Plum Creek Parkway will remain the same.

The results of the LOS calculations for the intersections are summarized in **Table 3**. The details of LOS and delays for each movement are provided in **Table 2** (refer to **Appendix**). The intersection Level of Service worksheets are attached in the **Appendix**.

Table 3: Year 2025 Background Overall Level of Service Summary

No.	Intersection	Traffic Control	AM Peak Hour	PM Peak Hour	Sat Peak Hour
1	Plum Creek Pkwy at Wilcox St	Signal	C	D	D
2	Plum Creek Pkwy at Perry St	Signal	B	C	C
3	Plum Creek Pkwy at Plum Creek Blvd	Signal	B	A	B
4	West Frontage Road at I-25 SB On-Ramp	<i>Frontage Rd. removed and On-Ramp remains.</i>			
5	Crystal Valley Pkwy at Plum Creek Blvd	Rdabt	A	A	A
6	Crystal Valley Pkwy at East Frontage Rd	<i>This intersection will be included in Crystal Valley NB Off-Ramp Intersection (Rdabt)</i>			
7	Crystal Valley Parkway at Dawson Trails Blvd / Prairie Hawk Dr	Signal	C	C	C
8	Plum Creek Pkwy at I-25 SB Off-Ramp / W. Frontage Rd	Signal	C	C	C
9	Plum Creek Pkwy at I-25 NB Off-Ramp / On-Ramp	Signal	B	B	B
10	Plum Creek Pkwy at Prairie Hawk Dr/Dawson Trails Blvd	Signal	B	B	B

Note: For unsignalized intersections, the worse approach/movement LOS is also listed in parenthesis

In summary, all the of the study intersections are estimated to operate at LOS D or better in the short-term background scenario. Movements that operated at LOS E/F in the existing scenario were estimated to continue to operate at these levels. The following movements were calculated to operate at LOS E/F in one or more of the peak hours in Year 2025 background as described below:

- **#1 – Plum Creek Parkway and Wilcox Street:** This signalized intersection operates overall at LOS C or LOS D in the evaluated peak hours; however, the eastbound left-turn movement was estimated to operate at LOS F in the Saturday peak hour. The 95th percentile queue for this movement was calculated to be approximately 186 feet (about 8 vehicles) in the same peak period, which is maintained within the existing 280 feet storage length.

Recommendations: Consider adding a couple seconds of green time to the eastbound left-turn protected phase during the Saturday peak period, as appropriate. It is typical for left-turn movements to operate below LOS D due to limited green time or minimum gaps in opposing traffic during the permitted phase.

- **#2 – Plum Creek Parkway and Perry Street:** This signalized intersection operates overall at LOS C or better during the three peak hours; however, the northbound right-turn movement was estimated to continue to operate at LOS F in the PM peak hour and LOS E in the Saturday midday peak hour. The 95th percentile queues for this movement were estimated at approximately 65 feet or less, which is equal to the existing storage length.

Recommendations: Consider adding a couple seconds of green time to the northbound through phase during the PM and Saturday midday peak periods, as appropriate.

5.4 Year 2030 Planned Transportation Network

In addition to the listed transportation improvements in Year 2025 background, there are assumed roadway and intersection improvements in Year 2030 background based on the Town's upcoming projects, intersection movement volumes, and signal warrant analysis. It was assumed the following roadway and intersection improvements are constructed prior to Year 2030 background:

- **West Frontage Road** – Remove the portion of roadway between the I-25 Southbound On-Ramp and the south boundary of Dawson Trails. This is assumed to happen in background for analysis purposes of comparing similar scenarios. It is understood this roadway change will be coordinated with the Town of Castle Rock, Douglas County, CDOT, and Dawson Trails.

- It is assumed that the I-25 Southbound On-Ramp south of Plum Creek Parkway will remain but not have through traffic in the northbound or southbound directions unless needed for minimal local travel to existing homes and property.
- **Prairie Hawk Drive / Dawson Trails Boulevard** – Widen to the planned four-lane arterial. It is understood that this roadway will be a part of the Dawson Trails project, but is included in the background for comparison purposes.
 - Note that through volumes on Dawson Trails Boulevard are not anticipated to need the second through lane without development traffic. Therefore, it is assumed the second through lane is a right-turn drop lane or striped out until needed. It is understood that the intersection at Crystal Valley Parkway will be constructed as the ultimate design. This analysis just provides the timing of when lanes are warranted based on volumes or operations. The Town can decide to stripe out lanes that are not needed or provide all lanes which are anticipated to have improved levels of service than shown in this traffic study.

These roadway and intersection improvements were assumed to be in place in the mid-term background condition and are shown on **Figure 5A and Figure 5B**.

The Manual on Uniform Traffic Control Devices⁶ (MUTCD) guidance states that a traffic signal should not be installed unless one or more of the warrants are met. Though, the satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a signal. The MUTCD also states that a traffic signal should not be installed unless an engineering study finds that installing a traffic signal will improve the overall safety and operation of the intersection. The listed future signalized intersections should be monitored as development and growth occur within and near the study area to determine if and when other signal warrants are met. Future signal timing phases and cycle lengths were based on the existing timing parameters along Plum Creek Parkway and optimized, as necessary.

5.5 Year 2030 Background Intersection Capacity Analysis

The study area intersections were evaluated to determine baseline conditions for the Year 2030 background scenario and to identify any capacity constraints associated with background traffic in the mid-term scenario (refer to **Section 5.1** for growth assumptions). The mid-term background volumes, lane configuration, and traffic control are illustrated on **Figure 5A and Figure 5B**.

⁶ Manual on Uniform Traffic Control Devices. Federal Highway Administration. Washington, D.C. 2009.

The Level of Service criteria discussed previously was applied to the study area intersections to determine the impacts with the mid-term background volumes. The analysis assumed the signal timing at all signalized intersections would be adjusted to accommodate the additional lanes and change in traffic volumes. It should be noted that the peak hour factors were adjusted to the HCM suburban default of 0.92 (if the existing factor is less than 0.92) on the arterials and local streets since it is assumed that the peak periods will become longer with peak hour traffic spread more evenly over the hour as traffic increases than is experienced today.

The results of the LOS calculations for the intersections are summarized in **Table 4**. The details of LOS and delays for each movement are provided in **Table 2** (refer to **Appendix**). The intersection Level of Service worksheets are attached in the **Appendix**.

Table 4: Year 2030 Background Overall Level of Service Summary

No.	Intersection	Traffic Control	AM Peak Hour	PM Peak Hour	Sat Peak Hour
1	Plum Creek Pkwy at Wilcox St	Signal	C	D	C
2	Plum Creek Pkwy at Perry St	Signal	B	C	B
3	Plum Creek Pkwy at Plum Creek Blvd	Signal	B	A	B
4	West Frontage Road at I-25 SB On-Ramp	<i>Frontage Rd. removed and On-Ramp remains.</i>			
5	Crystal Valley Pkwy at Plum Creek Blvd	Rdabt	A	A	A
6	Crystal Valley Pkwy at East Frontage Rd	<i>This intersection will be included in Crystal Valley NB Off-Ramp Intersection (Roundabout)</i>			
7	Crystal Valley Pkwy at Dawson Trails Blvd / Prairie Hawk Dr	Signal	B	B	C
8	Plum Creek Pkwy at I-25 SB Off-Ramp / W. Frontage Rd	Signal	B	B	B
9	Plum Creek Pkwy at I-25 NB Off-Ramp / On-Ramp	Signal	B	B	B
10	Plum Creek Pkwy at Prairie Hawk Dr / Dawson Trails Blvd	Signal	C	C	C

In summary, all the of the study intersections are estimated to operate at LOS D or better in the mid-term background scenario. Movements that operated at LOS E/F in the existing or Year 2025 background scenarios were estimated to improve as traffic spreads over the hour, cycle lengths are slightly increased, and signal timings are adjusted. The timing worksheets are included in the **Appendix**.

5.6 Year 2040 Planned Transportation Network

In addition to the listed transportation improvements in Year 2025 and Year 2030 background, there are assumed roadway and intersection improvements in Year 2040 background based on the Town's upcoming projects, intersection movement volumes, and signal warrant analysis. It was assumed the following roadway and intersection improvements are completed prior to Year 2040 background:

- **Prairie Hawk Drive / Dawson Trails Boulevard** – Allow all four through lanes to be available for use through and between intersections.
- **Crystal Valley Parkway at Dawson Trails Boulevard** –Provide second northbound and southbound through lanes and provide second southbound left-turn lane.

These roadway and intersection improvements were assumed to be in place in the background condition for the long-term scenario and shown in **Figure 6A and Figure 6B**. The details of the signal warrant analysis are provided in the **Appendix**.

5.7 Year 2040 Background Intersection Capacity Analysis

The study area intersections were evaluated to determine baseline operations for the Year 2040 background scenario and to identify any capacity constraints associated with background traffic in the long-term scenario (refer to **Section 5.1** for growth assumptions). The long-term background volumes, lane configuration, and traffic control are illustrated on **Figure 6A and Figure 6B**.

The Level of Service criteria discussed previously was applied to the study area intersections to determine the impacts with the long-term background volumes. The analysis assumed the signal timing at all signalized intersections would be adjusted to accommodate the additional lanes and change in traffic volumes. As previously discussed, the peak hour factors were adjusted, as necessary.

The results of the LOS calculations for the intersections are summarized in **Table 5**. The details of LOS and delays for each movement are provided in **Table 2** (refer to **Appendix**). The intersection Level of Service worksheets are attached in the **Appendix**.

Table 5: Year 2040 Background Overall Level of Service Summary

No.	Intersection	Traffic Control	AM Peak Hour	PM Peak Hour	Sat Peak Hour
1	Plum Creek Pkwy at Wilcox St	Signal	C	D	C
2	Plum Creek Pkwy at Perry St	Signal	A	B	B
3	Plum Creek Pkwy at Plum Creek Blvd	Signal	B	C	B
4	West Frontage Road at I-25 SB On-Ramp	<i>Frontage Rd. removed and On-Ramp remains.</i>			
5	Crystal Valley Pkwy at Plum Creek Blvd	Rdabt	A	A	A
6	Crystal Valley Pkwy at East Frontage Rd	<i>This intersection will be included in Crystal Valley NB Off-Ramp Intersection (Roundabout)</i>			
7	Crystal Valley Pkwy at Dawson Trails Blvd / Prairie Hawk Dr	Signal	C	C	C
8	Plum Creek Pkwy at I-25 SB Off-Ramp / W. Frontage Rd	Signal	B	C	C
9	Plum Creek Pkwy at I-25 NB Off-Ramp / On-Ramp	Signal	B	B	B
10	Plum Creek Pkwy at Prairie Hawk Dr / Dawson Trails Blvd	Signal	C	C	C

In summary, all the of the study intersections are estimated to operate at LOS D or better overall in the long-term background scenario.

6.0 Future Conditions with the Dawson Trails Development

Dawson Trails is anticipated to include a mix of commercial, residential, office, flex space, light industrial, schools, and recreational uses. The site is planned to be developed over several phases. For the purpose of this traffic study, three phases were assumed to evaluate the short-term, mid-term, and long-term scenarios. The National Cooperative Highway Research Program (NCHRP)'s *Report 365: Travel Estimation Techniques for Urban Planning*⁷ provides trip characteristics for and data to support household-based approaches for trip estimation and modeling.

⁷ *NCHRP Report 365 – Travel Estimation Techniques for Urban Planning*. Transportation Research Board. Washington, D.C. 1998. And *NCHRP Report 684 – Enhancing Internal Trip Capture Estimation for Mixed-Use Developments*. Transportation Research Board. Washington, D.C. 2011.

These types of trips are contained within the Dawson Trails property to shop at or work at or recreate at land uses within the site without traveling on the external roadways. Data in NCHRP 365 shows that on average 20% of home-based trips are to/from work, 57% are “home-based other”, which would include trips to/from schools, to/from retail, etc., and the remaining 23% being “non-home based”, which could be deliveries, mail, and other services.

Assumptions for Dawson Trails trips were made using the NCHRP data as a basis. It was assumed that retail trips were 40% internal home-based trips, flex space trips were 30% internal home-based trips, and light industrial trips were 15% internal home-based trips. All of the internal, home-based trips between planning areas were assigned to the study roadways and through internal intersections and intersections along Dawson Trails Boulevard. The internal trips are accounted for in the trip assignment and analysis.

Since the school is anticipated to primarily serve the residences of Dawson Trails and adjacent neighborhoods, it was assumed that majority of the trips would be internal, diverted, or non-auto. Typically, school traffic does not create new traffic, instead redirects home-to-work and work-to-home trips. It is anticipated that 90% of the elementary school trips and 10% of the high school trips will be from the homes within Dawson Trails and the remaining trips will travel from the nearby neighborhoods. It should be noted that the internal school traffic was redirected from residential trips since those traveling to/from another school will redirect to the new school and then return to their route.

6.1 Trip Generation

A trip generation estimate was performed to determine the traffic characteristics of the proposed maximum density of the Dawson Trails development. The trip rates contained in the ITE [Trip Generation Manual](#) were applied to estimate the traffic for the proposed land uses as listed below:

- #110 “General Light Industrial”
- #210 “Single-Family Detached Housing”
- #220 “Multi-Family Housing (Low-Rise)”
- #520 “Elementary School”
- #530 “High School”
- #465 Ice Skating Rink
- #488 Soccer Complex (conservative land use assumption for the park)
- #710 “General Office Building”
- #820 “Shopping Center”
- #857 “Discount Club”

Specific uses and tenants for the majority of the commercial spaces are unknown at this time. It is anticipated that a small portion will be retail and the majority will be either office, flex space, or light industrial (“flex” space). For the flex commercial space it was assumed that 50% will be office/flex and

50% will be light industrial. The square footage of the two potential land uses is listed in the trip generation table.

In the Saturday peak hour, the *Trip Generation Manual* provides the trip rates for the land use generator during its peak hour and not the peak hour of the day. The Trip generation Manual provides time of day tables that indicate when the peak hour has typically been documented for residential or commercial land uses. The data indicated that on Saturday the residential peak is 12.5% less during the commercial peak; therefore, the trip rates for the residential units were reduced by the listed percentage to represent the peak hour more accurately on Saturday.

Table 6A (external trips) and **Table 6B** (internal) provide the detailed trip generation estimates for the three phases of the future Dawson Trails community (refer to the **Appendix**). The proposed project is expected to experience new trips, also known as ‘primary trips’, pass-by trips, multi-use trips, and non-auto trips which are discussed below:

Primary Trips. These trips are made specifically to visit the site and are considered “new” trips. Primary trips would not have been made if the proposed project did not exist. Therefore, this is the only trip type that increases the total number of trips made on a regional basis.

Pass-By Trips. Pass-by trips do not create any increase in the traffic volumes within the primary impact area. In fact, the only impact of the pass-by trips is at the site driveways and adjacent intersections where through movements become turning movements into and out of the site. Therefore, pass-by trips have no additional impact on the road system beyond the site’s driveways or immediately adjacent intersections. With or without pass-by trips, the total trips to/from a project will remain the same. Pass-by was only applied to the retail portions of the Dawson Trails site and it was assumed some of the pass-by trips would be from I-25. Per ITE data, the pass-by percentages by land use and peak hour were applied as shown in the trip generation tables.

Multi-Use/ Multi-Purpose Trips. These trips occur from one land use or building to another within the planning area boundaries. Multi-use or multi-purpose trips typically do not affect the site access points, nor add any additional traffic volumes to the adjacent street network. Based on ITE *Trip Generation Manual*, the internal capture for the Dawson Trails project was calculated to be up to 16%. For conservative purposes, a 10% internal capture reduction was applied to the trip generation for commercial land uses and assumed to not travel on arterial or collector roadways.

Non-Auto Trips. These trips are those that are completed by walking, biking, or transit or persons that telework. The future pedestrian and bicycle amenities will encourage residents, employees, customers, and visitors to make non-auto trips to/from and within the Dawson Trails community. The non-auto trips are assumed to be a 5% for commercial and residential land uses and 10% for the recreational land uses.

Table 7 summarizes the land uses that were assumed for the Dawson Trails development for each phase. Phasing is illustrated on **Figure 2**.

Table 7: Land Use Assumptions per Phase

Land Use Type		Size (rounded)
Phase 1 (Year 2025)		
Single-Family Homes /Townhomes		500 dwelling units
Commercial (Retail and Service)		180,000 sq. ft.
Phase 2 (Year 2030)		
Single-Family Homes		1,935 dwelling units
Multi-Family Homes		1,165 dwelling units
Elementary School		450 Students
Commercial (Retail and Service)		483,000 sq. ft.
Office Space		217,000 sq. ft.
Flex Space (Office)		450,000 sq. ft.
Flex Space (Light Industrial)		450,000 sq. ft.
Phase 3 (Year 2040)		
Single-Family Homes		1,092 dwelling units
Multi-Family Homes		1,158 dwelling units
Elementary School		450 Students
High School		2,000 Students
Commercial (Retail and Service)		237,000 sq. ft.
Office Space		583,000 sq. ft.
Light Industrial		375,000 sq. ft.
Flex Space (Office)		112,500 sq. ft.
Flex Space (Light Industrial)		112,500 sq. ft.
Recreation Center / Ice Arena		60,000 sq. ft.
Regional Park		12 fields/courts
Total Dawson Trails Development		
Residential Homes		5,850 dwelling units
Commercial (Retail and Service)		900,000 sq. ft.
Office		800,000 sq. ft.
Light Industrial		375,000 sq. ft.
Flex Space (Office or Light Industrial)		1,125,000 sq. ft.
Elementary School		900 Students
High School		2,000 Students

Estimated Trips

Dawson Trails was estimated to generate approximately 87,025 daily trips with about 6,700 trips occurring in the AM peak hour, 8,760 trips occurring in the PM peak hour, and 8,385 trips in the Saturday midday peak hour at full build-out (new and pass-by trips). The total trips listed include all external and internal trips. It was estimated that the external trips would be approximately 61,455 daily trips with about 4,250 trips occurring in the AM peak hour, 6,220 trips occurring in the PM peak hour, and 5,900 trips in the Saturday midday peak hour at full build-out (new and pass-by trips). The internal trips were estimated to be approximately 25,570 daily trips, 2,450 trips in the AM peak hour, 2,540 trips in the PM peak hour, and 2,480 trips in the Saturday peak hour. **Table 6A** summarizes the external trips that begin or end outside of Dawson Trails. **Table 6B** summarizes the internal trips that remain within Dawson Trails, do not utilize the interchange or external roadways, and were assigned to the local roadway network within Dawson Trails.

6.2 Trip Distribution and Assignment

The estimated trip volumes were distributed onto the study area street network based on existing traffic characteristics and available capacity, and anticipated destinations, as well as regional growth and future roadway infrastructure. The assumed distributions by land use type are listed below in **Table 8** and presented on **Figure 7**:

Table 8: Trip Distribution Summary

To/From	Percentage
North I-25 via Crystal Valley Interchange	35%
North I-25 via Plum Creek Parkway	5%
North Prairie Hawk Drive / Dawson Trails Blvd.	15%
North Wilcox Street via Frontage Roads	5%
North Perry Street via E. Frontage Road	3%
South I-25 via Crystal Valley Interchange	20%
South W. Frontage Road (Dawson Trails Blvd.)	5%
East Crystal Valley Parkway	4%
East Plum Creek Parkway	2%
West Plum Creek Parkway via. Prairie Hawk Drive / Dawson Trails Blvd.	2%
West via Twin Oaks Neighborhood	<1%
Existing Businesses/Neighborhoods East of I-25	4%

Using these distribution assumptions, the projected site traffic for each planning area was assigned to the study area roadway network for the weekday AM and PM peak hours and the Saturday midday peak hour during each of the three phases based on the most convenient route and available access.

The Phase 1 site-generated volumes for Year 2025 are shown on **Figures 8A and 8B** (existing intersections) and **Figure 8C** (proposed access). The site-generated volumes for the completion of Phases 1 and 2 are shown on **Figures 9A and 9B** (existing intersections) and **Figure 9C** (proposed access). The site-generated volumes for the full buildout of Dawson Trails are shown on **Figures 10A and 10B** (existing intersections) and **Figure 10C** (proposed access).

6.3 Proposed Roadway Network and Access

The future extension of Prairie Hawk Drive and realignment of West Frontage Road will be the primary arterial for the project. It is anticipated that two lanes of the arterial will be constructed with Phase 1 and widened in the future as volumes and operations warrant. South of Plum Creek Parkway, this proposed four-lane roadway will be named Dawson Trails Boulevard. The Dawson Trails project plans to construct several collector roadways internally to the site that will provide access between Dawson Trails Boulevard and the planning areas. Each phase will include segments of the proposed roadways to serve the planned development with anticipated completion with the final phase. In addition to the anticipated background roadway and intersection improvements, the following proposed roadway and intersection improvements are recommended to accommodate the proposed trip volume⁸:

Phase 1 (Year 2025):

- **Prairie Hawk Drive / Dawson Trails Boulevard** – Construct as a two-lane roadway (one lane per direction) between Plum Creek Parkway and the south boundary of the Dawson Trails property.
- **Crystal Valley Parkway at Plum Creek Boulevard** – Roundabout (per Town plans and design).
- **Crystal Valley Parkway at Dawson Trails Boulevard** – Signalize (based on signal warrant analysis).
 - It is understood that this intersection will be constructed to the ultimate width on all approaches. This study assumes that the unnecessary lanes will be striped out and not utilized until volumes warrant the need for use.

⁸ The traffic study provides technical information and evaluates the need for transportation mitigation as traffic grows, but it does not address infrastructure commitments or obligations of Dawson Trails. That needs to be discussed and negotiated in the development agreements for the project.

-
- **Territorial Road at Twin Oaks Road / Clarkes Circle** – Relocate intersections with the construction of the new internal Collector A. It is proposed that Twin Oaks Road be realigned to the south to create an intersection on Collector A. It is anticipated that Clarkes Circle connect to Collector A as an emergency access.
 - **Twin Oaks Road at Collector A** – Provide a left-turn lane on Collector A southbound. Do not permit a left-turn movement for the northbound approach. Add stop signs on the side-street approaches.
 - **New Roadway Infrastructure** – Construct collector roadways from Dawson Trails Boulevard into and through the Dawson Trails property. Internal roadways and intersections will be aligned, designed, and analyzed at the filing level.
 - **Intersections along Dawson Trails Boulevard** – It is proposed that the full movement intersections be constructed as roundabouts, except for Collector Road A that will be signalized since it is the west leg of the Dawson Trails Boulevard at Crystal Valley Parkway intersection. Additional restricted movement accesses along Dawson Trails Boulevard will be identified and evaluated at the filing level of the project, as well as internal intersections along the collector roadways.
 - **#102 Collector H:** Construct roundabout with one approach lane on the northbound and southbound approaches, one left-turn/right-turn lane on the westbound approach, and one westbound right-turn bypass lane.
 - **#104 Access E-2/F-1.3:** Construct roundabout with one approach lane on the northbound and southbound approaches and one left-turn/right-turn lane on the eastbound approach
 - **#105 Collector Road B:** Construct roundabout with one approach lane on the northbound and southbound approaches and one left-turn/right-turn lane on the eastbound approach.
 - **#106 Collector Road C:** Construct roundabout with one approach lane on the northbound and southbound approaches and one left-turn/right-turn lane on the eastbound approach.
 - It is understood that roundabouts will be constructed to the ultimate configuration to reduce reconstruction in the future. Interim roundabout geometry can be incorporated to build the ultimate diameter but only use necessary lanes for each phase. The traffic study lists the lanes needed per the volumes, but the Town can decide to stripe out or provide interim curbing/raised pavement to restrict use of certain lanes.

Phase 2 (Year 2030):

- **Prairie Hawk Drive / Dawson Trails Boulevard** – Widen to a four-lane roadway (two lanes per direction) between Plum Creek Parkway and the south boundary of the Dawson Trails property. The roundabout intersections will be constructed to the ultimate design to accommodate the widening in the future.
- **Crystal Valley Parkway at Dawson Trails Boulevard** – With the Phase 2 development volume, this intersection will need to provide the following additional lanes from the previous scenarios/phases: second eastbound through lane, one eastbound right-turn lane, second westbound left-turn lane, and second northbound and southbound through lanes. Protected only phasing for dual left-turn phase.
- **Twin Oaks Road at Collector A** – Signalize and provide one westbound left-turn lane.
- **New Roadway Infrastructure** – Construct collector roadways from Dawson Trails Boulevard into and through the Dawson Trails property. Internal roadways and intersections will be aligned, designed, and analyzed at the filing level.
- **Intersections along Dawson Trails Boulevard** – It is proposed that the full-movement intersections be constructed as roundabouts. Additional accesses will be identified and evaluated at the filing level of the project.
 - **#101 Access F-1:** Construct roundabout with two approach lanes on the northbound and southbound approaches, and one approach lane on the westbound approach.
 - **#102 Collector:** Construct eastbound approach with one inbound lane and one outbound lane.
 - **#104 Access E-2/F-1.3:** Construct westbound approach with one left-turn lane, one through/right-turn lane, and one right bypass lane. Upgrade the eastbound approach to include one left-turn lane, one left-turn/through/right-turn lane, and one right bypass lane. Add right-turn bypass lanes on the northbound and southbound approaches.
 - **#105 Collector Road B:** Construct westbound approach with one left-turn lane, one through/right-turn lane, and one right bypass lane. Upgrade the eastbound approach to include one left-turn lane, one left-turn/through/right-turn lane, and one right bypass lane. Add right-turn bypass lanes on the northbound and southbound approaches.
 - **#106 Collector Road C:** Construct westbound approach with one left-turn lane, one through/right-turn lane, and one right bypass lane. Upgrade the eastbound approach to include one left-turn lane and one left-turn/through/right-turn lane.

- **#107 Collector Road D:** Construct roundabout with two approach lanes on the northbound and southbound approaches, and one approach lane on the eastbound approach.
- **All roundabout intersections:** change to two-lane circulation to accommodate widening of Dawson Trails Boulevard/Prairie Hawk Drive. It is understood that roundabouts will be constructed to the ultimate configuration to reduce rebuilding in the future. Interim roundabout geometry can be incorporated to build the ultimate diameter but only use necessary lanes for each phase. The traffic study lists the lanes needed per the volumes, but the Town can decide to stripe out or provide interim curbing/raised pavement to restrict use of certain lanes.

Phase 3 – Full Buildout (Year 2040):

- **Prairie Hawk Drive / Dawson Trails Boulevard** – Widen to a six-lane roadway (three lanes per direction) between Crystal Valley Boulevard and Intersection #105. The third lane will be dropped at the appropriate downstream intersection as a right-turn lane and roundabout will not have three circulating lanes.
- **Crystal Valley Parkway at Dawson Trails Boulevard** – Provide the following lanes: third westbound left-turn lane and receiving lane and second westbound through lane.
- **New Roadway Infrastructure** – Construct collector roadways from Dawson Trails Boulevard into and through the Dawson Trails property. Internal roadways and intersections will be aligned, designed, and analyzed at the filing level.
- **Intersections along Dawson Trails Boulevard** – It is proposed that the full-movement intersections be constructed as roundabouts. Additional accesses will be identified and evaluated at the filing level of the project.
 - **#101 Access F-1:** Construct eastbound approach with one inbound lane and one outbound lane.
 - **#108 Access G-2/High School:** Construct roundabout with two approach lanes on the northbound and southbound approaches, and one approach lane on the eastbound and westbound approaches.

Refer to **Figures 8C** and **9C** and **10C** for an illustration of the proposed access locations.

It should be noted that the internal accesses will be identified and vetted in more detail during the design stages of specific parcels and adjustments to access will be made as necessary based on discussions with

Town staff, land use types, and traffic flow. This master traffic study will be updated if changes to access significantly impact the trip generation, traffic flow, or infrastructure needs.

6.4 Proposed Pedestrian and Bicyclist Facilities

Dawson Trails plans to provide sidewalks and trails throughout the project site that will connect the residential areas to the commercial land uses, neighborhood parks, the recreation center, the regional park, the schools and to a wide multi-use path along Dawson Trails Boulevard. Refer to the site plan for details on sidewalks, trails, and bike lanes within the Dawson Trails community. As the design details of the project are developed and specific areas are planned, the pedestrian and bicyclist facilities, connections, and crossings will be determined and included in the design submittals. The internal multi-modal accommodations are anticipated to link to external facilities as proposed in the Town's TMP. It is understood that some of the pedestrian and bicyclist infrastructure may include signal crossing, grade separated crossing, or other enhancements to provide a safe environment for people walking or biking and to encourage non-auto travel.

The Town of Castle Rock's TMP proposes that there will be an on-street bike lane/shoulder along Dawson Trails Boulevard (Prairie Hawk Drive Extension), Plum Creek Parkway, Crystal Valley Parkway, and East Frontage Road.

6.5 Proposed Mobility Hub

Per discussions with the Town of Castle Rock and CDOT, a portion of land will be reserved for a mobility hub for future transit services. Currently, the location is planned to be in Planning Area F-1 (PL 1.08) (north of Crystal Valley Parkway and east of Dawson Trails Boulevard). The potential mobility hub will provide a park-n-ride for future local or regional transit services that are being planned for the area. This will connect to the future pedestrian and bicyclist facilities to complete the "first and final" mile of a transit commute. The exact design and amenities of the mobility hub have not been determined at this time and will continue to be defined as the Dawson Trails project is developed.

Planning Area F-1 (PL 1.08) is planned to be a mix of commercial uses within this traffic study. The trip generation assumed that the entire parcel will be commercial space since this is the highest traffic generator between the two land use types (commercial vs. park-n-ride). If the mobility hub is constructed, then the trip generation is anticipated to be significantly lower than commercial businesses and services.

6.6 Year 2025 Background + Project (Phase 1) Intersection Capacity Analysis

This section discusses impacts associated with the addition of the Phase 1 of Dawson Trails development trips in the short-term scenario. The site-generated volumes for Phase 1 were added to the Year 2025

background volumes and are illustrated on **Figures 11A and 11B** (existing intersections) and **Figure 11C** (proposed intersections). These figures also illustrate the necessary traffic control and lane configurations for all of the study intersections and proposed accesses. The recommended improvements in the Year 2025 background scenario were assumed to be implemented. The analysis assumed the existing signal timing is held at the existing signalized intersections. Future signalized intersections had optimized timing with parameters similar to the existing timing plans for those on Plum Creek Parkway.

The results of the LOS calculations for the intersections are summarized in **Table 9**. The details of the LOS and delays for each movement are listed in **Table 2** (existing intersections) and **Table 10** (proposed intersections). The intersection Level of Service worksheets are attached in the **Appendix**.

Table 9: Year 2025 Background + Project (Phase 1) Overall Level of Service Summary

No.	Intersection	Traffic Control	AM Peak Hour	PM Peak Hour	Sat Peak Hour
1	Plum Creek Pkwy at Wilcox St	Signal	C	D	C
2	Plum Creek Pkwy at Perry St	Signal	B	C	C
3	Plum Creek Pkwy at Plum Creek Blvd	Signal	B	A	B
4	West Frontage Road at I-25 SB On-Ramp	<i>Frontage Rd. removed and On-Ramp remains.</i>			
5	Crystal Valley Pkwy at Plum Creek Blvd	Rdabt	A	A	A
6	Crystal Valley Pkwy at East Frontage Rd	<i>This intersection will be included in Crystal Valley NB Off-Ramp Intersection (Roundabout)</i>			
7	Crystal Valley Pkwy at Dawson Trails Blvd	Signal	C	C	D
8	Plum Creek Pkwy at I-25 SB Off-Ramp	Signal	B	C	B
9	Plum Creek Pkwy at I-25 NB Off-Ramp / On-Ramp	Signal	B	B	B
10	Plum Creek Pkwy at Prairie Hawk Dr / Dawson Trails Blvd	Signal	C	C	C
102	Dawson Trails Blvd at Collector Road H	Rdabt	A	A	A
103	Dawson Trails Blvd & E-1/F-2 Access	Stop	A (B)	A (B)	A (B)
104	Dawson Trails Blvd & E-2/F-3 Access	Rdabt	A	C	B
105	Dawson Trails Blvd & Collector Road B	Rdabt	A	A	A
106	Dawson Trails Blvd & Collector Road C	Rdabt	A	A	A
109	Collector Road A at Twin Oaks Road	Stop	A (B)	A (B)	A (B)

Note: For unsignalized intersections, the worse approach/movement LOS is also listed in parenthesis

The study intersections will operate acceptably in the short-term scenario with the addition of Phase 1 trips with the recommended mitigation measures (listed in Section 6.3). All movements and overall LOS were calculated to be LOS D or better in all peak periods. The proposed accesses intersections for Phase 1 are anticipated to operate overall at LOS A in the three peak hours with all movements at LOS D or better.

6.7 Year 2030 Background + Project (Phase 1 & 2) Intersection Capacity Analysis

This section discusses impacts associated with the completion of the second phase of the Dawson Trails development with the proposed mid-term scenario. The site-generated volumes for the first two phases were added to the Year 2030 background volumes and are illustrated on **Figures 12A and 12B** (existing intersections) and **Figure 12C** (proposed accesses). These figures also illustrate the necessary traffic control and lane configurations for all of the study intersections and proposed intersections. The recommended improvements in the previous scenarios were assumed to be implemented and signal timings were optimized as appropriate.

The results of the LOS calculations for the intersections are summarized in **Table 11**. The details of the LOS and delay for each movement are summarized in **Table 2** (existing intersections) and **Table 13** (proposed intersections). The intersection Level of Service worksheets are attached in the **Appendix**.

Table 11: Year 2030 Background + Project (Phase 1 & 2) Overall Level of Service Summary

No.	Intersection	Traffic Control	AM Peak Hour	PM Peak Hour	Sat Peak Hour
1	Plum Creek Pkwy at Wilcox St	Signal	C	D	D
2	Plum Creek Pkwy at Perry St	Signal	B	B	B
3	Plum Creek Pkwy at Plum Creek Blvd	Signal	B	A	B
5	Crystal Valley Pkwy at Plum Creek Blvd	Rdabt	A	B	A
6	Crystal Valley Pkwy at East Frontage Rd	<i>This intersection will be included in Crystal Valley NB Off-Ramp Intersection (Roundabout)</i>			
7	Crystal Valley Pkwy at Dawson Trails Blvd	Signal	D	D	D
8	Plum Creek Pkwy at I-25 SB Off-Ramp	Signal	B	B	B
9	Plum Creek Pkwy at I-25 NB Off-Ramp / On-Ramp	Signal	C	B	B
10	Plum Creek Pkwy at Prairie Hawk Dr / Dawson Trails Blvd	Signal	C	C	C
101	Dawson Trails Blvd at F-1 Access	Rdabt	A	A	A

No.	Intersection	Traffic Control	AM Peak Hour	PM Peak Hour	Sat Peak Hour
102	Dawson Trails Blvd at Collector Road H	Rdabt	A	A	A
103	Dawson Trails Blvd & E-1/F-2 Access	Stop	A (B)	A (B)	A (C)
104	Dawson Trails Blvd & E-2/F-3 Access	Rdabt	A	C	B
105	Dawson Trails Blvd & Collector Road B	Rdabt	A	A	B
106	Dawson Trails Blvd & Collector Road C	Rdabt	A	A	A
107	Dawson Trails Blvd & Collector Road D	Rdabt	A	A	A
109	Collector Road A at Twin Oaks Road	Signal	A	A	A

Note: For unsignalized intersections, the worse approach/movement LOS is also listed in parenthesis

All of the study intersections will operate acceptably in the mid-term scenario with the completion of Phases 1 & 2 of Dawson Trails project with the recommended mitigation measures (listed in Section 6.3). The intersection of Collector A and Twin Oaks Road was evaluated with a signal and roundabout. Both traffic control options were calculated to operate at LOS A in the three peak hours. The 95th percentile queues with the signal were estimated to extend to 110 feet or less and with a roundabout the queues were estimated to extend 50 feet or less.

6.8 Year 2040 Background + Project (Phases 1 & 2 & 3) Intersection Capacity Analysis

This section discusses impacts associated with the full buildout of the Dawson Trails development with the proposed long-term scenario. The site-generated volumes for the entire development were added to the Year 2040 background volumes and are illustrated on **Figures 13A and 13B** (existing intersections) and **Figure 13C** (proposed intersections). These figures also illustrate the necessary traffic control and lane configurations for all of the study intersections and proposed accesses. The recommended improvements in the previous scenarios were assumed to be implemented and signal timing was optimized.

The results of the LOS calculations for the intersections are summarized in **Table 12**. The details of the LOS and delays for each movement are summarized in **Table 2** (existing intersections) and **Table 13** (proposed intersections). The intersection Level of Service worksheets are attached in the **Appendix**.

Table 12: Year 2040 Background + Project (Full Buildout) Overall Level of Service Summary

No.	Intersection	Traffic Control	AM Peak Hour	PM Peak Hour	Sat Peak Hour
1	Plum Creek Pkwy at Wilcox St	Signal	C	D	D
2	Plum Creek Pkwy at Perry St	Signal	A	C	B
3	Plum Creek Pkwy at Plum Creek Blvd	Signal	B	C	C
5	Crystal Valley Pkwy at Plum Creek Blvd	Rdabt	B	B	A
6	Crystal Valley Pkwy at East Frontage Rd	<i>This intersection will be included in Crystal Valley NB Off-Ramp Intersection (Roundabout)</i>			
7	Crystal Valley Pkwy at Dawson Trails Blvd	Signal	D	E	E
8	Plum Creek Pkwy at I-25 SB Off-Ramp	Signal	B	C	C
9	Plum Creek Pkwy at I-25 NB Off-Ramp / On-Ramp	Signal	C	C	C
10	Plum Creek Pkwy at Prairie Hawk Dr / Dawson Trails Blvd	Signal	C	C	C
101	Dawson Trails Blvd at F-1 Access	Rdabt	A	B	B
102	Dawson Trails Blvd at Collector Road H	Rdabt	A	B	C
103	Dawson Trails Blvd & E-1/F-2 Access	Stop	A (B)	A (C)	A (C)
104	Dawson Trails Blvd & E-2/F-3 Access	Rdabt	B	C	D
105	Dawson Trails Blvd & Collector Road B	Rdabt	B	B	C
106	Dawson Trails Blvd & Collector Road C	Rdabt	B	B	C
107	Dawson Trails Blvd & Collector Road D	Rdabt	A	A	A
108	Dawson Trails Blvd at PA15/Park Access	Rdabt	A	A	A
109	Collector Road A at Twin Oaks Road	Signal	A	B	B

Note: For unsignalized intersections, the worse approach/movement LOS is also listed in parenthesis

All of the study intersections are predicted to operate acceptably in the long-term scenario with the full buildout of Dawson Trails with the recommended mitigation measures (listed in Section 6.3). One intersection has movements that are anticipated to operate below LOS D with the additional project trips:

- **#7 – Dawson Trails Boulevard and Crystal Valley Parkway:** This future signalized intersection was calculated to operate overall at LOS D in the AM peak hour, LOS E in the PM peak hour, and LOS E in the Saturday peak hour due to the high volumes on all movements, especially the turning

movements, and limited green time. During the morning peak hour the eastbound and southbound left-turn movements were estimated to operate at LOS E which is typical for left-turns at an arterial/arterial intersection at full buildout and protected only phasing. During the PM peak hour, the eastbound left-turn, eastbound through and the westbound left-turn were estimated to operate at LOS E. During the Saturday peak hour, all four left-turn movements and the eastbound and westbound through movements were estimated to operate at LOS E.

The 95th percentile queues for the eastbound left-turn movement were calculated to extend up to 308 feet and the queues for the westbound left-turn movement were calculated to be 451 feet or less. The 95th percentile queues for the northbound left-turn movement were estimated to be up to 47 feet. The 95th percentile queues for the southbound left-turn movement were estimated to be 543 feet or less.

Recommendations: No mitigation measures are recommended, except to ensure the storage length is adequate to accommodate the queue lengths and that signal timing is adjusted once volumes are generated. The ultimate design of this intersection already is expected to provide multiple left-turn and free right-turn lanes to accommodate the high volumes to/from the future Crystal Valley Interchange. The cycle length is assumed to be maxed out at 150 seconds. No other mitigation measures are available for consideration.

The intersection of Collector A and Twin Oaks Road was evaluated with a signal and roundabout. Both traffic control options were calculated to operate at LOS A in the three peak hours. The 95th percentile queues with the signal were estimated to extend to 320 feet or less and with a roundabout the queues were estimated to extend 50 feet or less.

Table 13 lists the estimated queues for all the study intersections. **Figure 14A** illustrates the recommended intersection design with mitigation measures as either background (non-project related) or project-implemented (by phase). **Figure 14B** illustrates the anticipated phasing of roadway construction, widening, and intersection connections. **Figure 15** summarizes the daily volume on the internal roadways with the full buildout.

7.0 Queuing Analysis

A queuing analysis was performed to determine if the average and 95th percentile queues would be accommodated by the existing or future storage length and if any of the queues impact an upstream intersection/access. **Table 13** provides the storage lengths and the 95th percentile queues for each existing

and future scenario as calculated by Synchro or Sidra (assuming each vehicle utilizes 25 feet of space). It should be noted that the 95th percentile queue length is a theoretical queue that is 1.65 standard deviations above the average queue length. In theory, the 95th percentile queue would be exceeded 5% of the time based on the average queue length, but it is also possible that a queue this long may not occur.

As shown in **Table 13**, majority of the queues are shorter than the provided storage length in all scenarios. Queues that exceed existing or future storage lengths are highlighted in blue text. The maximum queue length is highlighted in purple text. The study intersections that will be at or near capacity are anticipated to experience longer queues with any additional traffic. There are several intersections that will need long storage lengths to maintain the calculated queues. There are a couple existing auxiliary lanes that will not be able to be lengthened to accommodate a future queue since they are limited by adjacent accesses/intersections.

8.0 Dawson Trails Boulevard Access Plan

A high-level access management plan has been developed for Dawson Trails Boulevard through the project site. The purpose of the plan is to provide approximate locations of full movement access and provide the estimated distances between these intersections. Majority of the full movement intersections on Dawson Trails Boulevard are proposed to be multi-lane roundabouts with a signal at Crystal Valley Parkway/Collector A. **Figure 16** illustrates the access management plan for Dawson Trails Boulevard for full movement intersections.

The Town of Castle Rock Transportation Design Criteria Manual (2018) states that “full access to major arterials shall be limited to one-half (1/2) mile intervals or more, plus or minus 200-feet, in order to achieve good speed, capacity and optimal signal progression” in Section 3.2.3.4.B. As shown on **Figure 16**, the intersection spacing is less than ½ mile between all of the intersections. This criterion is unnecessary on a corridor that has roundabouts instead of signals since the required ½ mile spacing is to optimize progression of the signal timing along the main thoroughfare to maintain a speed of 45 mph. With roundabouts, progression is not needed and closer intersection spacing can be achieved with high efficiency. For those intersections identified as signal or potential signal, it is anticipated that progression can be achieved. A variance request has been submitted to the Town.

At this level of analysis, accesses between the full movement intersections have not been identified and will be decided and evaluated at the SDP/filing stage of this project. It is anticipated that any additional

access intersections will be restricted to $\frac{3}{4}$ movement or right-in, right-out to reduce congestion and improve safety along Dawson Trails Boulevard.

9.0 Conclusions

The Dawson Trails project proposes to develop up to 5,850 single-family or multi-family dwelling units and 3.2 million square feet (sq. ft.) of commercial space, including retail, office, light industrial, and flex space. The site plans to provide land for two elementary schools and one high school, as well as a large regional park with a recreational center. The Dawson Trails property is on the west side of I-25 on the south end of Castle Rock and in the vicinity of the future Crystal Valley Interchange. The development will be phased over time and this traffic study assumes the first phase will be completed by Year 2025, the second phase will be completed by Year 2030, and the final phase will be completed by Year 2040.

The project includes multiple access locations along the future extension of Prairie Hawk Drive, named Dawson Trails Boulevard south of Plum Creek Parkway and through the project. Internally other collector and local streets will be constructed to provide the most beneficial access into and around the site, which will be evaluated at the filing level. Several trails are planned to provide mobility and accessibility for people walking and biking.

The project is estimated to generate approximately 87,025 daily trips with about 6,700 trips occurring in the AM peak hour, 8,760 trips occurring in the PM peak hour, and 8,385 trips in the Saturday midday peak hour at full build-out. Nearly 35% of the total project trips will be home-based trips and internal to the Dawson Trails site between residential planning areas to/from the commercial space, schools, and recreational areas. **It was determined that the proposed roadway system can accommodate the projected traffic volumes for buildout conditions.** The phasing of the roadways and lane configurations are shown on **Figure 14**.

Figure 14 illustrates the recommended mitigation measures as either background (non-project related) or project-implemented. **Figure 15** summarizes the daily volume on the internal roadways with the full buildout. The responsibility and cost contribution of the anticipated roadway and intersection improvements are not a part of the traffic impact study but are anticipated be negotiated within future development agreements.



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office

6060 Broadway

Denver, CO 80216

P 303.291.7227

September 20, 2021

Sandy Vossler, Senior Planner
Town of Castle Rock Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109

RE: Dawson Trails Planned Development (Project #PDP21-0001)

Dear Sandy Vossler:

Thank you for the opportunity to comment on the Dawson Trails Planned Development (PDP21-0001). The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

The 2062-acre project area is located west of I-25 and south of Territorial Road in Castle Rock, CO Douglas County. The property currently consists of open meadows, pine trees, and Gambel's Oak.

The proposed development includes a plan to allow a maximum of 5,850 residential units on the property, together with a maximum of 3.2 million square feet of commercial and other non-residential uses. The proposed plan includes roughly 36% of the total land area to be designated as either open space or public land dedication (PLD).

The main impacts to wildlife from this development include fragmentation and loss of habitat. Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other nearby natural areas creating corridors for movement. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impacts of the fragmentation is greater (Odell and Knight, 2001). By keeping open space areas larger in size and contiguous, the overall benefit to wildlife increases dramatically.

Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space and corridors for wildlife. With respect to the proposed project, clustering the anticipated lots and allowing a continuous corridor is encouraged to minimize fragmentation of wildlife habitat and increase the size of open space or undisturbed areas on the parcel.



When planning trails, special consideration should be given to the impact trails have on wildlife within the area. Trails have the ability to contribute to fragmentation of habitat, disrupt the natural movement of wildlife through an area, and spread noxious weeds. Trails should not cut through riparian areas or wetland areas and should remain at least 150 feet from each side of a riparian/wetland area. Trails should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length.

Noxious weeds should be monitored very closely. The spread of noxious weeds on and around the property is a concern for wildlife. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. CPW recommends the implementation of a weed management plan that may already exist within Douglas County.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, including small to mid-sized mammals, big game, songbirds, and raptors. Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. Should a raptor nest be discovered or constructed on the property, CPW recommends the coordination of buffer zones around the nest during the nesting and fledging seasons. This will prevent the intentional or unintentional disturbance and destruction of an active nest. For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors” can be provided by the local District Wildlife Manager (DWM) upon request.

Prairie dog colonies may exist within the development site, and with that, the possibility exists for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nest. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from the local District Wildlife Manager.

CPW also recommends that any prairie dog colony discovered on the property be completely vacated of living animals prior to the start of any earth-moving. If prairie dogs are present and any earth-moving is to be done on site, CPW recommends euthanasia or relocation (with the appropriate permit) prior to any work being done. If relocation is chosen, please consult with the local District Wildlife Manager for the required permit.

Due to the location of this proposed project, it is inevitable big game species including elk, deer, bear, and mountain lion will be present, as well as additional small game mammals. Based on data outlined in CPW’s Species Activity Mapping, part or all of the property contains the following designations:

- Black Bear Summer Concentration Area
- Black Bear Overall Range
- Mt. Lion Human Conflict Area.
- Elk Resident Population Area
- Elk Summer Range

- Mule Deer Summer Range
- Mule Deer Resident Population Area
- Mule Deer Winter Range
- Preble's Meadow Jumping Mouse Overall Range
- Golden Eagle Breeding Range
- Peregrine Falcon Foraging Area

As mentioned above, the project area lies within excellent bear and lion habitat, and both species will be observed in the area. Residents should expect to see these species and be familiar with how to avoid conflicts with them. Each year, CPW is forced to euthanize bears as a result of human-bear conflicts which typically begin with bears accessing attractants including human food, trash, and birdfeeders/hummingbird feeders. Residents should be provided with CPW documentation on human-wildlife conflict prevention and mitigation. Prospective buyers should be informed that wildlife such as foxes, coyotes, deer, elk, bears, mountain lions, etc. might frequent the residential area in search of food and cover. Residents residing in this area should take the proper precautions to minimize conflicts by supervising and protecting their pets and reducing attractants on their property. Homeowners can do their part by reviewing CPW literature and learn how to avoid inviting wildlife into their yards. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Develop and enforce strict policies on the management of human food, trash, bird feeders, and other attractants on the properties.
- Inform residents that the intentional and unintentional feeding of big game animals is illegal.
- Place all trash in bear-resistant trash cans and dumpsters with a locking mechanism. Information on bear-resistant devices can be obtained through the local DWM.

Thank you again for the opportunity to comment on the Dawson Trails Planned Development (Project #PDP21-0001). Please do not hesitate to contact CPW about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact the local District Wildlife Manager, Sean Dodd, at (303) 291-7134.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, S. Dodd

Neighborhood Meeting Summary - Dawson Ridge PD Amendment
First Neighborhood Meeting – April 13, 2021 from 6:00 PM – 7:15 PM

Norris Design held a neighborhood meeting to discuss a proposed Major Planned Development (PD) Amendment to the Dawson Ridge PD and a portion of the Westfield Trade Center PD located west of Interstate 25 (I-25) and West Frontage Road, approximately one-mile south of Plum Creek Parkway and one-mile north of Tomah Road. A vicinity map and copy of the presentation is attached.

This meeting represented the first required neighborhood meeting. The Meeting was conducted virtually via Zoom. The neighborhood meeting was offered to all property owners and Homeowner Associations (HOA) within 500-feet of the proposed project, as well as property owners beyond 500-feet whose properties are adjacent to the West Frontage Road. In addition, the Plum Creek, Heckendorf, and Crystal Valley HOAs, and the Lanterns developers were sent notices of the meeting. Written notices were sent out, the property was posted with Public Notice signs and a notice was posted on the Town website 15 days prior to the meeting. The written notice and website posting included a vicinity map, a project narrative, a concept development plan, and a concept land use plan. The meeting was held on Tuesday, April 13, 2021 from 6:00 PM to 7:15 PM. The following represents a summary of the first neighborhood meeting.

Applicant Representatives:

- Lawrence Jacobson, Westside Development Partners
- Jake Schroeder, Westside Development Partners
- Mitch Black, Norris Design
- Alisha Hammett, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weeks, Norris Design
- Steve Tuttle, Fox Tuttle Traffic Engineers
- Blake Calvert, Core Civil

Town Representatives:

- Sandy Vossler, Planning
- Cara Reed, Community Outreach Liaison
- Keith Johnston, Public Works
- Brian Kelley, Public Works
- Aaron Monks, Public Works
- Tom Reiff, Public Works – Traffic
- Brian Peterson, Parks and Recreation
- Bob Slentz, Town Attorney's Office
- Tara Vargish, Development Services

Public Participants:

- 303.578.6260
- 303.681.8078
- 303.901.0725
- 303-856-5788
- 720.737.2047
- 012671
- Aaron Monks
- Al Heinrich
- Art Griffith
- Barbara Shaw & Otto Biasio
- Bates
- Betsi and Tom Young
- Blake Amen
- Bm
- Bob and Cathy Dewald
- Bob Krebs
- Brad Stettler

- Bryan Scott
- Cameron McClellan
- Carol
- Carol Szanjencki
- Chad C
- Chad Rodriguez
- Chuck Hutton
- Claudia Ura
- Craig
- Damian Cox
- Dan Branda
- Dan Clemens
- Dan Koda
- Danny Chapparo
- Dave Hammelman
- David Boyle Sr
- Dawn
- Dawn Granie
- Denny (dennis) & Gina Ingram
- Diana & Robert Hopper
- Diane
- Diane
- Don Skidmore
- Donna Wempen & Robert Parkhurst
- DT
- Eileen
- Evan
- Gina Eckert
- Gloria Martin
- GUEST
- H Keith Johnston
- J Hollberg
- Jai Chinakonda
- Jamee. Haines
- Jason Rouse
- Jennifer Oceguera
- Jill Cox
- Jim
- John
- John Graboski
- John Santiago
- John Wright
- John Feher
- Joseph Showers
- JT
- Justin Stone
- Kathy Heinrich
- Katie James
- Katrina Jennings
- Kay Kireilis
- Kevin Smith
- Kristin Read
- Krista

- Larry Larkins
- Larry Martin
- Larry Walters
- Laura & Dan Thompson
- Lauren
- Lesli Frits
- Linda
- Linda Clark
- Lisa Skidmore
- Loren Ligocki
- Lucy Block
- Margit Evensta
- Mark Witkiewicz
- Melanie
- Mick Madsen
- Mike Rector
- Monica Keady
- Morgan Parks
- Morgan Parks (2)
- Office Computer
- Park Jennigs
- Paul Moss
- Ray & Joyce
- Richard
- Renee Rodrigue
- Salihagic
- Sean Dodd
- Shanda Staggs
- Shawn Martin
- Sue Parks
- T Ferguson
- Tania Martinez
- Tara Vargish
- The King
- Theresakepple
- Tim Evans
- Tom
- Tom Calhoun
- Tom Cathy Olson
- Trathman
- Val R
- Vivien & Richard Van Buren
- Vonnie Hoffmeyer
- Wade
- Walt
- Wed
- Win7j
- Zach

The applicant presentation discussed the following:

- History of the annexation and zoning, the infrastructure construction, the project bankruptcy and years of dormancy.
- Background on Westside Development Partners and previous projects.

- Overview of the proposed land plan; mix of uses, Interchange Overlay District at new interchange, 5800 dwelling units, 3.2 million square feet of commercial/office/retail/restaurant/industrial.
- Overview of West Frontage Road and Crystal Valley/I-25 Interchange projects and Town, Douglas County and State collaboration efforts.
- Location of primary road connections and no road connections to the west.
- Timeframe for submittal in early June.
- Flowchart of Town processes, including PDP Amendment, Site Development Plan, Platting, Site Grading, Infrastructure construction, Building Permits and Certificate of Occupancy.

The remainder of the meeting was focused on answering questions from the participants that were submitted in writing via the Zoom Chat function. The sign-in sheet forwarded from the development team indicated 133 participants, which included Town and Applicant representatives. Questions were directed to the Developers, the Planning and Engineering consultants and Town staff. All questions submitted were downloaded, and all questions and answers covered in the meeting were also captured. At the close of the meeting, Ms. Hammett asked that anyone who's question wasn't answered or who may have additional questions to email them to her. She would respond in writing within 72 hours.

The participants raised concerns about increased traffic on county roads, the West Frontage Road and impacts of the new interchange. They also asked about and stated concerns over the cost of the interchange, Town plans to annex Twin Oaks properties, the location, amount, width and definition of open space, impacts to wildlife, especially elk herds traversing the property, whether there would be domestic wells and septic systems on the property, whether there would be equestrian trails in the open space, what type of commercial is expected, the timing for construction, the status of current zoning on the properties, what is sustainable development, West Frontage Road ROW north of Westfield Trade Center, any feedback from the RR on the realignment of the frontage road and the new interchange, types of traffic studies that are required, the amount and status of ground water rights associated with the property, whether the Town will pump water on the site. In addition to the questions and concerns raised during the neighborhood meeting, staff received emails from several nearby residents with questions and comments in the two weeks prior to the meeting, and received a few more emails following the meeting with additional questions and comments.

Staff has attached the vicinity map, a copy of the presentation, the sign-in sheet and the questions submitted and those answered during the meeting.

Neighborhood Meeting Summary - Dawson Trails PD Amendment

Neighborhood Meeting #2 – May 24, 2021 at 6:00 PM

Westside Investment Partners, Inc. held a neighborhood meeting to discuss a proposed Major Planned Development (PD) Amendment (to be named Dawson Trails) to the Dawson Ridge PD and a portion of the Westfield Trade Center PD located west of Interstate 25 (I-25) and West Frontage Road, approximately one-mile south of Plum Creek Parkway and one-mile north of Tomah Road. A vicinity map and copy of the presentation are attached.

The first required neighborhood meeting was held virtually on April 13th. A second pre-submittal neighborhood meeting was scheduled because attendee feedback indicated that some attendees wanted to be able to ask their questions live and not type them. This second meeting was held in the Town Hall Town Council Chambers as a hybrid meeting, with in-person and virtual participation offered. Written notice of the meeting was sent to all property owners and Homeowner Associations (HOA) within 500-feet of the proposed project. Additionally, the property was posted with Public Notice signs and a notice was posted on the Town website 15 days prior to the meeting. The written notice and website posting included a vicinity map, a project narrative, a concept development plan, and a concept land use plan. The meeting was held on Monday, May 24, 2021 from 6:00 PM until approximately 8:10 pm. The following represents a summary of the first neighborhood meeting.

Applicant Representatives:

- Lawrence Jacobson, Westside Investment Partners
- Jake Schroeder, Westside Investment Partners
- Kevin Smith, Westside Investment Partners
- Mitch Black, Norris Design
- Alisha Hammett, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weaks, Norris Design
- Steve Tuttle, Fox Tuttle Traffic Engineers
- Blake Calvert, Core Civil

Town Representatives:

- Caryn Johnson - Town Council Member
- Laura Cavey - Town Council Member
- Tim Dietz – Town Council Member
- Sandy Vossler, Development Services (DS) Planning
- Cara Reed, DS Community Outreach Liaison
- Julie Parker – DS Administration
- Tara Vargish – DS Director
- Dave Corliss – Town Manager
- Shannon Eklund – Town Manager's Office Administration
- Santi Smith - DS Technical Coordinator

Public Participants:

Approximately 20 community members attended the meeting in-person.

- Randy Bruns
- Carol and Jerry Wrightsmare
- R. Eisele
- Cheri Anstrand
- Katrina and P. Jennings

- Don and Lisa Skidmore
- Joe Showers
- Jack and Gina Eckert
- Zachary and Becky P.
- Levi Lowell
- Damian Cox
- Richard Van Buron
- Joan Boyd
- Tim Lowell
- Rory Hodgson

Approximately 55 people attended the meeting virtually.

- Andrea Daihl
- Bev Clemens
- Bruce MacCormack
- Cali Nichols
- Call in user 3- 303946
- Carol Szajnecki
- Chad Carloss
- Craig Obrien
- D. White
- Dan Banda
- Danny Chapparo
- David Boyle
- Dawn Granie
- Dean Stange
- Dennis Ingram
- Diana Hopper
- Diane Evans
- Diane Hollberg
- Elieen Woodzell
- Gary Parkhurst
- Glen Burmeister (x2)
- Gloria Martin
- Joanne Klotz
- Joe K
- John
- John Hollberg
- John Smith
- Julie Heath
- Kay Kirelilis
- Kelly
- Kenneth Ho
- Kevin Wrede
- Larry Larkins
- Larry Martin
- Laura Thomspson
- Lauren Tempel

- Lesli Fritts
- Lisa Sutton
- Margit Evensta
- Mark Jurgemeyer
- Melissa Hoelting
- Mina Tucker
- Pamala Orr
- Randy Parks
- Robert Smith
- Ross Woodzell
- Shawn Martin
- Sue Parks
- Tim Lowell II
- Tom and Betsy Young
- Trish Riber
- Vicki
- Wade Deberry

Members of the applicant's development team presented the following information and the attached PowerPoint.

- History of the property of the last 40 plus years.
- The proposed land use framework including a 25% reduced density, >50% open space, parks, trails, mixed use neighborhood, commercial/office/retail, variety of housing types, neighborhood and national retailers, and primary employment.
- Buffers between new development and surrounding County residential properties, and distance between Dawson Trails lot lines and existing County homes.
- Expansion and extension of the West Frontage Road.
- Crystal Valley Parkway Interchange location and estimated timeline.
- Proposed Interchange Overlay zoning at the Crystal Valley Interchange.
- Proposal compliance with the Southwest Quadrant Plan and the Town's Comprehensive Master Plan.
- Estimated Timeline for submittal and review, with public hearings anticipated in the late Fall.
- Various steps and applications in the Town development approval process; PD Plan amendment, Site Development Plan, Platting, site grading and infrastructure construction, building permits, infrastructure acceptance by the Town, Certificates of Occupancy.

The remainder of the meeting was an open question and answer period. Attendees, both present in-person and participating remotely, were given an opportunity to direct their questions and concerns to the development team and Town staff. The development team compiled a list of attendees indicating approximately 77 community members participated in the meeting. The team also captured the questions and answers that were discussed (copy attached).

The participants raised questions and concerns similar to those expressed at the April 13th neighborhood meeting. Specifically there were inquiries and discussion of the cost, timing and funding of the new interchange and frontage road improvements, increased traffic on County roads, water resources available to serve the development and impacts on existing domestic wells, businesses that would be allowed in the commercial areas and who decides which businesses will be allowed to move in, how long will access to their properties be impacted, what are the IO PD permitted uses and development standards, reduction of light pollution, the types of trails proposed, requests for wider buffers and reduction in number of units, opposition to multifamily housing, what are the long term anticipated impacts of the project, location of the parks, preservation of quality of life for surrounding residents, impacts to wildlife on and surrounding the property and preservation of corridors, location of access points to the new development, how is feedback being tracked.

Neighborhood Meeting Summary – Dawson Trails [Proposed Rezoning: Residential, Mixed Use, Office, Industrial] – 2062 acres

Neighborhood Meeting #3 – Oct. 12, 2021, 6:00 p.m. to 8:00 p.m.

Location and Format – P.S. Miller Library, Hybrid

Westside Partners held a neighborhood meeting to present and discuss the Dawson Trails PD Plan and Zoning as submitted to the Town for first review on August 18. The proposal includes 2200 MF units, 3650 SF-D units, 3.2 million square feet of non-residential (1.9M s.f. Flex space, 200K s.f. Office, 553K light industrial, 535K retail), 751 (36%) acres open space, and 245 (12%) acres public land. The public land dedication anticipates one high school, two elementary schools, a regional park and Town recreation and fire facilities.

This meeting represented the third required neighborhood meeting; additional neighborhood meetings will be held prior to the public hearings. The meeting was conducted in a hybrid format. The neighborhood meeting notice was mailed to all property owners within 500-feet of the project site, as well as surrounding HOAs, and property owners adjacent to the west frontage road. The written notice included a project narrative, vicinity map, PD Plan, and trails plan. Approximately 21 people attended in person and 17 attended virtually. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Larry Jacobson, Westside Partners
- Jake Schroeder, Westside Partners
- Mitch Black, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weeks, Norris Design
- Ty Robbins, Norris Design
- Dave Jenkins, Norris Design
- Blake Calver, CORE Engineering
- Steve Tuttle, Fox/Tuttle Traffic Consultants

Town Representatives:

- Camden Bender, Community Outreach Program Manager
- Cara Reed, Neighborhood Liaison
- Sandy Vossler, Senior Planner
- Tara Vargish, Development Services Director
- Caryn Johnson, Town Councilwoman, District #5
- Tim Dietz, Town Councilman, District #6

In-person Attendees

- Don & Lisa Skidmore
- Lesli Fritts
- Bev Clemens
- Jan & Glen Burmeister
- Rory Hodgson
- Cliff Orson
- Scott Allmon
- Doug Schull
- Sue Parks
- Joe Showers
- Mike Rector
- Katrina Jennings
- Randy Parks

- Dennis & Gina Ingram
- Peter Smith
- Jerry & Carol Wrightsman
- Al Heinrich

Virtual Participants

1. Melanie Calhoun
2. Mark Albright
3. Carol Kingery
4. Damian Cox
5. Larry Larkins
6. Tom Rathman
7. Diane Fischer
8. Scott Allmon
9. Now
10. Almikolajczyk
11. Carol
12. Craig
13. Kathy Heinrich
14. Kristi Cal
15. Janet Redmond
16. Galaxy S21 Ultra 5G
17. 13039109448

The applicant presentation discussed the following:

- Project summary of
 - Vicinity map
 - Property history
 - Submittal package to the Town
 - PD Plan
 - Crystal Valley Interchange update
 - West Frontage Road Update
 - Interchange Overlay Planning Areas
 - Site Utilization breakdown
 - Character Areas
 - Open Space and Public Land
 - Phasing Plan
 - Compliance with the Southwest Quadrant Plan and Comprehensive Master Plan
 - Anticipated timeline for public hearings

Attendees and participants had the following comments and questions:

- Frontage road safety from increased traffic, including construction vehicle traffic. Will there be a commitment to have frontage road complete before any development happens? Response: Applicant is working with Town to ensure frontage road is in place, is working to have emergency access in place, and working on timing specifics through future development review (CDs, DA). Town's firm position is interchange and frontage road must be open. Applicant's understanding is that horizontal site work may concurrent with CVI construction.
- Would capping annual building permits affect the financial viability of the project? Applicant: Development is operating under current conditions and regulations.
Where is water coming from and will it affect existing wells? Applicant: Water efficiency plan is part of PDP amendment. Dawson Trails will tie into town's infrastructure to provide water. Town has robust standards for responsible and efficient water use.

- Concern with motorists using frontage road like another highway lane. Applicant: Road will be constructed in accordance with Town standards and will involve many key stakeholders and agencies to review and approve design.
- Traffic Issues; what studies have been done, or are planned to determine the impact to Twin Oaks community? How to mitigate negative impacts? The trip generation – 8 trips per household – will have an overwhelming impact to the community. Why medium density on northern edge adjacent to Twin Oaks vs. low density and larger lots for better transition/cushion? Applicant: Traffic study considers interchange, frontage roads, access points, with background data being factored in. Traffic study under review by the Town. Roads will be designed to provide sufficient capacity to handle traffic demand. Street system avoids carrying collectors further into site than necessary, for infrastructure efficiency purposes. Extent of infrastructure determines density and intensity of certain areas.
- Reference to page 15 of the PDP – provision committing to not reducing perimeter buffers should apply to all planning areas adjacent to County development. Applicant: Acknowledges the omission and will update document to add the same provision to other planning areas adjacent to County development.
- Is there a minimum required density necessary to trigger construction of the interchange? Applicant: Interchange is already needed, and this development is needed to contribute and participate in the design and construction. We can now factor in proposed density of project and will factor in commercial SF as well. We now have known numbers to include to inform the improvement details.
- Recently purchased home in Twin Oaks, is concerned with proximity to homes in Dawson Trails, do you want to buy my house? Applicant: Not interested in purchasing the property.
- Who can we reach out with additional questions and more information? There are lots of unknowns at this point and is there any reason why we can't wait until infrastructure is in place, and wait before committing to these plans? Applicant: Developer is working towards a plan that has long term viability and resilience to market shifts and changing circumstances. There is a strong desire to contribute to a high quality of life within Castle Rock.
- Concerned with traffic on Territorial Road and gravel roads throughout Twin Oaks with bridal easements, wildlife, horses, etc. How can you minimize traffic redirection in case of an accident on I-25 or poor weather? Applicant: Steve Tuttle, traffic consultant, the traffic study will consider all aspects and impacts, including possible cut-thru traffic. Intersection sizing, de-emphasizing certain access points, traffic calming techniques, and design elements to discourage cut-thru traffic will all be considered and implemented where appropriate.
- Expressed audio difficulties for online participants. Applicant: Increased volume and increased proximity to the laptop microphone.
- Roadway projects are behind construction throughout the metro area. Concerned with timing of completion of proposed roadway infrastructure. Will there be improvements made to Plum Creek Parkway? Recommended a higher growth rate factor in the TIS. Applicant: Regional modeling and assumptions from DRCOG have been used in the TIS. Study also incorporates known developments in the area, including Miller's Landing and associated improvements to Plum Creek Parkway.
- What are the water requirements (how much is required) and is there enough? Applicant: Blake Calvert, civil engineer, Development Agreement will quantify water resources to be dedicated to the Town. The Town is the water provider, and a water bank will be established for residential and non-residential units on site, as well as irrigation. Particular details are dependent on ultimate uses. A water consultant is working on a water efficiency plan which will inform site design decisions. The Town has informed developer that there is water resources and capacity available.
- Concerned with noise and light impacts on proposed PLD area at the SE corner of the site; it is not a good plan or location for a park and ball fields. The development also needs more OS and needs to downzone further to preserve quality of life and reduce impacts on wildlife. Applicant: Developer is taking wildlife impacts into consideration, including preserving open space and identifying OS corridors on the PDP.

The project is located in Councilmember Dietz' district.

The meeting adjourned at 8:00 p.m.; the library was closing and staff asked that the meeting be concluded.

Neighborhood Meeting #4
Dawson Trails Major PD Amendment (2062 acres)
Feb. 7, 6:00 p.m. to 9:00 p.m.
Location and Format – Town Council Chambers, Hybrid

Westside Partners held a neighborhood meeting to present and discuss the Dawson Trails PD Plan and Zoning, including changes to the plan since the previous neighborhood meeting held in October. The proposal is for 5,850 dwelling units to include single family attached and detached, and multi-family, as well as 3.2 million square feet of non-residential uses such as office, retail, and industrial. Approximately 751 (36%) acres open space, and 245 (12%) acres public land are proposed. The public land dedication anticipates one high school, two elementary schools, a regional park and Town recreation and fire facilities.

This meeting represented the fourth neighborhood meeting; an additional neighborhood meeting will be held prior to the public hearings. The meeting was conducted in a hybrid format. The written notice included a project narrative, vicinity map, PD Plan, and trails plan. Approximately 100 people attended in person and 84 attended virtually. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Larry Jacobson, Westside Partners
- Jake Schroeder, Westside Partners
- Mitch Black, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weeks, Norris Design
- Kevin Rohrbough, Core Engineering
- Blake Calvert, CORE Engineering
- Steve Tuttle, Fox/Tuttle Traffic Consultants

Town Representatives:

- Dave Corliss, Town Manager
- Mark Marlowe, Director, Castle Rock Water
- Tony Felts, Assistant Director
- Kevin Wrede, Planning Manager
- Camden Bender, Community Outreach Program Manager
- Cara Reed, Neighborhood Liaison
- Amy Becker, Administrative Assistant
- Julie Parker, Sr. Office Assistant
- Santi Smith, Technical Coordinator
- Sandy Vossler, Senior Planner
- Donna Ferguson, Senior Planner
- Laura Cavey, District #2
- Tim Dietz, Town Councilman, District #6

In-person Attendees: 100 people attended the meeting in person. See attached sign-in sheet.

Virtual Participants: 84 residents joined the meeting virtually. See Virtual attendees list.

The applicant's presentation included a PowerPoint presentation and discussion of:

- Project Overview
 - Vicinity map
 - Property history

- Dawson Trails Vision: Approximately 5,850 dwelling units including single-family detached, attached, Multi-family, Townhomes, Traditional, Semi-Custom and Custom. 3.2 million square feet of commercial uses to include grocers, restaurants, office, light industrial and primary employment opportunities.
- Conceptual Master Plan
- Plan Changes since October 2021 Neighborhood Meeting
 - Character Areas and Districts
 - Densities, maximum building heights and intensity of uses decrease from east to west.
 - Fixed Boundary Lines
 - Applies to Planning Area boundaries adjacent to existing county development in the West Character Area.
 - Transition Zone Standards
 - Contiguous to Fixed Boundary Lines
 - Area of largest minimum lot sizes, subdued building colors, exterior lighting restrictions, landscape screening, wildlife-friendly fencing.
 - West Character Area will have lower density, larger lots which were previous represented to be a minimum of 15,000 s.f. The plan has evolved, smaller lots are more desirable to reduce irrigated back yards and reduce water use. The minimum lot size in the Districts A transition zone is 8,800 s.f.
 - Highway Sign Standards
 - Only allowed within 300 feet of I-25 in Districts F and G.
 - Maximum height is 75 feet
 - 700 s.f. per sign face area, with a maximum of 2 signs faces.
 - LED highway signs no longer proposed
 - Architectural Standards
 - Applicable to non-residential development
 - Facades to include vertical elements, parapet walls, etc.
 - High quality, durable materials.
 - Low reflectivity colors
 - No unshielded light fixtures.
 - Water Efficiency Plan (WEP)
 - Design standards will apply to indoor and outdoor in residential and non-residential development areas.
 - Residential education, verification, monitoring and enforcement required in order to achieve compliance.
 - Wildlife accommodations
 - Compliance with all Federal, State and Local requirements.
 - Open space allows for wildlife movement
 - Density clustered to maximum contiguous open space
 - Wildfire Protection Planning
 - Town approved Community Wildfire Protection Plan.
 - Wildland/Urban Interface Wildfire Vegetation Management Plan is included in the PD Plan.
 - Open Space and PLD
 - Ridgeline is preserved
 - Buffers areas enlarged
 - East/West drainage corridors will be stabilized, but remain natural.
 - Trails have been removed from narrowest open space corridors and will connect through the neighborhoods.
 - Crystal Valley Interchange (CVI)
 - Preliminary CVI configuration was presented
 - West Frontage Road alignment
 - Town, County and Development have agreed on alignment from CVI to Tomah Road.
 - Roadway is in design.

- Douglas County is responsible for improvements from Dawson Trails southern boundary to Tomah Road.
- Anticipated Process Timeline
 - Next neighborhood meeting – Spring/Summer 2022
 - Public Hearings – Spring/Summer 2022

Questions, comments, and responses are grouped by general topic.

General Questions and Comments

Q: Is there somewhere else in Castle Rock where this proposed non-residential uses could be developed? Are the homes being built to support the commercial?

A: *The 3.2 million square feet of non-residential is intended to support Dawson Trails, the Town and County and the Region.*

Q: Where are the students going to go to school?

A: *There is land set aside for two elementary and one high school in Dawson Trails. Douglas County School District is a referral agency and has been on the property to identify preferred locations. The land will be zoned to allow school use and dedicated to the Town to hold until needed by the School District.*

Q: Where else have you developed that is adjacent to rural areas? Dawson Butte open space is an area dedicated for the benefit of wildlife. No matter what you do with experts and clustering, this plan will not support the wildlife, and they will die. You should buy property elsewhere to compensate or dedicate \$10 million dollars toward the purchase of other land.

A: *The applicant requested time to consider the request.*

Q: I live in Castle Mesa and we don't have an HOA that receives notices and invitations.

A: *The submittal documents are online.*

Q: Does the Town require a certain housing type?

A: *No, the Town doesn't specific a certain type or quantity of housing types. The vision for Dawson Trails is to provide a range of housing types to appeal to and meet the needs of a cross section of the population.*

Comment: Based on the growth of Castle Rock since Dawson Ridge was initially zoned, the number of dwelling units should be cut in half.

Comment: The county development is large lot, acreage lots, and the densities in the A and B Districts are higher density development. There is a disconnect.

Comment: The residential is a pain in the neck for you. You could very simply drop down to 5,500 dwelling units. It's not big money for you.

Character Areas, Districts, Fixed Boundaries and Transition Zones

Q: What can be built in the Transition Zone and open space buffer? Can densities in B Districts be reduced to match A.

A: *No residential or non-residential development may be constructed in the opens space buffers adjacent to existing Douglas County development. The transition zone has development standards for minimum lot sizes, color, lighting, etc. The flatter topography in District B and its proximity to the interchange are conducive to higher density, unlike District A where draws, hills and outcroppings makes lower density, clustered development more appropriate.*

Q: How does a density of two dwelling units/acre fit with reduced density in the A Districts?

A: *The residential development will be clustered to achieve the density and preserve open space.*

Q: Could the lots in the A District be enlarged to provide a larger buffer?

A: *The development plan does not include large acreage lots. By clustering and providing open space buffers, the open space is held for the common use and kept out of private property ownership.*

Q: How is the density of multi-family calculated?

A: Typical multi-family development would be several acres. Each unit is counted against the maximum number of units allowed. Duplex would be two units. A complex with 100 apartments would be 100 units.

Roadway System, CVI and West Frontage Road, TIA

Q: Is there a road planned west from Dawson Trails to Highway 105, other than Twin Oaks and Clarke Roads?

A: No new road connections are planned from Dawson Trails west to Highway 105.

Q: Dawson Trails is adjacent to large lot county development. The only way to travel west to Hwy. 105 is via Twin Oaks Road and Peakview Road. We ride our horses, bikes and we hike along our roads. Will the county residents have access to the Dawson Trails trails for hiking and horse-riding? How will Keene Ranch private equestrian trails be protected and Dawson Trails residents be stopped from trespassing?

A: The connection points are being coordinated with Douglas County. The feedback from the public to-date has generally been that interconnected trails are not desired, since that would allow Dawson Trails residents to access trails in Twin Oaks and Keene Ranch. The applicant is aware of the Keene Ranch trail easements. At the time of site planning, and platting, the boundaries of the dedicated open space will be established, along with points of access, and potential trespassing signage.

Q: The changes are appreciated, but I still don't want this to move forward. You said you don't care about the Twin Oaks roads, is that still the case? Is Briscoe Lane going to connect to the commercial area?

A: The developer does not have control over the county roads in the Twin Oaks subdivision. The Town, County and developer are collaborating on preliminary Twin Oaks Road and Clarke Road intersection sketches; consultants are working on potential options. Briscoe Lane will not connect to Dawson Trails; that connection was vacated several years ago.

Q: Will you include Larkspur in the traffic analysis? Traffic during the Renaissance Festival is always bad and this is only going to make it worse. Will there be a traffic light at Bear Dance and Tomah Road? I'm afraid I won't be able to get out of my house.

A: The Town of Castle Rock traffic engineers require background traffic to be included in the traffic modeling in the TIA. Any off-site road improvements or intersection controls necessitated by the Dawson Trails development will be identified in the final TIA.

Q: I'm alarmed to hear there will be a Park and Ride? Why and who's is going to use it?

A: The Town is planning ahead for future transit.

Q: Will the new west frontage road be constructed before the development is started? Who's paying for it?

A: The new west frontage road will be constructed concurrent with the CVI and required to be open when the interchange opens. The interchange is expected to open in 2025. The developer will be contributing to the interchange and is responsible for the west frontage road design and construction of two lanes from the interchange to the southern boundary of Dawson Trails. The Town is responsible for two lanes, also to the southern boundary.

Architectural Standards and Highway Signage

Q: Do the architectural standards address noise?

A: The architectural standards address how things will look. The Town noise ordinance will apply to Dawson Trails.

Q: The height of the highway oriented signs is a concern. Many people have their view to the east and 75' signs will impact their view. Will you consider that the south end of Castle Rock is rural and illuminated signs will be a negative impact.

A: The highway signs will not be LED.

Wildland Fire

Q: The Town is ignoring their county neighbors when it comes to traffic, fire mitigation, evacuation. Is the Town taking into account traffic beyond what will be generated by Dawson Trails? During the Haymen fire, county residents couldn't get to the interstate; they were boxed in.

A: The Town requires the traffic analysis to consider existing traffic volumes, known as background traffic, in modeling the traffic impacts of the development. Regarding hazard evacuation, Tomah Road is currently an at-

grade RR crossing. The realignment of the west frontage road and the CVI will eliminate evacuation through an at-grade crossing.

Q: The Crystal Valley Fire Station already has a large area to cover, how is it going to be able to cover Dawson Trails?

A: There will be a new fire station in Dawson Trails.

Water and Water Efficiency Plan

Q: How much turf will be allowed?

A: The maximum turf is being determined in the Water Efficiency Plan.

Q: The Denver Aquifer is volatile. Will the Town agree not to pump wells on the site? Will the Developer purchase a long term bond to be used if the county domestic wells go dry and the Town has to bring them into the Town's water system?

A: The Town will own the water rights beneath Dawson Trails, and reserves the right to drill wells. The applicant cannot provide an immediate answer regarding the bond, but will consider it.

Q: Where is the water coming from to serve this development? How much water does Castle Rock use in a day? Is the Town required to have an augmentation plan? Do you have a plan to serve the site with water? Sterling Ranch has a conservation plan.

A: The ground water associated with the property will be dedicated to the Town. Dawson Trails have been in the Town's long-range plans to serve. The WEP will determine the amount of water that will be used. Home sites will not have individual domestic wells. The Town reserves the right to drill wells, but must follow the same state requirements for augmentations, etc. The Town is investing millions of dollars to be able to transition to 100% renewable water by 2055. The WEP is based on Town of Castle Rock requirements that are very stringent. The WEP is expected to meet or exceed the Sterling Ranch conservation plan.

Wildlife

Q: There are elk, moose, bear and eagles observed on the property from time to time. There is insufficient space in the plan for migration. The trails should be kept closer to the homes. The recommendation of the Douglas County Area Resource manager should be followed.

A: The recommendations of the State of Colorado Natural Resources Division are being followed. There is no prescriptive requirement for wildlife corridors. There is no known wildlife migration corridor on the property. The plan proposes a connected open space network for wildlife movement. Fencing to safely accommodate wildlife will be required on peripheral lots.

The meeting adjourned at approximately 9:00 pm. The site is in Councilman Dietz' District #6.

Attachments: Link to dropbox containing the following (<https://crgov-my.sharepoint.com/:f:/p/svossler/ErtF7etAGLZliocxGmusDSgB5iw7SYyKQDjiz4o8546tcQ>)

- In-Person Sign-in Sheet
- Virtual Attendees List
- Presentation PowerPoint includes
 - Vicinity Map
 - Character Areas and Districts
 - Conceptual Plan
 - Open Space and Trails Plan
 - Phasing Plan
 - Crystal Valley Parkway Interchange
 - West Frontage Road New Alignment

Neighborhood Meeting #5
Dawson Trails Major PD Amendment (2064 acres)
June 27, 6:00 p.m. to 7:40 p.m.
Location and Format – Town Council Chambers, Hybrid

Westside Partners held a neighborhood meeting to present and discuss the Dawson Trails PD Plan and Zoning will be proposed to the Planning Commission at a public hearing on July 7th. The proposal is for 5,850 dwelling units, to include single family attached and detached and multi-family units, as well as 3.2 million square feet of non-residential uses such as office, retail, and industrial. Approximately 748 acres or 36% of the site, will be set aside as open space, and 228 acres, 11%, will be dedicated as public land. The public land dedication anticipates one high school, two elementary schools, a regional park and Town recreation and fire facilities.

This meeting represented the fifth neighborhood meeting held prior to the Planning Commission hearing and was conducted in a hybrid format. The written notice included a project narrative, vicinity map, PD Plan, and trails plan. Approximately 23 people attended in person and 45 attended virtually. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Larry Jacobson, Westside Partners
- Mitch Black, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weeks, Norris Design
- Dave Jenkins, Norris Design
- Kevin Rohrbough, Core Engineering
- Blake Calvert, Core Engineering
- Steve Tuttle, Fox/Tuttle Traffic Consultants

Town Representatives:

- Dave Corliss, Town Manager
- Tara Vargish, Development Services Director
- TJ Kucewesky, Assistant Director
- Kevin Wrede, Planning Manager
- Julie Parker, Sr. Office Assistant
- Carissa Ahlstrom, Administrative Assistant
- Santi Smith, Technical Coordinator
- Sandy Vossler, Senior Planner
- Jason Gray, Town Council, Mayor
- Tim Dietz, Town Council, District #6
- Caryn Johnson, Town Council, District 5

Douglas County Representatives

- George Teal, Board of County Commissioners

The applicant's presentation included a PowerPoint presentation, an overview of the history of the property and summary of the Dawson Trails vision and the proposed Planned Development (PD) Plan and Zoning Regulations. In the presentation of the PD Plan, the themes, uses and densities of the three Character Areas; West, Central and East were discussed. A slide comparing the current PD Plan to the plan presented at the last neighborhood meeting supplemented the summary of modifications made to the plan in response to public input and staff review comments. Specific modifications were itemized as follows:

- Planning Area refined
- Buffer widths increased
- Dawson Trails Boulevard alignment
- Location of community park
- Public land acreage adjusted
- Pedestrian oriented district identified with specific development standards
- Twin Oaks entrance refined to mitigate traffic impacts
- EVA for Keene Ranch added

Transition Zones were explained and a summary of the applicable development standards were presented. The proposed Highway Oriented Sign Regulations discussion highlighted the prohibition on Electronic Message Signs, the maximum of eight signs allowed, the maximum 70-foot height, and maximum 700 square feet per sign face. A summary of the Architectural Standards indicated that variations in roof heights and shapes, use of light to medium intensity colors with low reflectivity and articulated facades would be required, among other standards.

The questions, concerns and feedback from those attending were similar to the issues raised at the previous neighborhood meetings. There were concerns expressed about impacts to wildlife, traffic volumes, cut-through traffic, and proposed development standards and uses. The following highlights the more specific questions.

Q: What happens if our wells go dry? Why aren't pipes being installed now to serve Keene Ranch and Twin Oaks?

A: Any extension of water to those surrounding subdivisions is a question for the Town as water provider.

Q: What happens if people don't follow architectural standards. What is the maximum height in West area? Will traffic be routed through Twin Oaks subdivision? How will trespassing be addressed? Why are there 3 well sites shown on the PD Plan?

A: Non-compliance with zoning regulations is an enforcement issue that would be addressed by the Town. The maximum height is 35', and only single-family detached homes are allowed. The developer has been working with Twin Oaks residents on new location and configuration of the entrance. Trespassing on private property is enforced through Castle Rock Police or Douglas County Sheriff. The Town has no current plans to drill water wells on the site, but reserves the right to do so, subject to the permitting criteria of the state engineer.

Q: What will be fenced?

A: Private lots within Dawson Trails will be fenced.

Q: Why don't we have someone here to answer trespassing and water well questions.

A: The Town Manager, Dave Corliss addressed the question. Colorado law protects water rights through processes and law. The Town wants to be a good neighbor. We are very sensitive and protective of water rights. The Town cannot drill and pump someone else's water. This development is going to look different than other development in CR due to the stringent water use restrictions of the Water Efficiency Plan. New fencing will not be installed along the exterior property line of the PD

The Town have over 100 miles of trails, many of which are adjacent to private property. Use and access is addressed through education and signage. No horses or motorized vehicles are allowed on Town trails. While the Town would have preferred consolidated areas of open

space elsewhere in the PD, we have encouraged the open space buffers in place on the edges of the PD. Subject area, technical experts will be present at the public hearings to address questions in detail.

Q: How many lanes will Dawson Trails Boulevard have and will it include bike lanes? When will portion to PC parkway begin.

A: The Interchange project include the extension of Dawson Trails Blvd from the interchange south to Tomah Road, which will open when the interchange opens. Bike lanes will be included on both sides of the road, with grade separated crossings. Dawson Trails Blvd to Plum Creek Parkway is in design, and will constructed in phases according to the traffic warrants.

The meeting adjourned at approximately 7:40 pm. The site is in Councilman Dietz' District #6.

Attachment I

Due to the volume and file sizes of email correspondence and attachments received by the Town, the copies of the emails are not attached to this staff report, but rather have been uploaded to shared folder that is accessible to the Planning Commission, Town Council and the public at <https://crgov-my.sharepoint.com/:f:/p/svossler/EuqIR3HZCQ1Do6X0i-ONJIMBWf7I93WTFzATGQHAcV3nYg>. Copies of the emails can also be downloaded and printed from the shared folder.

January 10, 2022

From the Twin Oaks Homeowners' Association

To the Town of Castle Rock's Town Council:

Thank you for requesting our comments on the first revision to the Dawson Trails PDP rezoning plan that would develop the open space surrounding the Twin Oaks neighborhood. While our specific concerns remain (outlined in our initial comments dated September 23, 2021 and attached), we reiterate that now is not the appropriate time to make significant decisions on what development and services the Town may need in the short and long term. As stated in our previous comments, we urge the Town to pause until the impacts of COVID are truly understood from a commercial and residential development perspective.

That said, no matter when and how Dawson Trails is developed, there are several key impacts we strongly urge the Town Council to mitigate. By "baking in" these requirements to the zoning plan, you can help ensure the established and mature communities surrounding Dawson Trails can retain much of their rural (and in our case, equestrian) feel, and individual property owners are less impacted by traffic, views, light, noise, and signage. As mentioned in our previous comments, those specific suggestions are:

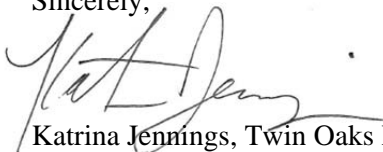
1. Restrict the type of businesses allowed in Dawson Trails commercial areas to those with a market cap under \$1 billion;
2. Require minimum setbacks of 300 feet from the property line throughout, particularly along commercial zones;
3. Restrict building height to two stories throughout to preserve views;
4. Forbid any bright or neon lighting at any time, require streetlights to point down only, and forbid nighttime lighting on commercial buildings beyond minimal security lighting.

In addition, our residents have offered two additional suggestions since September:

5. Restrict commercial signage to the height of the building to preserve views;
6. Require xeriscaping and "water smart" landscaping in common areas (medians, etc.) and encourage residential developers to reduce landscaping that uses large quantities of water.

Thank you again for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katrina Jennings', is written over a horizontal line.

Katrina Jennings, Twin Oaks Homeowners' Association President
On behalf of the Twin Oaks neighborhood

September 23, 2021

From the Twin Oaks Homeowners' Association

To the Town of Castle Rock's Town Council:

Thank you for requesting our comments on the Dawson Trails PDP regarding rezoning in anticipation of developing the open space surrounding the Twin Oaks neighborhood. We very much appreciate the Town's consideration of the impact of this proposal on our neighborhood, which is significant and in nearly all respects negative. We sincerely hope that the consideration extends beyond a mere hearing of our input into actions that protect not only Twin Oaks but the specialness of the Town of Castle Rock, which has all but disappeared as a result of severe over-development. This is a prime opportunity for the Town Council to show discretion, foresight, and courage that will incur the gratitude of the citizens and benefit the Town long into the future.

Executive Summary

Understanding that the proposal at hand is for rezoning, we are nonetheless submitting at this time a list of our overall concerns for the entire project. Not being development law specialists, we are not familiar with which issues pertain to rezoning and which come into play at a later stage. However it is clear to us that any issue not addressed as early as possible will be by-passed in this process due to developers' greed and avariciousness that has driven the obsession with developing every square inch of Castle Rock as quickly as possible. Stop or amend the rezoning and you stop or amend the project.

The Town Council has for years given lip service to "responsible development" and preserving Castle Rock's "small-town feel." The moment a luxury condo mega-plex was allowed to tower over our historic downtown, those promises rang hollow. To continue reckless expansion in this current era of extreme economic uncertainty, when existing businesses and residents of Castle Rock are struggling, lacks foresight. Supply chains and understaffing have Castle Rock consumers facing empty shelves and sky-rocketing prices, and we simply don't know what the future holds. The worst thing for Castle Rock would be another huge project like the outlet mall that sits half-empty five years after completion- or that is never even completed due to lack of supplies and labor and rising inflation.

The Crystal Valley interchange is not even formally drawn up yet let alone completed. We urge the Town to take a pause on development until this pivotal project is complete. Wait and see what it does to traffic. Wait and see if Miller's Landing can host successful businesses in a post-COVID economy. Wait and see if the outlet mall can recover. Wait and see if the Town can find a developer whose project will enable people who work in Castle Rock to live in Castle Rock instead of profiting off of another crop of rootless commuters who strain rather than enhance our local economy. Take a much-needed pause and earn a reputation for responsible development that endures.

Detailed Comments

Based on a survey of our residents and multiple community discussions, the following are our primary concerns:

1. Traffic through Twin Oaks

Between the forthcoming Crystal Valley interchange and this development, our neighborhood's dirt road will be destroyed by the traffic volume. Google maps directs people down our dirt road (Twin Oaks Road) to travel from the south end of Castle Rock out to Littleton. Our road will be inundated with commuter traffic to large employers like Lockheed Martin as soon as the interchange is completed.

Meanwhile, according to government statistics, 5,800 homes in Dawson Trails will mean 18,000 people with 11,600 cars taking 72,000 trips per day. If only 1/5th of those trips take Twin Oaks Road to cut over to 105, that's 14,400 additional trips on our rural dirt road. To put that in context, the County recently disapproved a development plan that would have put 600 additional trips on our road because it was deemed too destructive to the road.

Our neighborhood is what it is in part because of the dirt roads. We are an equestrian community, and the value of our properties depends on the usability of the roads for riding. Already there is so much traffic on the road that some residents no longer feel comfortable riding on it. The proposed development will make this road unusable for us: not safe to drive on, ride on, or walk on.

2. Traffic in Castle Rock

Castle Rock has already outgrown the Crystal Valley interchange. We appreciate the Town's position regarding the need for the interchange and its location, even though it will cause many problems for our neighborhood. But all of the Town's arguments regarding the interchange fall apart when it then turns around and adds 18,000 additional people in Dawson Trails, not to mention the huge developments still being put in on the East side of I-25. The interchange will improve nothing about Castle Rock traffic if this irresponsible development is allowed to continue. Enough is enough.

3. Water

All properties in Twin Oaks rely on private wells, so we are keenly attentive to the water questions surrounding this development. There are not enough water rights to support this development. Additionally, all the current talk of "graywater" sources is irrelevant: whether you can recycle the water or not, you need the water in the first place when you add 18,000 people. Currently that water does not exist.

We understand that Castle Rock has a good reputation for adhering to its water requirements and that appropriate water rights will be required of the developer. We intend to monitor this and hope that the Town will live up to its reputation in this regard.

4. Trails/Access

As an equestrian neighborhood, we maintain bridle easements between our properties that are open to all residents. We also enjoy access to trails around the neighborhood and with other neighborhoods. We are concerned both about our continued access to riding trails and of the likelihood of trespassing with overdeveloped cheek-by-jowl super-conforming housing and commercial properties pressed up against our backyards.

5. Wildlife – Favorable

Twin Oaks and its surrounding neighborhoods highly value the wildlife that shares our space. The proposed development will destroy a bald eagle nesting ground as well as territory home to elk, golden eagles, peregrine falcons, various other raptors, deer, and the occasional moose. It's simply heartbreaking to contemplate the cavalier destruction of one of the last remaining beautiful natural spaces in Castle Rock.

6. Wildlife – Unfavorable

At the same time, development threatens our properties, pets, and livestock due to the pushing into our neighborhood of undesirable wildlife such as prairie dogs, coyotes, bobcats, and mountain lions. We insist that the prairie dog infestation be dealt with by thorough extermination to prevent relocation into our neighborhood.

7. Setbacks

Understanding that there is no official Town requirement for setbacks, we would like to emphasize that it is in everyone's best interest to keep as much separation as possible between the town and country properties. Putting a commercial building 100 feet from a rural property is ridiculous and won't benefit either party. At least half of properties bordering the proposed development have shooting ranges in their backyards and shoot safely and regularly. This will not change when the development goes in. Many properties also have livestock that produces a good deal of noise and odor. Whether a commercial tenant or a suburban homeowner, the target customers for this development will not want to deal with these "country" issues.

An effective setback is not necessarily about only distance. Separation can be produced with natural barriers that provide visual and auditory privacy in both directions. We welcome creative solutions in this area.

8. Views

Our property values are highly dependent on the views the homes in Twin Oaks enjoy. These have been eroded over time as Castle Rock has recklessly expanded. The proposed development will eliminate the views for some of our properties and interfere with it for nearly every property.

9. Crime

Crime has noticeably escalated in and around Castle Rock in the past few years. More people mean more crime, no matter what. Castle Rock needs to fund and enlarge its law enforcement before it even begins to consider even more development. Doing otherwise is irresponsible.

10. Light pollution

“Dark Skies” ordinances notwithstanding, from Twin Oaks we have watched as year after year our ability to view the stars at night has declined. With development directly adjoining us, no amount of restriction will protect this.

11. Litter

Developed areas of Castle Rock similar to what the developer envisions for Dawson Trails have huge problems with litter. Parks like Paintbrush Park have so much litter parents have to clean up before their young children can safely play. With the types of wildlife in our area, especially bears, uncontrolled trash is a serious danger beyond being an eyesore and inconvenience. We have yet to hear any plan for addressing this issue.

12. Natural Environment

Besides our own neighborhood, we question what the impact will be to the Dawson’s Butte trail and surrounding area. There is not much point to an “open space” policy if things are so built up around the open space that no wildlife can flourish there. Given our open spaces some space!

13. Property Values

Rural properties like ours benefit to some extent from proximity to a town, particularly a nice town. However Castle Rock has utterly abandoned anything but a pretext of being a “nice, small town” at this point. No one wants to live in a horse community where you can’t ride for all the traffic or on 10 acres that you can’t enjoy for all the noise, crime, and pollution caused by high-density neighbors. We are concerned that in addition to our quality of life our properties will lose market value as well.

14. Equestrian Use

Prior developments in Castle Rock have included officially public parks and trails that in practice are only used by those in development and that therefore benefit the developer at the Town's and taxpayer's expense. We urge the Town to make this developer pay for what they get and for what they cost the Town. As part of that, we ask that equestrian access be included in the trails and open space in the development.

15. Quality of life – Twin Oaks

Our neighborhood largely consists of families and retirees. Our quality of life depends on a peaceful natural environment; the use of our land for horses, livestock, and recreation; and safety for our families. It will be quite an adjustment simply with the Crystal Valley interchange going in, let alone yet another huge development. Let us adjust to one thing at a time.

16. Quality of life – Castle Rock

Contrary to the PR materials, Castle Rock long ago lost its small-town feel. We urge the Council to take an objective walk around and open their eyes to the current reality of Castle Rock: the increasing homeless/panhandler problem, the blandness of the endless Southern California-style stripmalls, the traffic issues, the litter in the parks, the empty storefronts and rundown appearance of the outlet mall, the overwhelming population that makes public events difficult to access and impossible to feel a sense of community in, the lack of genuine local businesses, the overabundance of chain stores, the empty shelves at the grocery store that have not been fully stocked since early 2020, the disconnect between the people who currently live in Castle Rock- the families and retirees- and the people monstrosities like Riverwalk and Encore are trying to attract- rootless commuters who will abandon Castle Rock the minute something more favorable is available to them.

The taxpayers of Castle Rock deserve better. They deserve a pause on reckless development and time to adjust, rebuild and expand infrastructure, and increase basic resources. Don't let the same greedy forces that destroyed Parker take Castle Rock down next.

17. Impact to Business in Castle Rock

Existing businesses in Castle Rock are suffering. The outlet mall is full of empty storefronts, and nearly every business is unable to hire. The \$500,000 homes this developer wants to get rich selling will not provide employees to these businesses, and the additional commercial spaces will only add to the competition. Further, with the Crystal Valley interchange in place, the proposed development will take Crystal Valley customers away from the businesses downtown.

Castle Rock makes substantial tax revenue off of the agricultural industry as well, with businesses like Tractor Supply and more recently Murdoch's. How will these businesses

continue to thrive when the rural communities are pushed further and further out? If Twin Oaks becomes a neighborhood of McMansions with no livestock or farming, these businesses will go elsewhere and the tax revenue of Castle Rock will suffer.

In the wake of COVID-19 is not the time to approve something like this development. Supply chains are a wreck, food prices are inflating at astonishing rates, and businesses are failing all around us. The Town can afford to wait 6 months or 12 months and see if this is truly a “new normal” before committing to more development that makes these problems worse. This Pollyanna belief in an economy that always recovers is outdated and will lead Castle Rock into disaster long-term.

Specific Proposals

Specific to the rezoning, again we want to emphasize that we are not familiar enough with the relevant law to know which issues ought to be addressed at this time, other than that denial of the rezoning would end the project (and we certainly welcome and encourage that outcome!). However, a few items seemed pertinent to the current proposal that we would like to put forward now:

1. Restrict the type of businesses allowed in Dawson Trails commercial areas to those with a market cap under \$1 billion;
2. Require minimum setbacks of 300 feet from the property line throughout, particularly along commercial zones;
3. Restrict building height to two stories throughout to preserve views;
4. Forbid any bright or neon lighting at any time, require streetlights to point down only, and forbid nighttime lighting on commercial buildings beyond minimal security lighting.

Finally, our biggest ask is: do not finalize any rezoning for at least 12 months. Wait and determine the impacts of COVID-19 and what the Town truly needs at that point. This is the last significant undeveloped space in the Town limits, which means it’s our last chance to do it right. But the current economic uncertainty makes it impossible to know what is right and what will endure. You can bring so much good to Castle Rock by just taking a short pause.

Thank you again for your time and consideration.

Sincerely,

Katrina Jennings, Twin Oaks Homeowners’ Association President

On behalf of the Twin Oaks neighborhood

From: [Jason Rouse](#)
To: [Sandy Vossler](#)
Subject: Re: Dawson Trails PD Amendment - Request for External Referral Comments
Date: Thursday, October 14, 2021 11:14:14 PM

Hey Sandy,

Below is the response from the Keene Ranch HOA regarding Dawson Trails. Basically similar comments as were provided 6 months ago.

Sandy Vossler, Senior Planner
 Town of Castle Rock
 100 N Wilcox Street
 Castle Rock, CO 80109

Sandy,

Below are the external referral comments from Keene Ranch for the proposed Dawson Trails Planned Development Amendment. I shared these concerns with both you and the Developer last spring. To reiterate, our primary concerns are:

1. Water. All Keene Ranch homes have their own individual water wells from the Denver Formation and we have been tracking aquifer fluid levels for over 10 years. Though there has been some depletion, the rate of depletion has been nominal and our community is currently well supplied at current usage. It is our understanding that the Dawson Trails Developer will be dedicating all of their water rights to the Town and tying into the Town's water and sewer system. Thereafter, the Town may drill new wells to provide the required water for Dawson Trails and the Town. With our wells being senior to any wells the Town may drill, we expect the Town to drill in zones that do not increase the rate of depletion in the Denver Formation. Keene Ranch also has water rights in the Arapahoe and Laramie/Fox Hills zones and any impacts to these aquifers must also be prevented. Similar to Keene Ranch, no development should be allowed to impact any of the aquifer recharge zones in Dawson Trails.
2. Trails. It is our understanding that there will be no trail interconnects between the 2 Developments.
3. Fencing. It is our understanding that the 2 communities will work together to improve the fencing between our developments to reduce/prevent trespassing.
4. Road Access. Current development Plan does not have an emergency road access between the 2 Developments. Keene Ranch requests input from the local fire district to determine if an emergency access between the 2 Developments is needed for evacuation from either development in the event of a wild fire.
5. Dark Sky Lighting. It is our understanding that all lighting in Dawson Trails will follow Dark Sky criteria.
6. Setbacks/Wildlife Corridors. Though the current plan shows some open space directly adjacent to Keene Ranch, there is critical wildlife habitat in the areas near Dawson Ridge which Dawson Trails and Keene Ranch are a part of. Colorado Parks and Wildlife had direct involvement with the Keene Ranch Planned Development, which limited the number of Units, types of fencing, interaction with pets/livestock, and development in drainage areas, to ensure our neighborhood was wildlife friendly and sufficient corridors were available. Keene Ranch also had to set aside 200 acres for elk calving grounds that is inaccessible to anyone. We believe that Dawson Trails should be required to provide comparable wildlife mitigation.

Keene Ranch appreciates the opportunity to present our concerns and look forward to working through any issues with the Town and Dawson Trails.

Regards,
Jason Rouse
Keene Ranch HOA President

----- Original Message -----

On Tuesday, September 7th, 2021 at 4:39 PM, Sandy Vossler <SVossler@crgov.com> wrote:

Good Afternoon,

The Town of Castle Rock is requesting external referral comments on the proposed Dawson Trails Planned Development Amendment. Attached is the referral request. The PD documents have been uploaded to a dropbox that you may access via <https://app.box.com/s/tpmw1j2mogz3kwz1kcswj6l1c8vhj51h>. Some of the files are large and may take significant time to download. This referral is part of the formal external review process, wherein requests are sent to service providers, State and Douglas County agencies, homeowner associations and metropolitan districts. You may share the link and referral documents with your membership, and the Town will gladly accept individual responses from residents, however, relative to this request for comments we are seeking formal input from your HOAs on behalf of your residents. If possible we'd like to receive your comments by September 23rd, however, if you need addition time, just let me know. In the meantime, if you have any questions, please call or email me. Thank you, Sandy

Kindest Regards,

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

720-733-3556 or 720-765-7776



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Final Report

Dawson Trails Fiscal Impact Analysis

The Economics of Land Use



Prepared for:
Town of Castle Rock

Prepared by:
Economic & Planning Systems, Inc.

*Economic & Planning Systems, Inc.
730 17th Street, Suite 630
Denver, CO 80202-3511
303 623 3557 tel
303 623 9049 fax*

*Denver
Los Angeles
Oakland
Sacramento*

www.epsys.com

EPS #213018

April 21, 2022

Table of Contents

1.	Introduction and Summary of Findings	1
	Introduction	1
	Scope of Work	3
	Summary of Findings.....	3
2.	Development Program and Market Inputs.....	5
	Residential Development Program	5
	Commercial Development Program	6
	Development Values.....	7
3.	Fiscal Model Assumptions.....	9
	Demographic Factors.....	9
	Nexus to Growth Factors	11
	Variability Factors	11
	General Fund.....	12
	Transportation Fund	14
	Community Center Fund	16
4.	Fiscal Impacts	19
	Fiscal Impact by Fund.....	19
	Fiscal Impact by Land Use	21
	Fiscal Impact by Phase	25
	Retail Sensitivity Analysis.....	27

List of Tables

Table 1.	Dawson Trails Development Program	2
Table 2.	For Sale Housing Development Program	5
Table 3.	For Rent Housing Development Program	6
Table 4.	Commercial Development Program	7
Table 5.	Dawson Trails Property Valuation	7
Table 6.	Dawson Trails Employment.....	8
Table 7.	Retail Value and Sales per Square Foot Assumptions	8
Table 8.	Demographic Factors.....	10
Table 9.	General Fund Nexus to Growth Factors.....	13
Table 10.	Transportation Fund Nexus to Growth Factors	15
Table 11.	Community Center Fund Nexus to Growth Factors	17
Table 12.	Summary of Revenues, Expenditures, and Net Fiscal Impact by Fund	21
Table 13.	Retail Sensitivity Analysis, Ongoing Net Fiscal Impact.....	27

List of Figures

Figure 1.	Dawson Trails Vicinity Map	1
Figure 2.	Residential Ongoing Net Fiscal Impact at Full Stabilization	22
Figure 3.	Residential Ongoing Net Fiscal Impact per Unit at Full Stabilization.....	22
Figure 4.	Residential One-Time Use Tax Revenue, 2026-2046.....	23
Figure 5.	Commercial Ongoing Net Fiscal Impact at Full Stabilization	24
Figure 6.	Commercial Ongoing Net Fiscal Impact per Square Foot at Full Stabilization	24
Figure 7.	Commercial One-Time Use Tax Revenue, 2026-2046	25
Figure 8.	Ongoing Net Fiscal Impact at Full Stabilization by Phase	26
Figure 9.	One-Time Use Tax Revenue Generation by Phase, 2026-2046	26

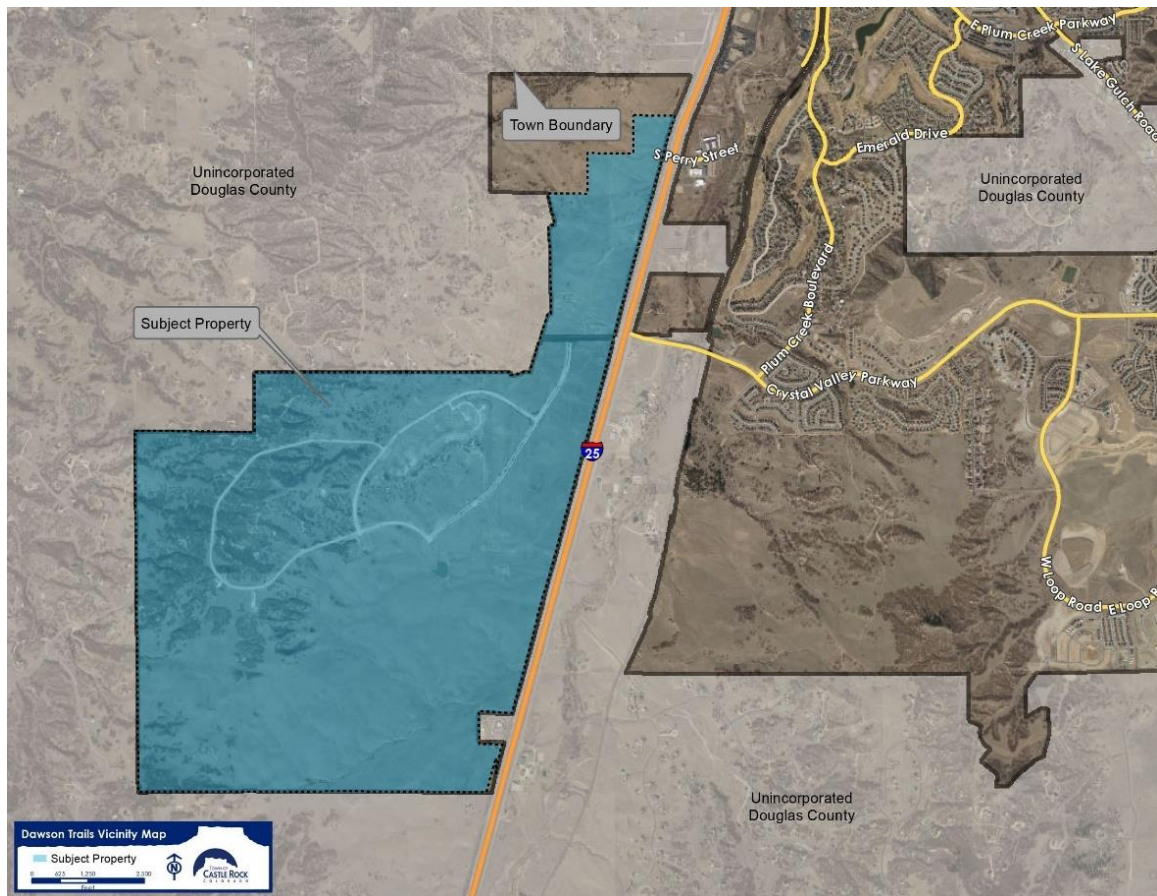
1. Introduction and Summary of Findings

Introduction

This report summarizes the analysis and conclusions of Economic & Planning Systems (EPS) regarding the fiscal impacts of the proposed Dawson Trails Planned Development in the Town of Castle Rock, Colorado. The Dawson Trails project includes property in the Dawson Ridge and Westfield Trade Center areas previously annexed to the Town as part of the Castle Rock Ranch Planned Development. Westside Property Investment Company, Inc., and its affiliates (Developer), have submitted a rezoning proposal for Dawson Trails Planned Development that includes the entire Dawson Ridge Planned Development and a portion of Westfield Trade Center Planned Development.

The Dawson Trails Planned Development property consists of approximately 2,064 acres and is located west of Interstate 25, south of Plum Creek Parkway and north of Tomah Road, as shown in **Figure 1**.

Figure 1. Dawson Trails Vicinity Map



The development plan includes 5,850 residential dwelling units and 3.2 million square feet of commercial space, including retail, office, hotel, and industrial uses, as summarized in **Table 1**. The project is also planned to include 500 acres of publicly dedicated open space and an additional 243 acres of private open space areas.

Table 1. Dawson Trails Development Program

Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total	% Total
Residential For Sale (Sq. Ft.)								
Single Family Detached	516	535	911	790	192	0	2,944	50%
Duplex	120	112	40	42	0	0	314	5%
Townhome	124	0	40	0	0	0	164	3%
Total	760	647	991	832	192	0	3,422	58%
Residential For Rent (Sq. Ft.)								
Single Family Detached	0	90	0	0	0	0	90	2%
Multifamily	555	320	353	300	330	480	2,338	40%
Total	555	410	353	300	330	480	2,428	42%
Total Residential	1,315	1,057	1,344	1,132	522	480	5,850	100%
Commercial (Sq. Ft.)								
Retail	180,000	125,000	100,000	75,000	120,000	0	600,000	19%
Office	0	0	0	0	800,000	0	800,000	25%
Hotel	75,000	75,000	75,000	75,000	0	0	300,000	9%
Industrial	1,500,000	0	0	0	0	0	1,500,000	47%
Total Commercial	1,755,000	200,000	175,000	150,000	920,000	0	3,200,000	100%

Source: Developer; Economic & Planning Systems

The commercial uses are primarily located along with west side of I-25. The higher-density residential development would be located in proximity to the planned Crystal Valley interchange, while the single family homes would be located in the center, west, and south areas of the property. The planned development also includes buffer areas along the north, west, and southern edges of the proposed residential neighborhoods. Over 50 percent of the property would be planned for open space, parks, and trails.

Scope of Work

This report and analysis are presented in three sections following this Introduction and Summary of Findings as follows:

- **Development Program and Market Inputs** – This section presents the proposed development program by phase, detailing market inputs including estimated annual absorption and sales and lease values.
- **Fiscal Model Assumptions** – This section describes the public finance model developed by EPS to estimate the fiscal impacts of the proposed development on the Town of Castle Rock. The model was developed using the Town’s annual budget and annual comprehensive financial report (ACFR) to identify the major revenues, expenditures, and trends. The model inputs include revenue and expenditure factors by land use category.
- **Fiscal Impacts** – This section provides a summary of the estimated revenues, expenditures, and net fiscal impacts of the proposed development program by phase, land use category, and in total. Additionally, a sensitivity analysis was included to demonstrate the estimated fiscal impact of a reduced retail development program.

Summary of Findings

1. *The proposed Dawson Trails development program has a balance of land uses that will result in a positive fiscal balance for the Town.*

The average annual net fiscal impact of Dawson Trails on the Town’s General Fund, Transportation Fund, and Community Center Fund is estimated at a positive \$1.5 million, \$3.1 million, and \$89,000 at full stabilization, respectively. The total annual net fiscal impact at full stabilization is estimated at \$4.6 million.

2. *The estimated household incomes for new residents generates sufficient sales tax revenues from new household retail spending to offset the cost burden of providing services by the Town.*

Approximately 61 percent of total sales tax revenue generation is estimated to be attributable to local spending by new households in the residential development. If the retail square footage was reduced to zero across the six phases of development, the project is estimated to still have a positive ongoing net fiscal impact of \$2.0 million annually.

3. *At full stabilization, retail development has the highest net fiscal impact for the Town, followed by for sale single family detached housing and hotel space.*

The ongoing net fiscal impact of retail, single family and hotel land uses totals \$2.7 million, \$1.8 million, and \$1.2 million annually, respectively. Additionally, office space and multifamily residential housing represent the greatest cost burden for the Town, with ongoing net fiscal impacts of negative \$380,000 and negative \$165,000 annually, respectively.

4. *The positive net fiscal impacts of the development are contingent upon the relatively high average household incomes that support the capture of taxable retail sales.*

For sale single family detached housing has the highest residential ongoing net fiscal impact of \$624 per unit. The high revenue generation relative to other residential housing types is primarily attributable to the high household income at an average of \$150,000. By comparison, multifamily residential development, which has the lowest net fiscal impact of any residential use, has an average household income of \$54,000.

2. Development Program and Market Inputs

This section of the report summarizes the proposed development program by land use category and by phase. The market inputs to the fiscal model are also identified including estimated annual absorption and sales and lease values for the proposed development land uses.

Residential Development Program

For-Sale Housing

Dawson Trails is proposed to contain a total of 3,422 for-sale housing units including 314 duplexes, 164 townhouses, and 2,944 single family detached housing units as shown in **Table 2**. The single family detached units range from 32-foot-wide alley loaded homes to 100-foot-wide estate lots. The majority of the units (2,134 out of a total of 3,422) are proposed to be standard 40- to 60-foot-wide suburban density lots.

Table 2. For Sale Housing Development Program

Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total	% Total	Sale Value
Residential For Sale (Sq. Ft.)									
Duplex	120	112	40	42	0	0	314	9%	\$495,000
Townhome	124	0	40	0	0	0	164	5%	\$427,500
32' Alley Loaded	0	150	34	0	0	0	184	5%	\$495,000
40' Alley Loaded	0	75	100	0	0	0	175	5%	\$540,000
40s	130	210	228	80	24	0	672	20%	\$540,000
50s	240	100	305	175	28	0	848	25%	\$607,500
60s	146	0	244	224	0	0	614	18%	\$675,000
70s	0	0	0	100	45	0	145	4%	\$765,000
80s	0	0	0	100	45	0	145	4%	\$900,000
90s	0	0	0	111	0	0	111	3%	\$1,125,000
100s	0	0	0	0	50	0	50	1%	\$1,350,000
Total/Average	760	647	991	832	192	0	3,422	100%	\$624,608
Development Timing									
Start Year	2026	2028	2030	2033	2035	N/A			
End Year	2029	2030	2036	2036	2037	N/A			

Source: Developer; Economic & Planning Systems

The annual volume of development, year of initial development, and average sales value of each product type in current dollars is also shown. Estimated sales values range from \$427,500 for townhouses and \$495,000 for duplex units up to \$1.35 million for the 50 100-foot-wide estate lots. The majority of housing units with 40- to 60-foot lot frontages are expected to be priced at \$540,000 to \$675,000.

For Rent Housing

The Dawson Trails Development is proposed to contain 2,428 rental units, as shown in **Table 3**, which comprises 42 percent of the total 5,850 planned units. The majority of the rental housing, 2,338 units, is expected to be built as apartments and spread out over the six development phases. The project also proposes to contain a single family detached neighborhood with 90 housing units that are planned to be rented.

Table 3. For Rent Housing Development Program

Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total	% Total	Sale Value
Residential For Rent (Sq. Ft.)									
Multifamily	555	320	353	300	330	480	2,338	96%	\$225,000
Single Family Detached	0	90	0	0	0	0	90	4%	\$450,000
Total/Average	555	410	353	300	330	480	2,428	100%	\$233,340
Development Timing									
Start Year	2026	2026	2027	2031	2035	2040			
End Year	2034	2032	2033	2037	2041	2046			

Source: Developer; Economic & Planning Systems

The estimated market values for rental units for purposes of estimating assessed values for property taxes is \$225,000 per apartment and \$450,000 per single family detached housing unit. Apartment construction is expected to be started in Phase 2 in 2026. The single family units for rent are also planned for development in Phase 2, with construction starting in 2028.

Commercial Development Program

The Dawson Trails development is proposed to contain 3.2 million square feet of commercial development comprised of 600,000 square feet of retail, 800,000 square feet of office, 300,000 square feet of hotel space, and 1.5 million square feet of industrial space. The development values, date of initial development, and average absorption are shown in **Table 4** below.

Table 4. Commercial Development Program

Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total	% Total	Market Value
Commercial (Sq. Ft.)									
Retail	180,000	125,000	100,000	75,000	120,000	0	600,000	19%	\$194.08
Office	0	0	0	0	800,000	0	800,000	25%	\$200.00
Hotel	75,000	75,000	75,000	75,000	0	0	300,000	9%	\$135.00
Industrial	1,500,000	0	0	0	0	0	1,500,000	47%	\$175.00
Total/Average	1,755,000	200,000	175,000	150,000	920,000	0	3,200,000	100%	\$181.08
Development Timing									
Start Year	2027	2028	2028	2029	2029	N/A			
End Year	2037	2032	2034	2036	2044	N/A			

Source: Developer; Economic & Planning Systems

Development Values

Key assumptions for the development, used as inputs to the fiscal impact analysis, are summarized in **Table 5**. Based on sales and construction values, the project is estimated to have a total market value of \$3.3 billion.

Table 5. Dawson Trails Property Valuation

Description	Factor	Total Value
Residential Development Value		
Multifamily	\$225,000 per unit	\$526.1M
Duplex	\$495,000 per unit	\$155.4M
Single Family Detached (For Rent)	\$450,000 per unit	\$40.5M
Single Family Detached (For Sale)	\$649,412 per unit	\$1.9B
Townhome	\$427,500 per unit	\$70.1M
Total	\$462,215 per unit	\$2.7B
Commercial Development Value		
Retail	\$194 per sq. ft.	\$116.5M
Office	\$200 per sq. ft.	\$160.0M
Hotel	\$135 per sq. ft.	\$40.5M
Industrial	\$175 per sq. ft.	\$262.5M
Total	\$181 per sq. ft.	\$579.5M
Total Development Value		\$3.3B

Source: Developer; Economic & Planning Systems

Employment is estimated based on an average factor of 650 square feet per employee for retail, 250 square feet for office, 850 square feet for hotel, and 1,000 square feet for industrial. There are expected to be an estimated 5,976 jobs in the commercial space at Dawson Trails at buildout, as shown in **Table 6**.

Table 6. Dawson Trails Employment

Description	Factor	Total Jobs
Total Employment		
Retail	650 sq. ft. per emp.	923
Office	250 sq. ft. per emp.	3,200
Hotel	850 sq. ft. per emp.	353
Industrial	1,000 sq. ft. per emp.	1,500
Total	733 sq. ft. per emp.	5,976

Source: Developer; Economic & Planning Systems

Retail sales taxes are an important generator of revenues for the Town. The 600,000 square feet of retail space is estimated to generate an average of \$307 per square foot in taxable sales, as shown in **Table 7**. Retail sales levels range from \$180 per square foot for large retail support space and \$265 per square foot for smaller “main street” retail stores to \$536 per square foot for grocery stores. Revenues subject to sales tax range from 75 to 100 percent of the total depending on the store type. Additionally, the percentage of net new retail revenues, revenues that would not otherwise be generated if the development did not occur, ranges from 25 to 50 percent depending on the type of retail.

Table 7. Retail Value and Sales per Square Foot Assumptions

Description	Sq. Ft.	Imp. Value	Personal Prop.	Total Value	Sales per SF [1]	% Taxable	Taxable Sales per	% Net New
Retail								
Large Format Retail	180,000	\$85	\$10	\$95	\$334	100%	\$334	50%
Large Support	100,000	\$185	\$5	\$190	\$180	75%	\$135	50%
Grocer	125,000	\$175	\$25	\$200	\$536	85%	\$455	25%
Grocer Support	75,000	\$400	\$10	\$410	\$536	75%	\$402	25%
Mainstreet	120,000	\$200	\$5	\$205	\$265	75%	\$198	25%
Total/Average	600,000	\$183	\$11	\$194	\$362	85%	\$307	37%

[1] Avg. of 2019 and 2020 sales

Source: Economic & Planning Systems

3. Fiscal Model Assumptions

This section describes the revenue and expenditure factors used in the fiscal impact model to estimate the fiscal impacts of the proposed development on the Town of Castle Rock. The Town's 2021 annual budget was used to identify the major revenues, expenditures, and trends. The calculation of model inputs, including revenue and expenditure factors by land use category, are then estimated.

Demographic Factors

Demographic inputs are used to determine baseline Town service levels on a per resident or per employee basis. For many of the Town's revenues and expenditures, this analysis utilizes a "Proportionate Share" methodology to estimate the cost of providing services to future development based on current expenditures. It also estimates current revenues in a similar manner. This methodology derives demand for Town services, proportional to Town residents and employees over a typical 24-hour period. It provides a basis in the model for computing the cost per service hour for a given population across Town departments providing services to the proposed development. These factors are summarized in **Table 8**, and show an overall service demand split of approximately 78 percent residential, 22 percent commercial.

Table 8. Demographic Factors

Description	Factor	Amount
Demographic Factors		
Population		72,168
Households		24,273
Housing Units		25,596
Jobs		21,200
Maintained Lane Miles		711
Retail Area (sf)		4,187,958
Office/Inst. Area (sf)		1,251,398
Industrial Area (sf)		1,233,466
Lodging Area (sf)		N/A
Proportionate Share Estimate		
Residential Conditions		
Population		72,168
Non-Working Residents	55.8%	40,264
Working Residents	44.2%	31,904
Out Commuter Residents	82.5%	26,310
Live/Work Residents	17.5%	5,594
Residential Service Demand		
Non-Working Residents	20 hours per day	805,276
Out Commuter Residents	14 hours per day	368,346
Live/Work Residents	14 hours per day	<u>78,313</u>
Residential Total		1,251,935
Commercial Conditions		
Total Jobs		21,200
Less: Mult. Job Holders	5.60%	<u>1,187</u>
Total Employment		20,013
In-Commuting Employees	72.05%	14,419
Live/Work Employees	27.95%	5,594
Employment Service Demand		
Non-Working Residents	4 hours per day	161,055
In-Commuting Employees	10 hours per day	144,190
Live/Work Employees	10 hours per day	<u>55,938</u>
Commercial Total		361,183
Total Service Demand		1,613,118
Residential Service Demand		1,251,935
% of Total		77.6%
Commercial Service Demand		361,183
% of Total		22.4%

Source: Town of Castle Rock; Economic & Planning Systems

Nexus to Growth Factors

Specific revenues and expenditures are tied to future development through nexus to growth factors, which account for the relationship between revenues/expenditures and new development. Factors used in this model include:

- **Case Studies** – Indicate that a specific revenue or expenditure item was estimated using a tailored approach. Case studies used in this analysis include detailed estimates of property tax and sales tax revenues.
- **Residents** – Correlates the specific revenue or expenditure item to future growth in residents.
- **Employees (Commercial)** – Correlates the specific revenue or expenditure item to future growth in employees.
- **Service Population** – Reflects the service demand hours associated with residents and employees in the town. The model shows roughly 78 percent of service demand is attributed to providing services to residential development and 22 percent of service demand is attributed to serving commercial development.
- **Fixed Revenues/Expenditures** – Indicates that a specific revenue or expenditure item does not have a nexus to growth and as a result is not tied to future development. For specific revenue items that are estimated to be fixed, expenditures are adjusted accordingly, thus both the revenues and expenditures are adjusted equally. Net expenditures for individual departments are calculated by subtracting department-specific revenue items or the department's pro rata share of fixed revenues from total department expenditures.

Variability Factors

In addition to nexus to growth factors, the model includes assumptions relating to fixed and variable revenues and expenditures. This is captured in a "Variability Factor" that enables the model to account for the proportion of revenues or expenditures that are assumed to be variable (i.e., impacted by future development). Generally, revenues are typically assumed to be 100 percent variable and expenditures are estimated to be 25 to 100 percent variable, depending on the department. For example, Town administrative functions are relatively fixed and therefore have a lower variability. Existing staff are able to accommodate a substantial amount of growth without adding staff or other costs. By contrast, other functions, such as streets, have a high variability, reflecting a strong correlation between new growth and the need to expand services.

General Fund

This section summarizes the revenue and expenditure assumptions used to estimate the net fiscal impact of the Dawson Trails development to the Town's General Fund. The analysis is based on the Town's adopted 2021 budget.

Revenues

The model accounts for General Fund revenue impacts from the Dawson Trails development by linking each major revenue source to a nexus to growth factor and variability factor, as summarized below and shown in **Table 9** below.

Sales Tax – Annual sales tax revenues are estimated based on the amended 2021 budget and account for 61.9 percent of the Town's General Fund revenue. Of the Town's total 4.0 percent sales tax rate, 70.29 percent of the generated revenue is allotted to the General Fund. Sales tax revenues from the Dawson Trails development are estimated through a case study, which incorporates two methodologies to estimate sales tax revenue: Point of Sale and Point of Origin.

The Point of Sale methodology relies on an estimate of total sales and corresponding sales tax generated by commercial uses associated with a specific project. The Point of Origin methodology estimates future sales tax revenues based on the spending potential and local capture of households associated with each individual project.

Property Tax – Property taxes represent 2.4 percent of the Town's General Fund revenues and are estimated through a case study based on the total development value of Dawson Trails. The development values, corresponding with the project's anticipated absorption schedule, are applied the state's residential assessment rate of 7.15 percent and the commercial assessment rate of 29.00 percent, and multiplied by the Town mill levy of 1.196.

Other Revenues – Other revenue sources represent the remaining 35.7 percent of the Town's General Fund revenue. Of these revenue sources, the largest are Motor Vehicle Taxes (8.1 percent of total revenue), management fees (7.4 percent of total revenue), and charges for services (4.9 percent of total revenue). These revenue streams are primarily estimated based on a service population nexus to growth factor. The remaining revenue sources have no direct nexus to this project and are assumed to be fixed revenue sources. Fixed revenues are netted from the overall estimated revenues for the project.

Expenditures

All departments funded through the Town's General Fund, apart from Parks, are accounted for on a service population basis, as shown in **Table 9**. Based on the anticipated level of future growth in the Town and the current staffing levels in these departments, department expenditures are estimated to range from 25 to 100 variable. Parks are accounted for on a residential population basis, linking all future growth in park expenditures to the additional residents anticipated from the Dawson Trails development.

Table 9. General Fund Nexus to Growth Factors

Description	Amended Budget 2021	% of Total	Nexus Factor	Variability	Res. Hourly 1,251,935	Comm. Hourly 361,183	Total Hourly 1,613,118	Per Ln Mile 711
General Fund Revenues								
Property Tax	\$ 1,391,327	2.4%	Case Study	100.0%	\$ -	\$ -	\$ -	\$ -
Use Tax	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Sales Tax	\$ 35,779,398	61.9%	Case Study	100.0%	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Tax	\$ 4,676,142	8.1%	Service Population	100.0%	\$ -	\$ -	\$ 2.90	\$ -
Other Taxes	\$ 419,690	0.7%	Service Population	100.0%	\$ -	\$ -	\$ 0.26	\$ -
Franchise Fees	\$ 2,533,582	4.4%	Service Population	100.0%	\$ -	\$ -	\$ 1.57	\$ -
Licenses & Permits	\$ 104,819	0.2%	Service Population	100.0%	\$ -	\$ -	\$ 0.06	\$ -
Intergovernmental	\$ 361,485	0.6%	Service Population	100.0%	\$ -	\$ -	\$ 0.22	\$ -
Charges for Service	\$ 2,852,385	4.9%	Service Population	100.0%	\$ -	\$ -	\$ 1.77	\$ -
Management Fees	\$ 4,304,660	7.4%	Service Population	100.0%	\$ -	\$ -	\$ 2.67	\$ -
Fines & Forfeitures	\$ 423,989	0.7%	Service Population	100.0%	\$ -	\$ -	\$ 0.26	\$ -
Investment Earnings	\$ 349,353	0.6%	Fixed	100.0%	\$ -	\$ -	\$ -	\$ -
System Development Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Contributions & Donations	\$ 28,000	0.0%	Service Population	100.0%	\$ -	\$ -	\$ 0.02	\$ -
Transfers In	\$ 638,142	1.1%	Service Population	100.0%	\$ -	\$ -	\$ 0.40	\$ -
Interfund Loan Revenue	\$ 780,450	1.4%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Debt & Financing Revenue	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Other Revenue	\$ 280,830	0.5%	Service Population	100.0%	\$ -	\$ -	\$ 0.17	\$ -
Fund Balance Transfer	\$ 2,876,894	5.0%	Fixed	100.0%	\$ -	\$ -	\$ -	\$ -
Total	\$ 57,801,146	100.0%			\$ -	\$ -	\$ 10.31	
General Fund Expenditures								
Town Council	\$ 365,510	0.6%	Service Population	25.0%	\$ -	\$ -	\$ 0.05	\$ -
Town Manager	\$ 1,065,830	1.8%	Service Population	25.0%	\$ -	\$ -	\$ 0.14	\$ -
Human Resources	\$ 820,110	1.4%	Service Population	50.0%	\$ -	\$ -	\$ 0.22	\$ -
Community Relations	\$ 908,970	1.6%	Service Population	50.0%	\$ -	\$ -	\$ 0.24	\$ -
DoIT	\$ 3,974,850	6.9%	Service Population	50.0%	\$ -	\$ -	\$ 1.06	\$ -
Facilities	\$ 1,477,770	2.6%	Service Population	50.0%	\$ -	\$ -	\$ 0.39	\$ -
Town Attorney	\$ 1,176,380	2.0%	Service Population	50.0%	\$ -	\$ -	\$ 0.31	\$ -
Town Clerk	\$ 393,100	0.7%	Service Population	50.0%	\$ -	\$ -	\$ 0.10	\$ -
Municipal Court	\$ 453,392	0.8%	Service Population	50.0%	\$ -	\$ -	\$ 0.12	\$ -
Finance - Departmental	\$ 3,162,710	5.5%	Service Population	50.0%	\$ -	\$ -	\$ 0.84	\$ -
Police	\$ 16,510,480	28.6%	Service Population	100.0%	\$ -	\$ -	\$ 8.82	\$ -
Fire	\$ 17,695,361	30.6%	Service Population	100.0%	\$ -	\$ -	\$ 9.45	\$ -
Development Services	\$ 656,929	1.1%	Service Population	50.0%	\$ -	\$ -	\$ 0.18	\$ -
Parks	\$ 7,736,848	13.4%	Residential	100.0%	\$ 5.32	\$ -	\$ -	\$ -
Finance Non-Departmental	\$ 1,402,906	2.4%	Service Population	50.0%	\$ -	\$ -	\$ 0.37	\$ -
Total	\$ 57,801,146	100.0%			\$ 5.32	\$ -	\$ 22.31	\$ -

Source: Town of Castle Rock; Economic & Planning Systems

Transportation Fund

This section summarizes the revenue and expenditure assumptions used to estimate the net fiscal impact of the Dawson Trails development to the Town's Transportation Fund. The analysis is based on the Town's adopted 2021 budget.

Revenues

Variable revenue sources for the Transportation Fund are primarily attributable to sales tax, use tax, and motor vehicle tax, as shown in **Table 10**.

Sales Tax - The Town of Castle Rock's sales tax rate is 4.0 percent, of which 24.46 percent is allotted for the Transportation Fund. Similar to the General Fund, sales tax revenue generation from the Dawson Trails development is estimated through a case study, which incorporates the Point of Sale and Point of Origin methodology. Sales tax revenues account for 42.2 percent of the fund's total revenue.

Motor Vehicle Tax - Motor vehicle tax accounts for roughly 8.6 percent of the Town's Transportation Fund revenues. It is estimated using a service population nexus factor.

Use Tax - Roughly 36 percent of the Town's residential use tax revenues are allotted to the Transportation Fund. Use tax revenues are estimated on a one-time basis based on the estimated development value and corresponding material value associated with each use. The total material value is multiplied by the Town's 4.0 percent use tax rate to provide an estimate of revenues attributable to the Dawson Trails development. Use tax revenues account for 7.3 percent of the fund's total revenue.

Expenditures

Transportation Fund expenditures are estimated based on a Cost per Lane Mile case study. This approach applies the average cost of maintaining one lane mile in the town to the estimated number of new lane miles associated with Dawson Trails. The development is anticipated to require 10.4 new miles of 4 lane roads, 3.8 new miles of 6 lane roads, and 73.4 new miles of 2 lane roads.

Table 10. Transportation Fund Nexus to Growth Factors

Description	Amended Budget 2021	% of Total	Nexus Factor	Variability	Res. Hourly 1,251,935	Comm. Hourly 361,183	Total Hourly 1,613,118	Per Ln Mile 711
Transportation Fund Revenues								
Property Tax	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Use Tax	\$ 2,165,522	7.3%	Case Study	100.0%	\$ -	\$ -	\$ -	\$ -
Sales Tax	\$ 12,448,201	42.2%	Case Study	100.0%	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Tax	\$ 2,535,979	8.6%	Service Population	100.0%	\$ -	\$ -	\$ 1.57	\$ -
Other Taxes	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Franchise Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Licenses & Permits	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Intergovernmental	\$ 7,285,191	24.7%	Fixed	100.0%	\$ -	\$ -	\$ -	\$ -
Charges for Service	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Fines & Forfeitures	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Investment Earnings	\$ 218,921	0.7%	Fixed	100.0%	\$ -	\$ -	\$ -	\$ -
Impact Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
System Development Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Contributions & Donations	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Transfers In	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Interfund Loan Revenue	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Debt & Financing Revenue	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Other Revenue	\$ 1,500	0.0%	Service Population	100.0%	\$ -	\$ -	\$ 0.00	\$ -
Fund Balance Transfer	\$ 4,811,328	16.3%	Fixed	100.0%	\$ -	\$ -	\$ -	\$ -
Total	\$ 29,466,642	100.0%			\$ -	\$ -	\$ 1.57	
Transportation Fund Expenditures								
Personnel	\$ 4,955,470	16.8%	Per Lane Mile	50.0%	\$ -	\$ -	\$ -	\$ 571.90
Services & Other	\$ 15,916,805	54.0%	Per Lane Mile	100.0%	\$ -	\$ -	\$ -	\$ 3,673.84
Supplies	\$ 826,173	2.8%	Per Lane Mile	100.0%	\$ -	\$ -	\$ -	\$ 190.69
Capital	\$ 5,391,113	18.3%	Per Lane Mile	100.0%	\$ -	\$ -	\$ -	\$ 1,244.35
Debt & Financing	\$ 909,500	3.1%	Per Lane Mile	100.0%	\$ -	\$ -	\$ -	\$ 209.93
Interfund Loan	\$ -	0.0%	Per Lane Mile	100.0%	\$ -	\$ -	\$ -	\$ -
Transfers Out	\$ 1,467,581	5.0%	Per Lane Mile	100.0%	\$ -	\$ -	\$ -	\$ 338.74
Total	\$ 29,466,642	100.0%			\$ -	\$ -	\$ -	\$ 6,229.45

Source: Town of Castle Rock; Economic & Planning Systems

Community Center Fund

This section summarizes the revenue and expenditure assumptions used to estimate the net fiscal impact of the Dawson Trails development to the Town's Community Center Fund. The analysis is based on the Town's adopted 2021 budget.

Revenues

Variable revenue sources for the Community Center Fund are primarily attributable to sales tax, use tax, motor vehicle tax, and charges for services, as shown in **Table 11** below.

Sales Tax – Of Castle Rock's 4.0 percent sales tax rate, 5.25 percent is allotted to the Community Center Fund. Similar to the General Fund and Transportation Fund, sales tax revenue generation from the Dawson Trails development is estimated through a case study that incorporates the Point of Sale and Point of Origin methodology. Sales tax revenues account for 31.1 percent of the fund's total revenue.

Motor Vehicle Tax – Motor vehicle tax accounts for 5.3 percent of the Town's Community Center Fund revenues. It is estimated using a service population nexus factor.

Charges for Services – Charges for services accounts for 54.5 percent of the fund's total revenues and are estimated based on a residential nexus factor.

Use Tax – Approximately 6 percent of the Town's residential use tax revenues are allotted to the Community Center Fund. Use tax revenues are estimated on a one-time basis based on the estimated development value and corresponding material value associated with each use. The total material value is multiplied by the Town's 4.0 percent use tax rate to provide an estimate of revenues attributable to the Dawson Trails development. Use tax revenues account for 3.9 percent of the fund's total revenue.

Expenditures

Community Center Fund expenditures are estimated based on the Town's service population and all expenditure line items are estimated based on a variability factor of 100 percent, apart from Personnel, which is assumed to be 80 percent variable.

Table 11. Community Center Fund Nexus to Growth Factors

Description	Amended Budget 2021	% of Total	Nexus Factor	Variability	Res. Hourly 1,251,935	Comm. Hourly 361,183	Total Hourly 1,613,118	Per Ln Mile 711
Community Center Fund Revenues								
Property Tax	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Use Tax	\$ 334,764	3.9%	Case Study	100.0%	\$ -	\$ -	\$ -	\$ -
Sales Tax	\$ 2,672,024	31.1%	Case Study	100.0%	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Tax	\$ 458,716	5.3%	Service Population	100.0%	\$ -	\$ -	\$ 0.28	\$ -
Other Taxes	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Franchise Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Licenses & Permits	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Intergovernmental	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Charges for Service	\$ 4,680,242	54.5%	Residential	100.0%	\$ 3.74	\$ -	\$ -	\$ -
Management Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Fines & Forfeitures	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Investment Earnings	\$ 7,704	0.1%	Fixed	100.0%	\$ -	\$ -	\$ -	\$ -
Impact Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
System Development Fees	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Contributions & Donations	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Transfers In	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Interfund Loan Revenue	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Debt & Financing Revenue	\$ -	0.0%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Other Revenue	\$ 41,616	0.5%	N/A	100.0%	\$ -	\$ -	\$ -	\$ -
Fund Balance Transfer	\$ 399,184	4.6%	Fixed	100.0%	\$ -	\$ -	\$ -	\$ -
Total	\$ 8,594,250	100.0%			\$ 3.74	\$ -	\$ 0.28	
Community Center Fund Expenditures								
Personnel	\$ 4,785,820	55.7%	Service Population	80.0%	\$ -	\$ -	\$ 2.13	\$ -
Services & Other	\$ 2,620,131	30.5%	Service Population	100.0%	\$ -	\$ -	\$ 1.45	\$ -
Supplies	\$ 675,800	7.9%	Service Population	100.0%	\$ -	\$ -	\$ 0.38	\$ -
Capital	\$ 400,000	4.7%	Service Population	100.0%	\$ -	\$ -	\$ 0.22	\$ -
Debt & Financing	\$ -	0.0%	Service Population	100.0%	\$ -	\$ -	\$ -	\$ -
Interfund Loan	\$ -	0.0%	Service Population	100.0%	\$ -	\$ -	\$ -	\$ -
Transfers Out	\$ 112,499	1.3%	Service Population	100.0%	\$ -	\$ -	\$ 0.06	\$ -
Total	\$ 8,594,250	100.0%			\$ -	\$ -	\$ 4.24	\$ -

Source: Town of Castle Rock; Economic & Planning Systems

THIS PAGE INTENTIONALLY LEFT BLANK

4. Fiscal Impacts

The section of the reports summarizes the estimated Town revenues, expenditures, and net fiscal impacts of the proposed development program by fund, phase, and land use category.

Fiscal Impact by Fund

Revenues

Ongoing and one-time revenue generation estimates were provided for the General Fund, Transportation Fund, and Community Center Fund. Ongoing annual revenue associated with the Dawson Trails project is estimated to average \$16.3 million at full stabilization. Additionally, one-time use tax revenues total an estimated \$71.1 million over the course of buildout, from 2026 to 2046. Revenue generation estimates are shown in **Table 12** and summarized below.

Ongoing Revenue

Property Tax Revenues – Property tax revenues are allotted to the General Fund. The project has an overall development value of \$3.3 billion at full buildout. Applying the state’s residential assessment rate of 7.15 percent and the commercial assessment rate of 29.00 percent, multiplied by the Town mill levy of 1.196, Dawson Trails is estimated to generate \$434,000 in property tax revenue at full stabilization.

Sales Tax Revenues – Sales tax revenues are estimated based on the Point of Origin and Point of Sale methodologies.

- **Point of Sale methodology** - The project is estimated to generate a weighted average of \$307 per square foot in taxable retail sales, of which 37 percent are estimated to represent net new revenues to the Town. At full stabilization, the development is anticipated to generate \$94.0 million annually in net new retail sales. After applying the 4.0 percent sales tax rate retained by the Town, Dawson Trails generates \$4.0 million annually in sales tax revenue.
- **Point of Origin methodology** – After full buildout, new households from the project are estimated to spend \$148.0 million annually on retail goods within the Town of Castle Rock. After applying the 4.0 percent sales tax rate retained by the Town, Dawson Trails households generate \$6.4 million annually in additional sales tax revenue at full stabilization.

In total, at full stabilization Dawson Trails is estimated to generate \$10.4 million in annual sales tax revenue. Approximately 39 percent the total sales tax generated can be attributed to the retail and hotel development on the site, while 61 percent can be attributed to additional household spending from the residential uses. Of the total sales tax generated, 70.3 percent, 24.5 percent, and 5.2 percent are allotted to the General Fund, Transportation Fund, and Community Center Fund, respectively.

General Revenue – General revenue is a funding source for the Community Center Fund and includes the motor vehicle tax and charges for services, which are generated based on a service population and residential nexus factor, respectively. General revenue totals an estimated \$1.1 million annually at full stabilization.

Other Revenue – Other revenue includes smaller funding sources generated by the General Fund and Transportation Fund. These sources are primarily generated on a service population basis and total \$3.7 million annually in the General Fund and \$569,000 in the Transportation Fund, at full stabilization.

One-Time Revenue

Use Tax Revenues – Use tax revenues are allotted to the Transportation Fund, Community Center Fund, Transportation Capital Fund, General Long-Term Planning Fund, and Economic Development Fund.

The total material value associated with new construction from Dawson Trails averages \$187.5 million and totals \$1.7 billion over the 21-year buildout period from 2026 to 2046. After applying the 4.0 percent use tax rate retained by the Town, Dawson Trails generates an average of \$3.7 million annually and a total of \$71.1 million, in use tax revenue.

Expenditures

Annual expenditures are estimated on a service population, residential, or per lane mile basis, depending on the fund, as shown in **Table 9**, **Table 10**, and **Table 11**. The Dawson Trails development is estimated to generate a total annual service cost of negative \$11.6 million per year, which is comprised of negative \$9.5 million from General Fund services, negative \$546,000 from Transportation Fund services, and negative \$1.5 million from Community Center Fund services, as shown in **Table 12**.

Ongoing Net Fiscal Impact

The average annual net fiscal impact of Dawson Trails on the Town's General Fund, Transportation Fund, and Community Center Fund is estimated at a positive \$1.5 million, \$3.1 million, and \$89,000 at full stabilization, respectively, as shown in **Table 12**. The total net fiscal impact at full stabilization is estimated at \$4.6 million.

Table 12. Summary of Revenues, Expenditures, and Net Fiscal Impact by Fund

Description	General Fund	Transportation Fund	Community Center Fund	Other Funds [1]	Total
Ongoing Revenues					
Sales Tax - General	\$6,802,978	\$2,367,347	\$508,118	--	\$9,678,443
Sales Tax - County Transfer	--	\$725,883	--	--	\$725,883
Property Tax	\$434,050	--	--	--	\$434,050
Other Revenues	\$3,726,225	\$568,779	--	--	\$4,295,004
General Revenue	--	--	\$1,113,630	--	\$1,113,630
Total	\$10,963,253	\$3,662,009	\$1,621,748	--	\$16,247,011
Ongoing Expenditures					
Total	-\$9,505,452	-\$546,059	-\$1,533,189	--	-11,584,700
Ongoing Net Fiscal Impact	\$1,457,801	\$3,115,950	\$88,560	\$0	\$4,662,311
One-Time Revenues					
Use Tax - General	--	\$19,782,114	\$3,058,078	\$43,260,007	66,100,200
Use Tax - County Transfer	--	\$4,957,515	--	--	\$4,957,515
Total	--	\$24,739,629	\$3,058,078	\$43,260,007	71,057,715

[1] Other Funds include the Transportation Capital Fund, General Long-Term Planning Fund, and Economic Development Fund
Source: Economic & Planning Systems

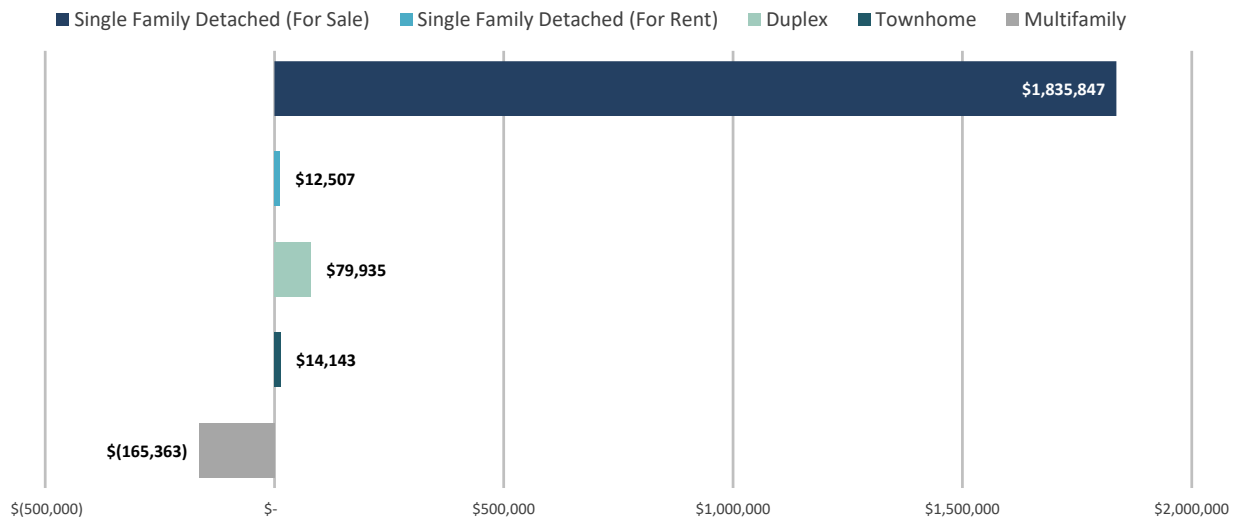
Fiscal Impact by Land Use

Residential Fiscal Impact

Ongoing Net Fiscal Impact

The proposed residential land uses result in a positive ongoing net fiscal impact to the Town in aggregate, as shown in **Figure 2**. At full buildout, the impacts range from negative \$165,000 annually for the multifamily product to positive \$1.8 million annually for the single family for sale product. The variations are largely due to the estimated household income for each unit type, which is related to sales tax revenues attributed to household spending under the Point of Origin methodology.

Figure 2. Residential Ongoing Net Fiscal Impact at Full Stabilization

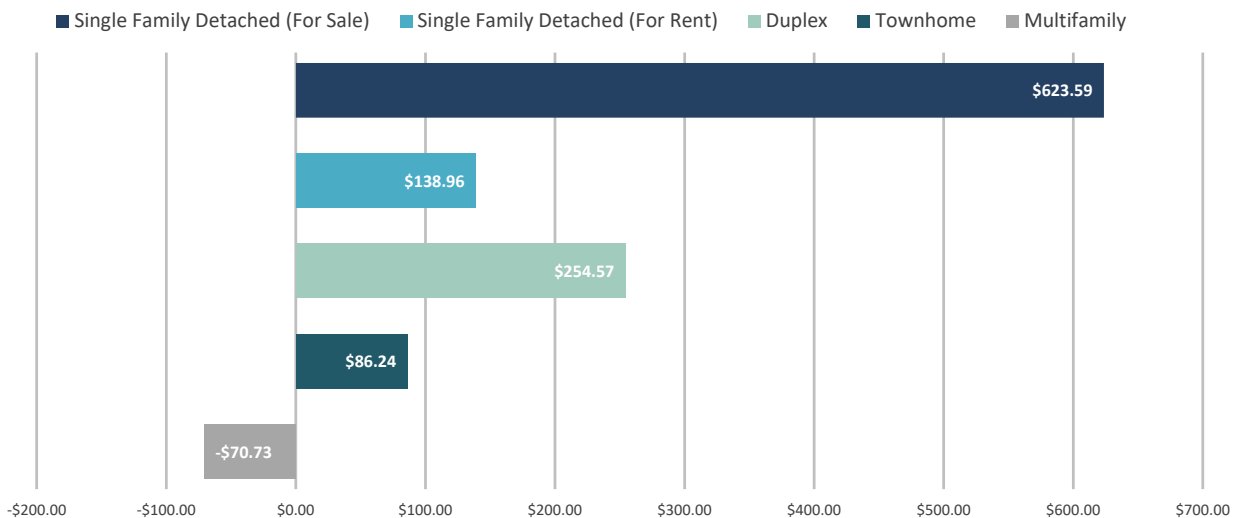


Source: Economic & Planning Systems

Ongoing Net Fiscal Impact Per Unit

The ongoing net fiscal impact per unit of each residential use track similarly to the net fiscal impacts in aggregate, as seen in **Figure 3**. At full stabilization, for sale single family detached housing has the highest ongoing net fiscal impact at \$624 per unit. Multifamily residential housing has the lowest ongoing net fiscal impact at negative \$71 per unit. For rent single family detached housing, duplexes, and townhomes have net fiscal impacts of \$139, \$255, and \$86 per unit, respectively.

Figure 3. Residential Ongoing Net Fiscal Impact per Unit at Full Stabilization

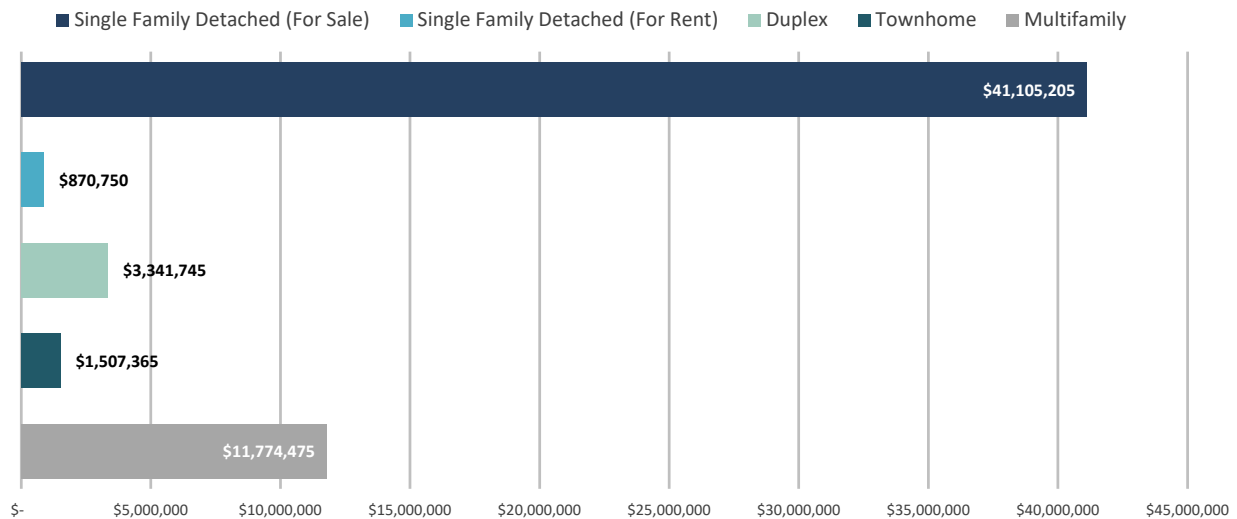


Source: Economic & Planning Systems

One-Time Revenues

In addition to ongoing revenues, the residential uses account for a total of \$58.6 million in one-time use tax revenues generated between 2026-2046, as seen below in **Figure 4**. Residential use tax revenues account for approximately 82 percent of the total use tax revenues generated throughout the project's buildout.

Figure 4. Residential One-Time Use Tax Revenue, 2026-2046



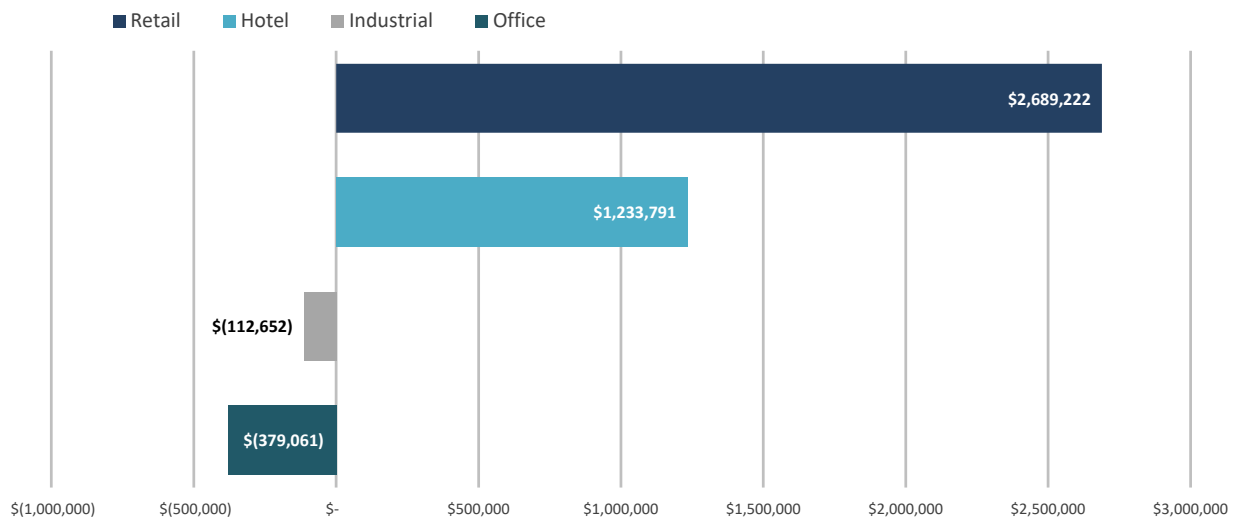
Source: Economic & Planning Systems

Commercial Fiscal Impact

Ongoing Net Fiscal Impact

The highest fiscal returns associated with the commercial component of the project are generated by the retail and hotel land uses, as shown in **Figure 5**. The retail and hotel space have a positive average annual fiscal impact of \$2.7 million and \$1.2 million, respectively. The positive fiscal returns are buoyed largely by the generation of retail sales tax. Industrial and office space have a net fiscal impact of negative \$113,000 and negative \$379,000, respectively.

Figure 5. Commercial Ongoing Net Fiscal Impact at Full Stabilization

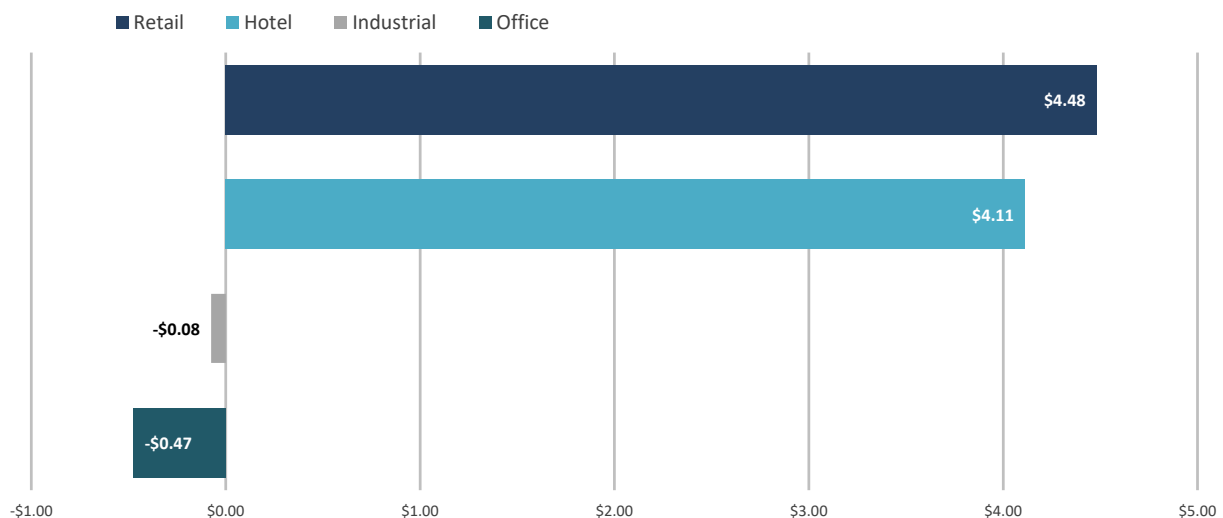


Source: Economic & Planning Systems

Ongoing Net Fiscal Impact Per Square Foot

The ongoing net fiscal impact for square foot of the commercial uses closely mirrors the net fiscal impact of each use in aggregate, as seen in **Figure 6**. The retail and hotel uses have the highest ongoing net fiscal impact at \$4.48 and \$4.11 per square foot, respectively. The office and industrial uses have ongoing net fiscal impacts of negative \$0.08 and negative \$0.47 per square foot, respectively.

Figure 6. Commercial Ongoing Net Fiscal Impact per Square Foot at Full Stabilization

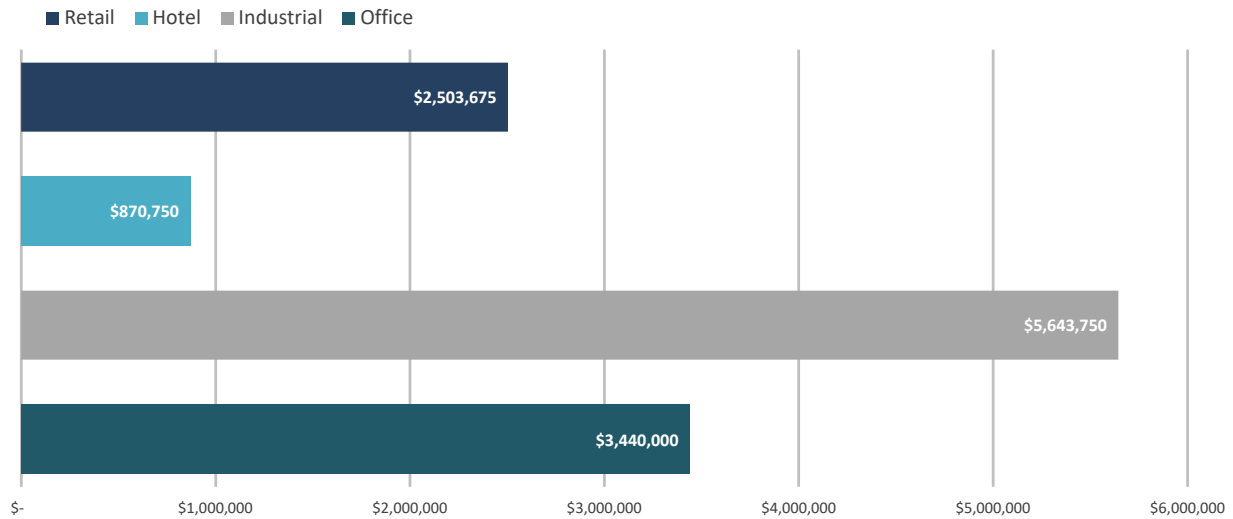


Source: Economic & Planning Systems

One-Time Revenues

Commercial uses account for \$12.5 million in one-time use tax revenues, which represents 18 percent of total use tax revenues generated between 2026-2046, as seen below in **Figure 7**. Use tax revenues range from \$871,000 generated by hotel space to \$5.6 million generated by industrial space.

Figure 7. Commercial One-Time Use Tax Revenue, 2026-2046



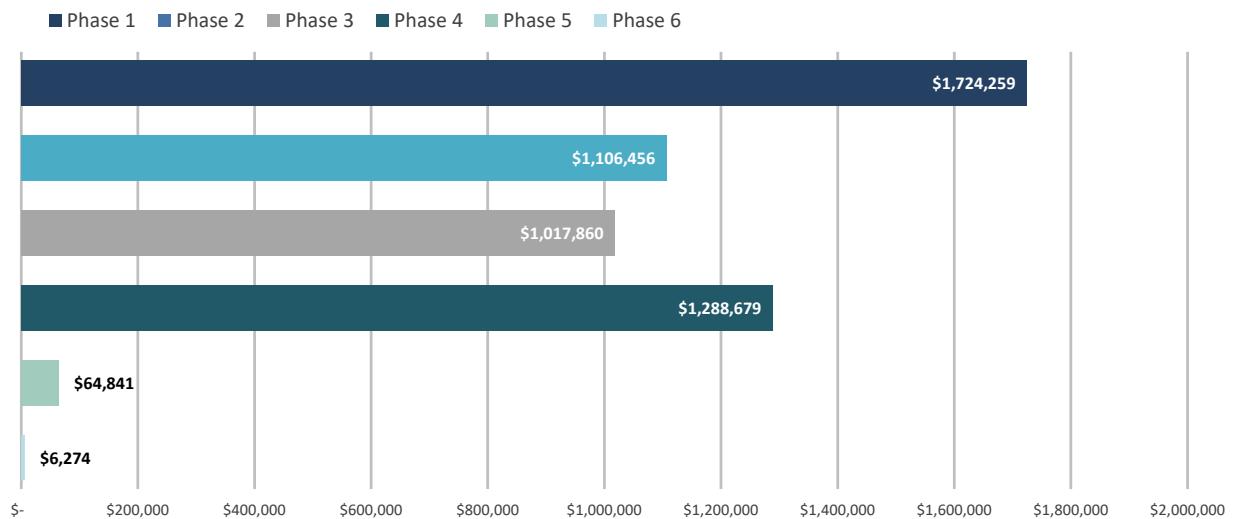
Source: Economic & Planning Systems

Fiscal Impact by Phase

Ongoing Net Fiscal Impact

The net fiscal impacts are also tabulated by phase of development, as shown in **Figure 8**. The greatest positive fiscal benefits are estimated to be generated in Phase 1, which has a net fiscal impact of \$1.7 million annually at full stabilization. Phase 1 is anticipated to include 30 percent of the total retail space and approximately 20 percent of the total single family for sale households, which account for the highest household incomes of any residential component. Phase 6 has the lowest fiscal impact at roughly \$6,274 annually in large part because it is proposed to contain the lowest volume of development out of the six phases.

Figure 8. Ongoing Net Fiscal Impact at Full Stabilization by Phase

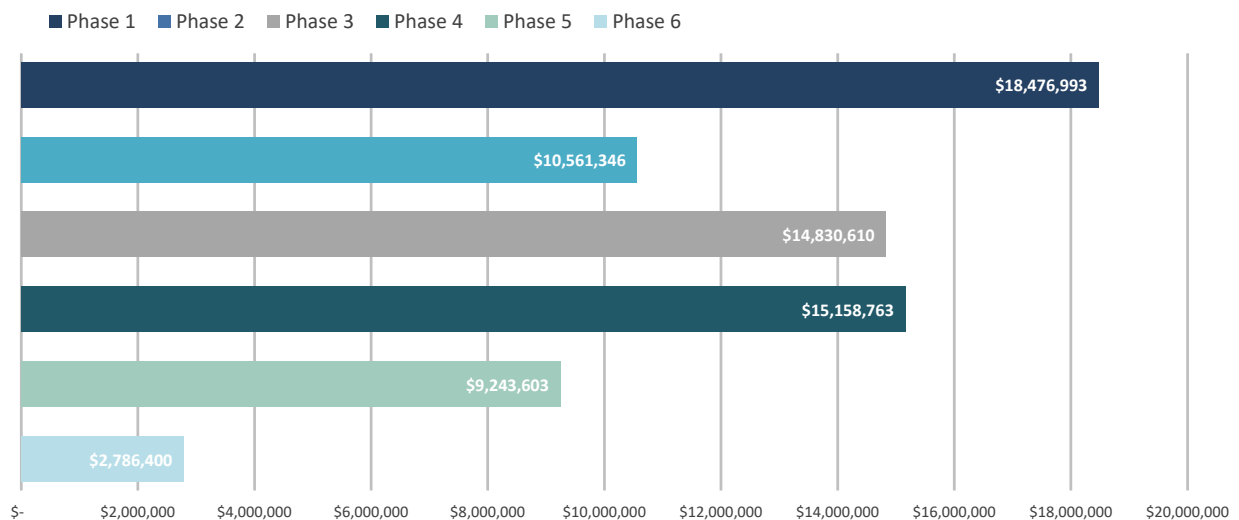


Source: Economic & Planning Systems

One-Time Revenues

The one-time use tax revenues associated with each phase follow a similar pattern to the net fiscal impacts. Phase 1 is anticipated to generate the most use tax revenue with a total of \$18.5 million, as shown in **Figure 9**. The lowest use tax generation is anticipated to occur in phase 6, with a total of \$2.8 million.

Figure 9. One-Time Use Tax Revenue Generation by Phase, 2026-2046



Source: Economic & Planning Systems

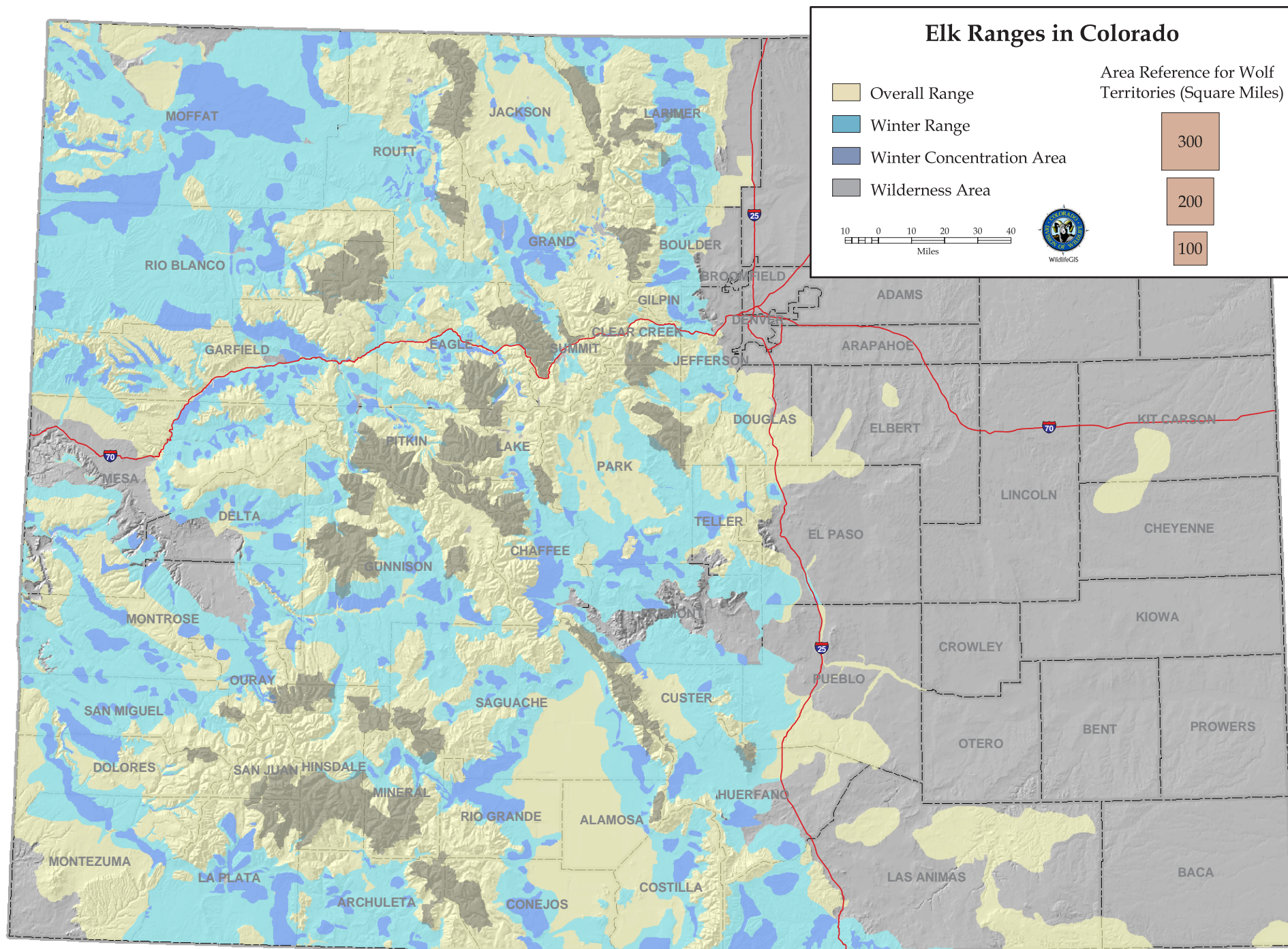
Retail Sensitivity Analysis

The development's reliance on retail was analyzed by reducing the square footage in each phase by factors ranging from 20 to 100 percent, as shown in **Table 13**. The results of the analysis indicate that at full stabilization, the development would have a positive net fiscal impact of \$2.0 million annually if the retail square footage was reduced to zero square feet. The project's reliance on retail is relatively low due to sales tax generation potential attributed to residential development in the Point of Origin methodology. Under the current set of assumptions, commercial development is anticipated to generate only 39 percent of total sales tax revenue.

Table 13. Retail Sensitivity Analysis, Ongoing Net Fiscal Impact

Description	Retail Square Footage Reduction					
	Baseline	20%	40%	60%	80%	100%
Retail Deliveries (Sq. Ft.)						
Phase 1	180,000	144,000	108,000	72,000	36,000	-
Phase 2	125,000	100,000	75,000	50,000	25,000	-
Phase 3	100,000	80,000	60,000	40,000	20,000	-
Phase 4	75,000	60,000	45,000	30,000	15,000	-
Phase 5	120,000	96,000	72,000	48,000	24,000	-
Phase 6	-	-	-	-	-	-
Total	600,000	480,000	360,000	240,000	120,000	-
Average Annual Net Fiscal Impact	\$4,662,311	\$4,124,466	\$3,586,622	\$3,048,777	\$2,510,933	\$1,973,088

Source: Economic & Planning Systems



Print

Castle Rock Town Council Meeting Comments - Submission #127059

Date Submitted: 8/16/2022

August 16, 2022 Castle Rock Town Council Meeting Comments

Thank you for your interest in Town Council's upcoming discussions. Please use the form below to submit your comments no later than 1 p.m. Tuesday, August 16. Comments received by that time will be forwarded to Council and included as part of the public record for the meeting, just as if you had come to comment in person. All listed fields are required.

Agenda item on which to comment*

24. Ordinance Amending the Town's Zone District Map by Approving the Dawson Trails Planned Development Plan and Z

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

Where are they getting the water for this project? Castle Rock already does not have enough water for existing customers so I doubt they could handle more housing and businesses. getting water rights from other states means nothing because there was never enough water to cover those rights. In a drought there is definitely not enough water. Thank You

First Name*

Michael

Last Name*

V

Address*

P_O Box 1077

City*

Castle Rock

State*

CO

Zip*

80104

Email address*

mvanderm@aol.com

Do you wish to address Council on this item?*



Yes: Online or phone-in



Yes: In-person



No

To participate remotely, please visit <https://www.CRgov.com/CouncilMeeting> for access instructions to get connected, and be prepared to speak during the virtual meeting. We will help you unmute your microphone when Mayor Gray calls your name, or you can use the "raise your hand" feature (or phone-in callers press *3).

In-person speakers please join us at Town Hall Council Chambers, 100 N. Wilcox Street, Second Floor. Please arrive at the start of the meeting, as agenda times are approximate.

Those not wishing to comment live can watch the meeting at <http://CRgov.com/WatchCouncil> or on Comcast Channel 22.

What is your affiliation?*

Check all that apply.



Resident



Nonresident representing Castle Rock business



Nonresidents and businesses outside the Town of Castle Rock

Print

Castle Rock Town Council Meeting Comments - Submission #127061

Date Submitted: 8/16/2022

August 16, 2022 Castle Rock Town Council Meeting Comments

Thank you for your interest in Town Council's upcoming discussions. Please use the form below to submit your comments no later than 1 p.m. Tuesday, August 16. Comments received by that time will be forwarded to Council and included as part of the public record for the meeting, just as if you had come to comment in person. All listed fields are required.

Agenda item on which to comment*

24. Ordinance Amending the Town’s Zone District Map by Approving the Dawson Trails Planned Development Plan and Z

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

In-support of Dawson Trails

First Name*

Wendy

Last Name*

Bowen

Address*

8600 Park Meadows DR, Suite 300

City*

LONE TREE

State*

CO

Zip*

80124

Email address*

amyyuratovac@gmail.com

Do you wish to address Council on this item?*



Yes: Online or phone-in



Yes: In-person



No

To participate remotely, please visit <https://www.CRgov.com/CouncilMeeting> for access instructions to get connected, and be prepared to speak during the virtual meeting. We will help you unmute your microphone when Mayor Gray calls your name, or you can use the "raise your hand" feature (or phone-in callers press *3).

In-person speakers please join us at Town Hall Council Chambers, 100 N. Wilcox Street, Second Floor. Please arrive at the start of the meeting, as agenda times are approximate.

Those not wishing to comment live can watch the meeting at <http://CRgov.com/WatchCouncil> or on Comcast Channel 22.

What is your affiliation?*

Check all that apply.



Resident



Nonresident representing Castle Rock business



Nonresidents and businesses outside the Town of Castle Rock

Print

Castle Rock Town Council Meeting Comments - Submission #127062

Date Submitted: 8/16/2022

August 16, 2022 Castle Rock Town Council Meeting Comments

Thank you for your interest in Town Council's upcoming discussions. Please use the form below to submit your comments no later than 1 p.m. Tuesday, August 16. Comments received by that time will be forwarded to Council and included as part of the public record for the meeting, just as if you had come to comment in person. All listed fields are required.

Agenda item on which to comment*

24. Ordinance Amending the Town’s Zone District Map by Approving the Dawson Trails Planned Development Plan and Z

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

in-support of Dawson Trails

First Name*

CR

Last Name*

Brinton

Address*

321 Players Club Dr.

City*

Castle Rock

State*

CO

Zip*

80104

Email address*

29skyfire@gmail.com

Do you wish to address Council on this item?*



Yes: Online or phone-in



Yes: In-person



No

To participate remotely, please visit <https://www.CRgov.com/CouncilMeeting> for access instructions to get connected, and be prepared to speak during the virtual meeting. We will help you unmute your microphone when Mayor Gray calls your name, or you can use the "raise your hand" feature (or phone-in callers press *3).

In-person speakers please join us at Town Hall Council Chambers, 100 N. Wilcox Street, Second Floor. Please arrive at the start of the meeting, as agenda times are approximate.

Those not wishing to comment live can watch the meeting at <http://CRgov.com/WatchCouncil> or on Comcast Channel 22.

What is your affiliation?*

Check all that apply.



Resident



Nonresident representing Castle Rock business



Nonresidents and businesses outside the Town of Castle Rock

Print

Castle Rock Town Council Meeting Comments - Submission #127063

Date Submitted: 8/16/2022

August 16, 2022 Castle Rock Town Council Meeting Comments

Thank you for your interest in Town Council's upcoming discussions. Please use the form below to submit your comments no later than 1 p.m. Tuesday, August 16. Comments received by that time will be forwarded to Council and included as part of the public record for the meeting, just as if you had come to comment in person. All listed fields are required.

Agenda item on which to comment*

24. Ordinance Amending the Town’s Zone District Map by Approving the Dawson Trails Planned Development Plan and Z

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

In-Support of Dawson Trails

First Name*

Cameron

Last Name*

mcclellan

Address*

1371 O'Brien Way

City*

Castle Rock

State*

CO

Zip*

80109

Email address*

cameron@coloradoteam.com

Do you wish to address Council on this item?*



Yes: Online or phone-in



Yes: In-person



No

To participate remotely, please visit <https://www.CRgov.com/CouncilMeeting> for access instructions to get connected, and be prepared to speak during the virtual meeting. We will help you unmute your microphone when Mayor Gray calls your name, or you can use the "raise your hand" feature (or phone-in callers press *3).

In-person speakers please join us at Town Hall Council Chambers, 100 N. Wilcox Street, Second Floor. Please arrive at the start of the meeting, as agenda times are approximate.

Those not wishing to comment live can watch the meeting at <http://CRgov.com/WatchCouncil> or on Comcast Channel 22.

What is your affiliation?*

Check all that apply.



Resident



Nonresident representing Castle Rock business



Nonresidents and businesses outside the Town of Castle Rock

Print

Castle Rock Town Council Meeting Comments - Submission #127068

Date Submitted: 8/16/2022

August 16, 2022 Castle Rock Town Council Meeting Comments

Thank you for your interest in Town Council's upcoming discussions. Please use the form below to submit your comments no later than 1 p.m. Tuesday, August 16. Comments received by that time will be forwarded to Council and included as part of the public record for the meeting, just as if you had come to comment in person. All listed fields are required.

Agenda item on which to comment*

24. Ordinance Amending the Town’s Zone District Map by Approving the Dawson Trails Planned Development Plan and Z

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

I support the application

First Name*

Quinn

Last Name*

Hull

Address*

1386 royal troon Dr

City*

Castle rock

State*

Co

Zip*

80104

Email address*

Qhull@gmail.com

Do you wish to address Council on this item?*



Yes: Online or phone-in



Yes: In-person



No

To participate remotely, please visit <https://www.CRgov.com/CouncilMeeting> for access instructions to get connected, and be prepared to speak during the virtual meeting. We will help you unmute your microphone when Mayor Gray calls your name, or you can use the "raise your hand" feature (or phone-in callers press *3).

In-person speakers please join us at Town Hall Council Chambers, 100 N. Wilcox Street, Second Floor. Please arrive at the start of the meeting, as agenda times are approximate.

Those not wishing to comment live can watch the meeting at <http://CRgov.com/WatchCouncil> or on Comcast Channel 22.

What is your affiliation?*

Check all that apply.



Resident



Nonresident representing Castle Rock business



Nonresidents and businesses outside the Town of Castle Rock

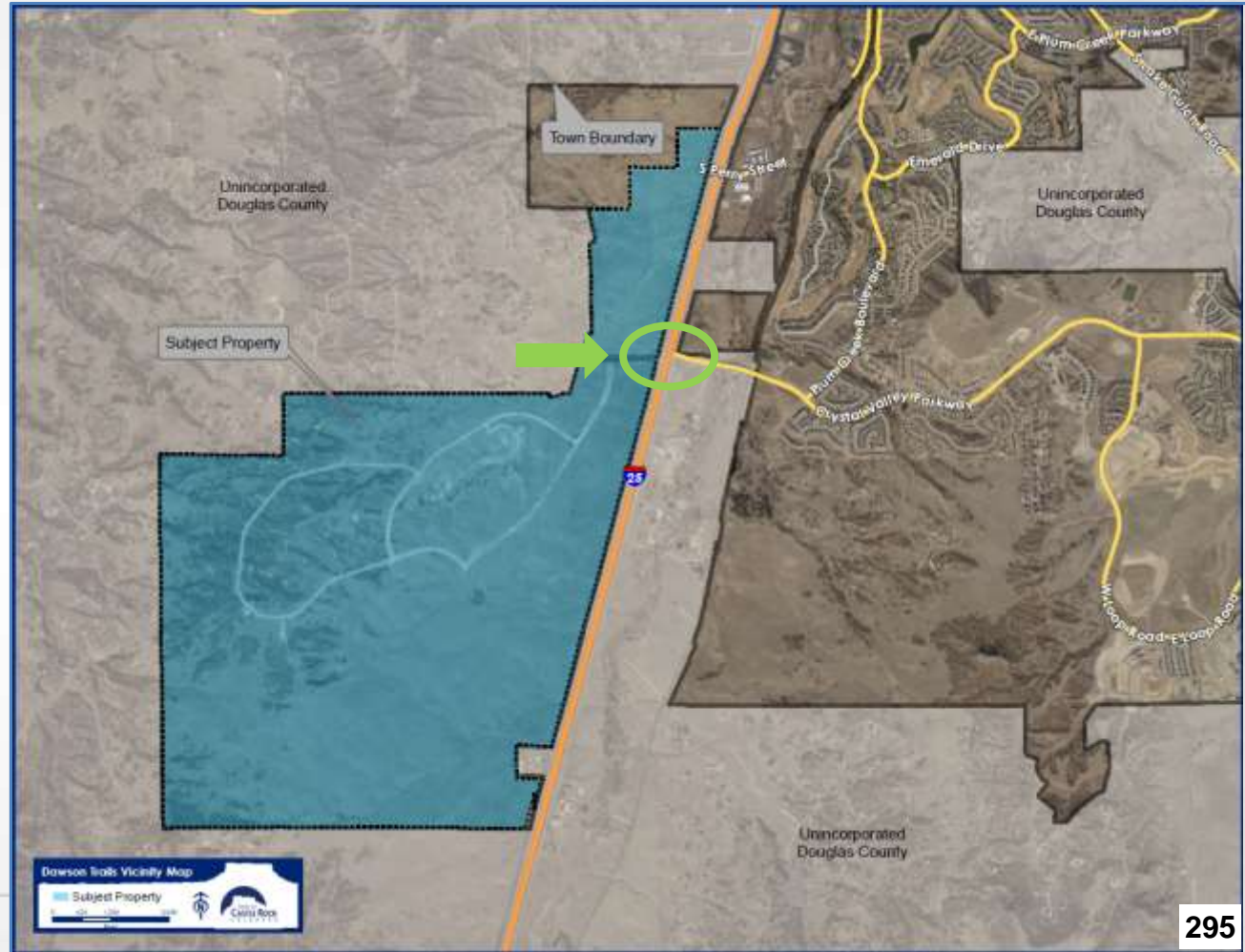
DAWSON TRAILS PLANNED DEVELOPMENT AND ZONING REGULATIONS; AND DEVELOPMENT AGREEMENT

TOWN COUNCIL
AUGUST 16, 2022



VICINITY MAP

- 2,064 acres
- Southwest Corner
- West of I-25, North and South of Territorial Road.
- Location of Crystal Valley Interchange



HISTORY OF ENTITLEMENTS

Castle Rock Ranch PD

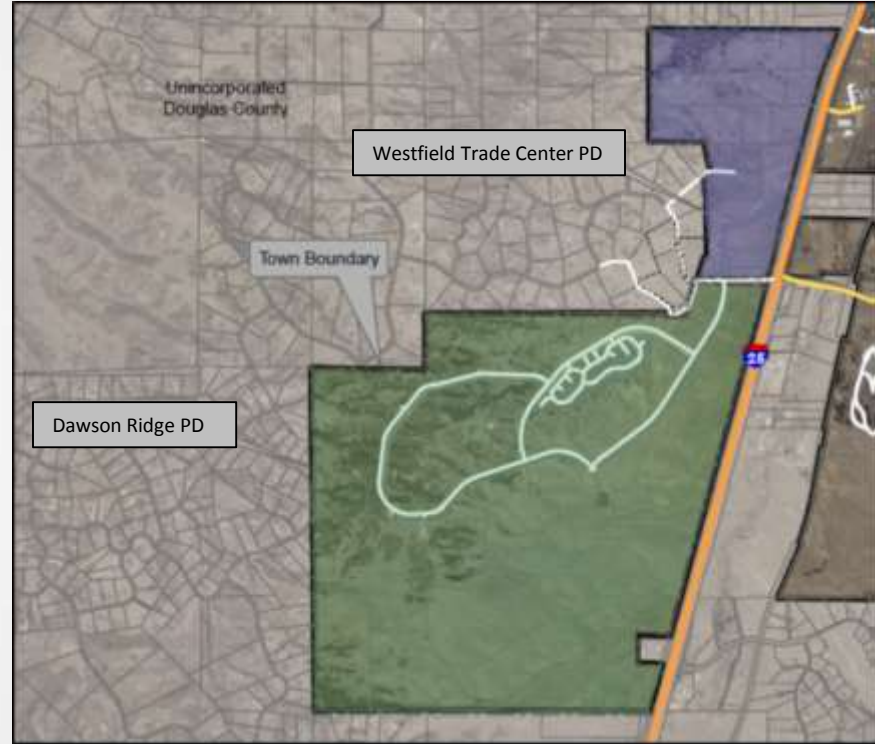
- Annexed and Zoned in 1984
- 7,900 residential units
- 20.5 million s.f. of Commercial/Office/Retail

Westfield Trade Center PD

- Rezoned 1986, Amended 1989
- 0 residential units
- 11.7 million s.f. of Commercial/Research & Development

Dawson Ridge PD

- Rezoned 1986
- 7,900 residential units
- 9.3 million s.f. of Commercial/Office/Retail



Dawson Ridge and Westfield combined for 7,900 units & 21 million s.f. of non-residential.²⁹⁶

EXISTING CONDITIONS

Westfield Trade Center PD

- No platting, site planning or development has occurred
- Zoning Entitlements remain in effect

Dawson Ridge PD

- Roads and infrastructure constructed
- 234 residential lots platted
- 1990 Bankruptcy
- 1992 Suspension Agreement
- No development activity for 30 years



DAWSON TRAILS PLANNED DEVELOPMENT

The Dawson Trails PD rezones the Dawson Ridge PD and a portion of the Westfield Trade Center PD resulting in:

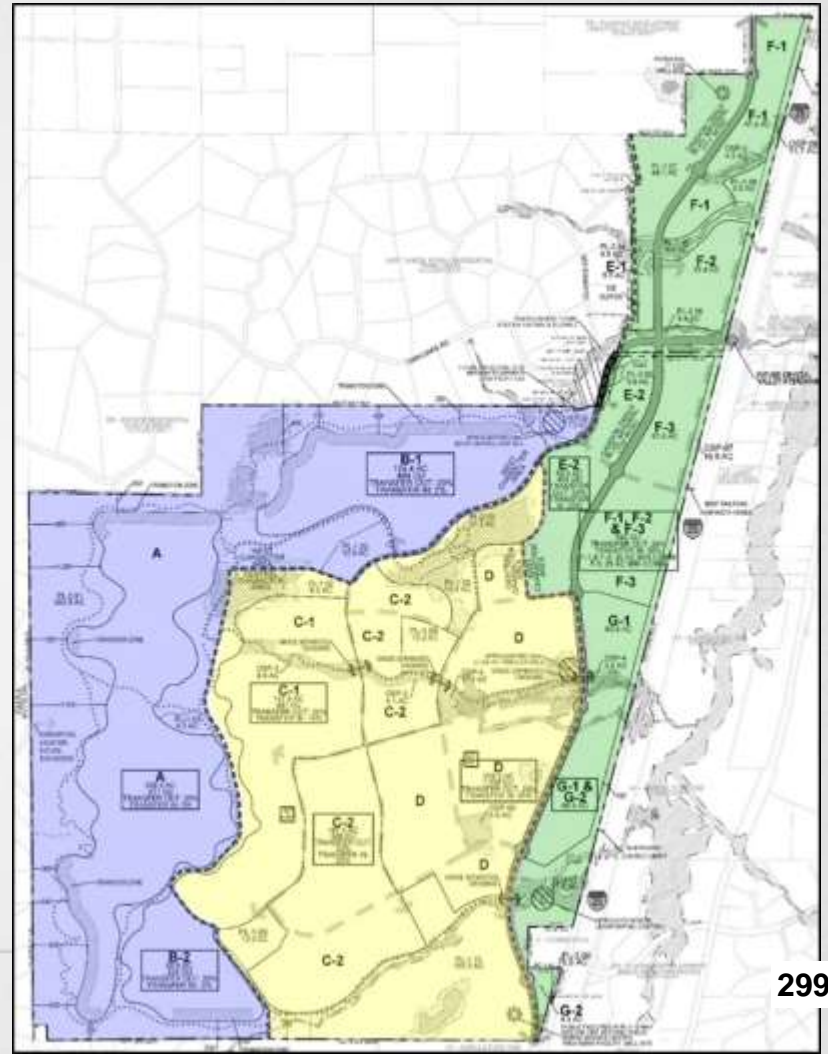
- 748 acres of Open Space: **202% increase**
- 5,850 Dwelling Units: **26% decrease**
- 2,400 High Density Units: **56% decrease**
- 3.2 million sq. ft. Comm/Office/Retail: **82% decrease**
- 228 acres of Public Land: **2% increase**
- 250 ft - 1,506 ft Buffers: **150% - 1,406 % increase**
- \$50 M toward Crystal Valley Interchange
- 5 mils in Metro District Regional mil levy
- Critical Roadway Connections (west side frontage)



DAWSON TRAILS PD

The Zoning Regulations in the PD Plan establish:

- Character Areas
- Variety of housing types and densities
 - Density Transfers
- Non-residential uses
- Public land for schools, parks, fire station, mobility hub
- Open Space buffers and corridors
- Architectural Standards
- Highway-Oriented Sign Plan
- Wildland/Urban Interface (WUI) Wildfire Vegetation Management Plan



ZONING COMPARISON

	Existing	Proposed	% Change
Residential Units	7,900	5,850	- 26%
Non-Residential	17,558,274 sf	3,200,000 sf	- 82%
Open Space	248 acres	748 acres	+ 202%
Public Land	223 acres	228 acres	+ 2%
Buffer	50 - 100 feet	250 – 1,506 feet	+ 400% - 1,400%

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings are required
- 5 neighborhood meetings held
- Numerous in-person meetings with residents, homeowner associations, etc.

Community Concerns

- Traffic/Road Improvements/Mobility Hub
- Water Resources
- Wildlife
- Open Space/Buffers/Trails
- Emergency Services

Neighborhood Meetings		
Date	Format	Attendance
April 12, 2021	Virtual	133
May 24, 2021	Hybrid	77
October 12, 2021	Hybrid	40
February 7, 2022	Hybrid	184
June 27, 2022	Hybrid	70

CRITERIA AND ANALYSIS

Planned Development Plan CRMC 17.34.030

- Community Vision / Land Use Entitlements
- Relationship to Surrounding Area
- Circulation and Connectivity
- Service, Phasing and Off-Site Impacts
- Open Space, Public Lands and Recreation Amenities
- Preservation of Natural Features

Technical Criteria

- Utilities: Water/Sanitary Sewer
- Stormwater: Drainage
- Transportation: Roadways/Traffic/Multi-Modal
- Parks and Recreation: Open Space, Trails, Parks
- Emergency Services: WUI, EVA, Fire Facility

DEVELOPMENT AGREEMENT

Water:

Castle Rock Water long term plan includes renewable water for original zoning

- Dedication of all groundwater rights to the Town, converted to water credit
- No lots can be platted for development without appropriate water credits
- Dedication of land to the Town for future water wells and plant
 - On east side of property
 - Not planned for current use
- Water System Improvements
 - “Green Zone” Tank to serve western portion of development
 - Area will not be graded/developed until water system in place to serve this area

DEVELOPMENT AGREEMENT

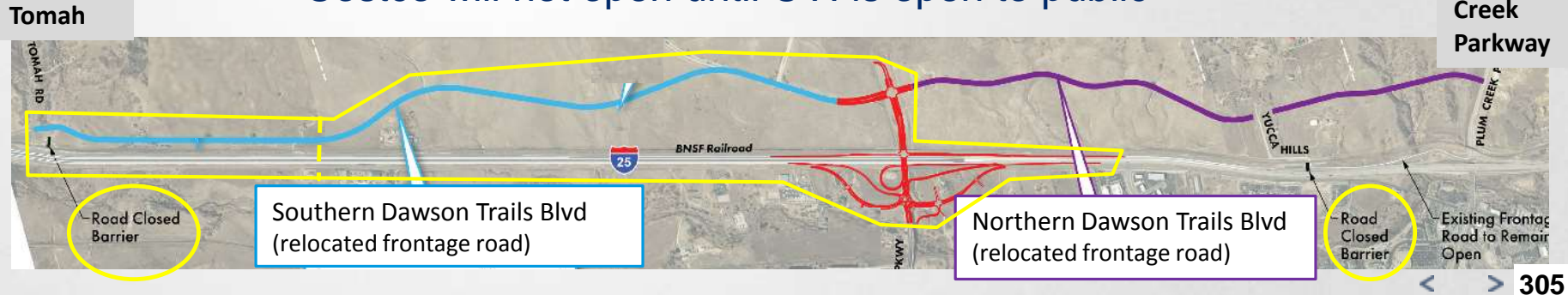
Water:

- Water Efficiency Plan:
 - Most stringent in the Town
 - Residential
 - Front yards – Coloradoscape/xeric with no turf
 - Backyards limited to 500 sqft turf maximum
 - Commercial – No irrigated turf in landscaping
 - Multi-family – Turf limited to outdoor amenity areas such as picnic areas
 - Require water efficient fixtures in homes and businesses
 - If Town Code requires stricter conservation requirements in future – Dawson Trails must comply with the stricter requirements

DEVELOPMENT AGREEMENT

Transportation:

- Crystal Valley Interchange (CVI)
 - Est. project cost at \$118 M include red and blue areas below
 - Dawson Trails \$50 million contribution toward CVI
 - \$50 M may increase up to \$68 M if not paid by March 1, 2023
 - No building permits until CVI contribution is paid
 - No building permits until CVI is opened, with exception:
 - Costco permit to be issued prior to CVI being opened, Costco will not open until CVI is open to public



DEVELOPMENT AGREEMENT

Transportation continued:

- Southern Dawson Trails Boulevard - blue
 - First two lanes part of CVI project
 - Development obligated for additional lanes to full buildout per phasing plan
 - Connect to County's portion south of property to Tomah Road
- Northern Dawson Trails Boulevard - purple
 - Extension to Plum Creek Parkway
 - First 2 lanes at 25,000 vpd on west side CVI
 - Remaining 2 lanes when 12,000 vpd
 - Construction may occur earlier, however not before CVI is underway
 - If constructed prior to CVI being open, 500 residential units allowed



DEVELOPMENT AGREEMENT

Other DA obligations:

- Existing infrastructure (roads, water, sanitary sewer, stormwater, etc.)
 - Most to be removed, will not be put in use
- Fire Station land dedication and \$4 million contribution toward station/equipment
- Wildfire Urban Interface Assessment and Mitigation of public land dedication
- Emergency Vehicle Access to Douglas County subdivision Keene Ranch
- Redesigned entrance to Twin Oaks to discourage traffic and EVA
- Mobility Hub land dedication

DEVELOPMENT AGREEMENT

Other DA obligations:

- Dedication of two large public land areas early, with remainder to come at time of adjacent development plats
- Metro Districts to collect new “Regional Mill Levy” of 5 mills, remitted to the Town
- Development Suspension clause, if construction of less than \$500,000 in infrastructure and no building permits in 10 years
- Vested Property Rights for 30 years, per the Colorado Vested Property Rights law. Town Council may approve a one time 10 year extension.

FINDINGS

Dawson Trails Planned Development and Zoning Regulations:

- Represents a significant reduction in density and a substantial increase in public open space and community buffers,
- Meets the Municipal Code and Town technical requirements, and
- Advances the Town's Vision, Cornerstones and Comprehensive Plan

	Existing*	Proposed	% Change
Residential Units	7,900	5,850	- 26%
Non-Residential Square Footage	17,558,274 s.f.	3,200,000 sf	- 82%
Open Space	248 acres	748 acres	+ 202%
Public Land	223 acres	228 acres	+ 2%
Buffer	50 - 100 feet	250 – 1,506 feet	+ 400% - 1,400%

RECOMMENDATION

- **Planning Commission voted 7 to 0, to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council, with the following recommendations:**
 - 1) Town work with the County on the new frontage road extension from the south property boundary of the Dawson Trails development to intersection with Tomah Road, so the entire length of road is both safe and provides fire egress, and
 - 2) Encourage the water department to work with the neighboring communities who may be interested in paying their fair share of accessing the Town's central water system.
- **Staff recommends approval of the Dawson Trails Development Agreement**

PROPOSED MOTIONS

Approval:

“I move to approve the Dawson Trails Planned Development Plan and Zoning Regulations as introduced by title on first reading.”

“I move to approve the Dawson Trails Development Agreement as introduced by title on first reading.”

Alternative Motions

Approval with Conditions

“I move to approve the Dawson Trails Planned Development Plan and Zoning Regulations as introduced by title, with the following conditions:” (list conditions)

“I move to approve the Dawson Trails Development Agreement as introduced by title, with the following conditions:” (list conditions)

Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Town Council meeting on [date], 2022, at [time].”

QUESTIONS?





Town of Castle Rock
Town Council
August 16, 2022



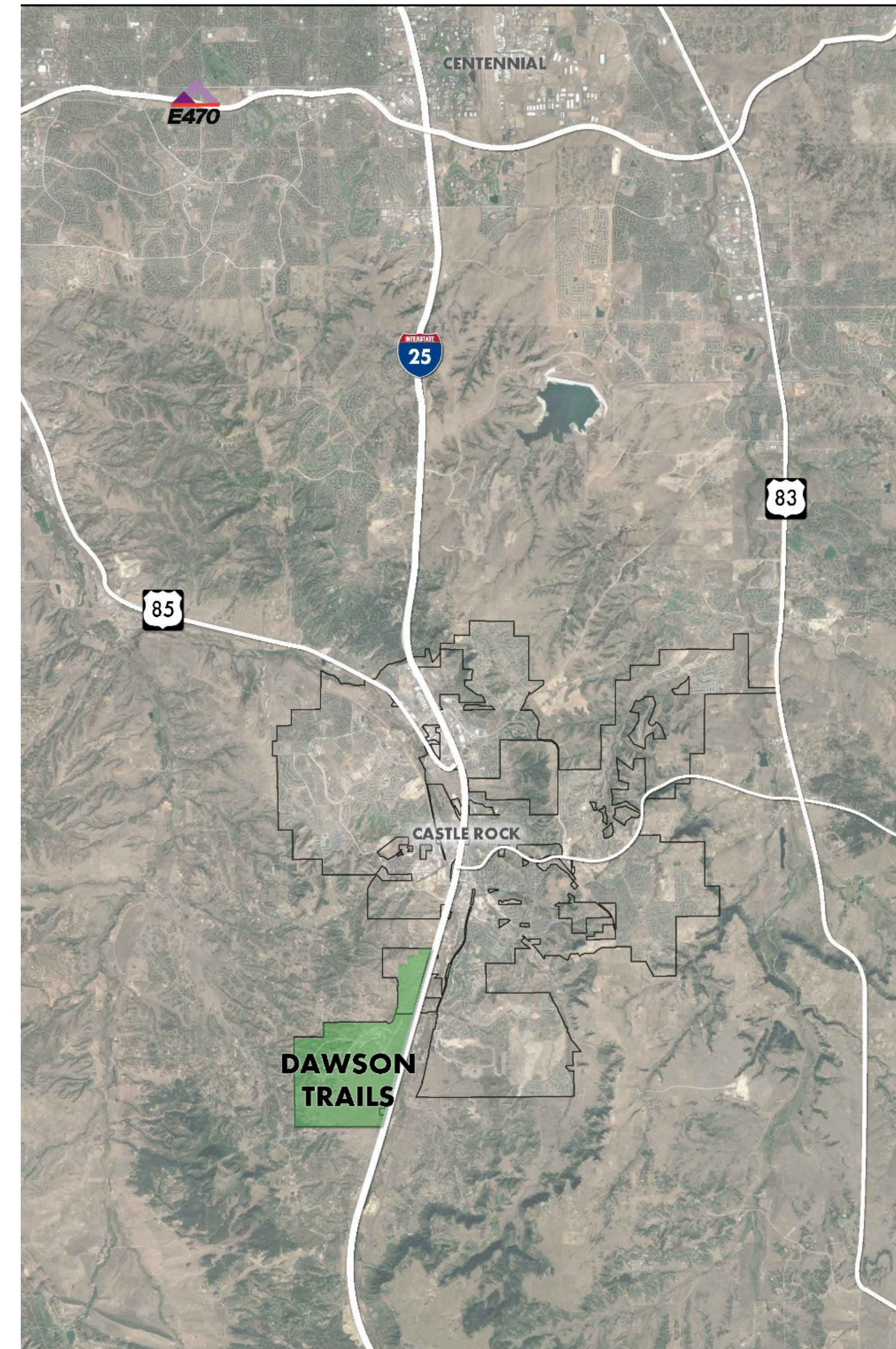
PROPERTY BACKGROUND

- Continental Divide Racetrack
- Large property which was annexed into the Town almost 40 years ago (1986)
- Significant amount of infrastructure constructed 30+ years ago but not accepted into the Town's systems and operations
- Many have wondered what has happened in the past and what will happen in the future
- Out of State ownership (1992-Present)
- New Vision for the property -
Westside Investment Partners



KEY ATTRIBUTES OF THE PROPERTY

- **Southern Gateway to the Town of Castle Rock**
- **Connectivity**
 - Located next to an I-25 interchange planned for 40+ years
- **Full range of land uses**
 - Will provide jobs, shopping areas, and homes
- **Current zoning:**
 - 7,900 homes
 - 20,000,000 sq. ft. commercial, industrial, and retail
- **Property has been part of the Town's Vision for 40 years**
- **Property included within the Town and County's long-range planning efforts, based on existing zoning**
- **Open Space, parks, schools, and recreation**



2030 Castle Rock Comprehensive Master Plan

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Community



Four Cornerstones

The building blocks of our Vision are embodied in the Four Cornerstones:

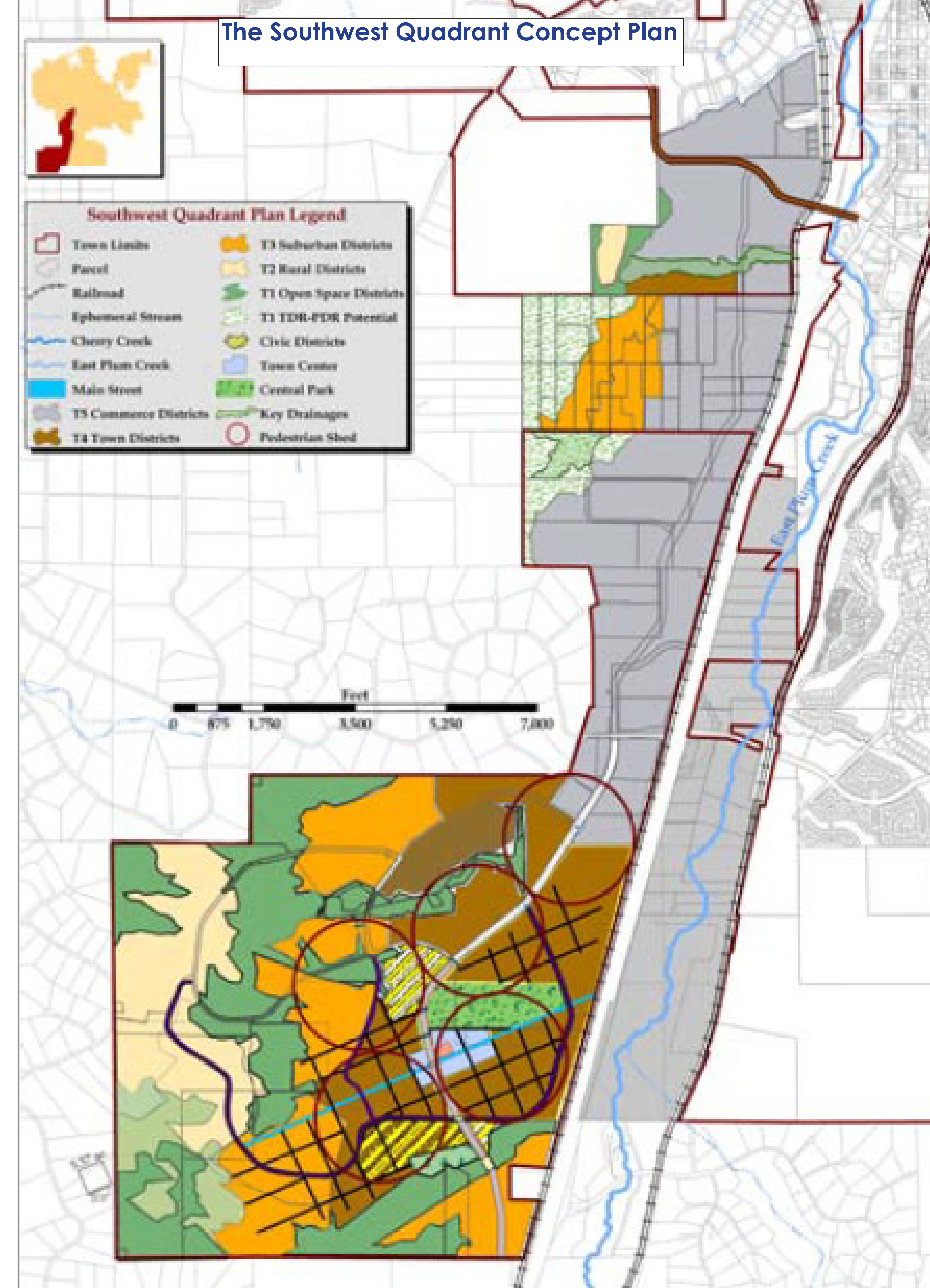
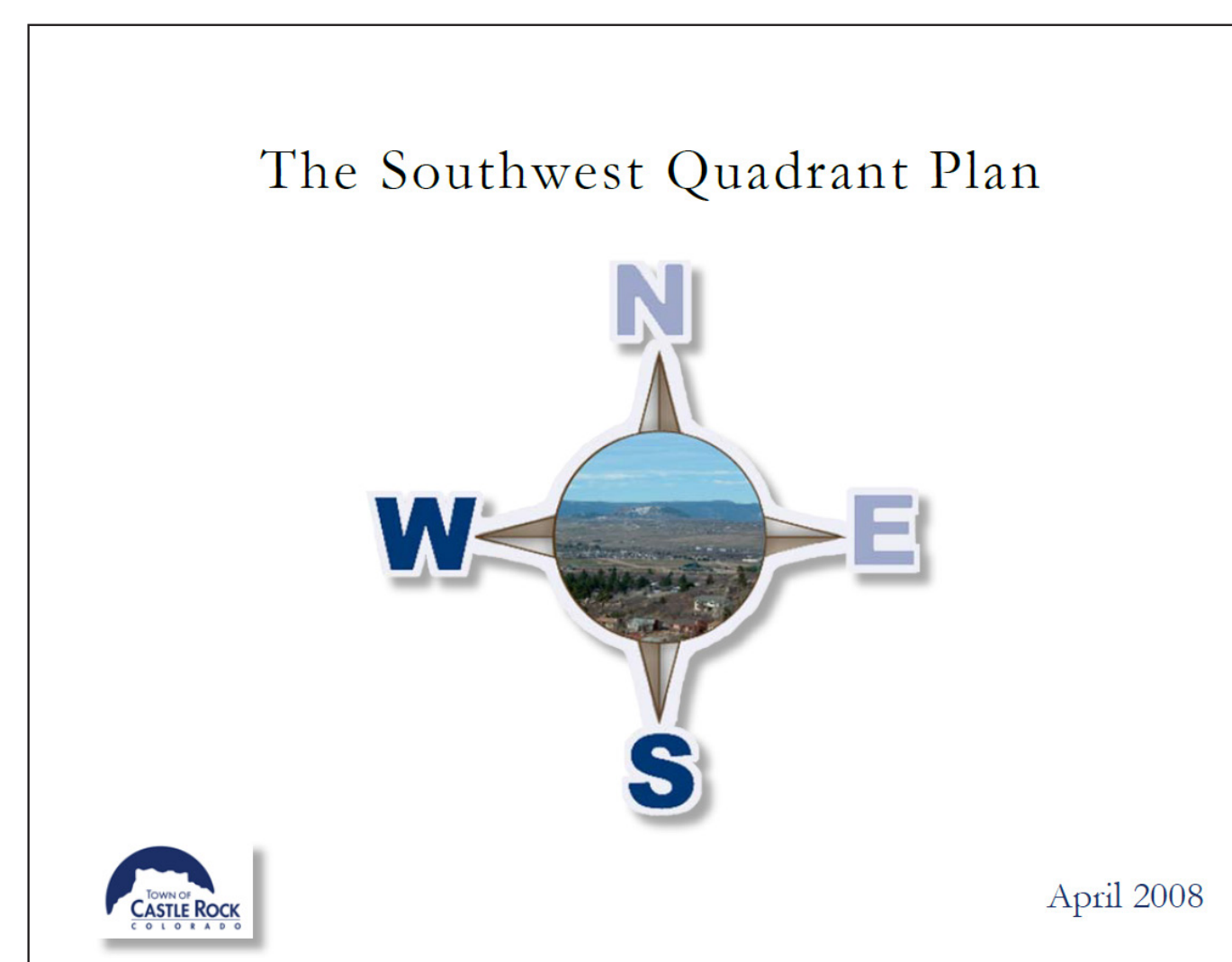
- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

TOWN VISION

The Southwest Quadrant Plan

Dawson Trails meets the plans goals by:

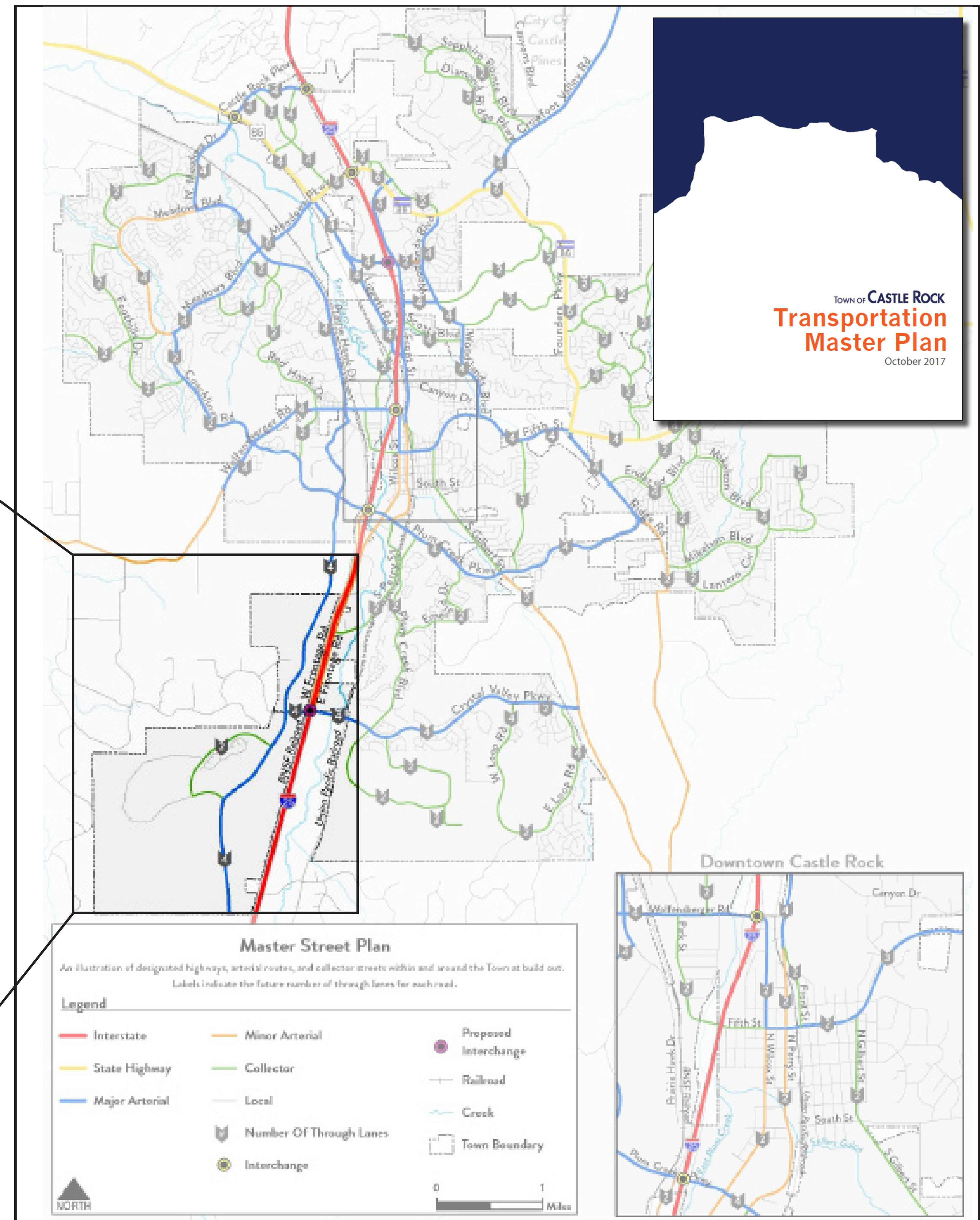
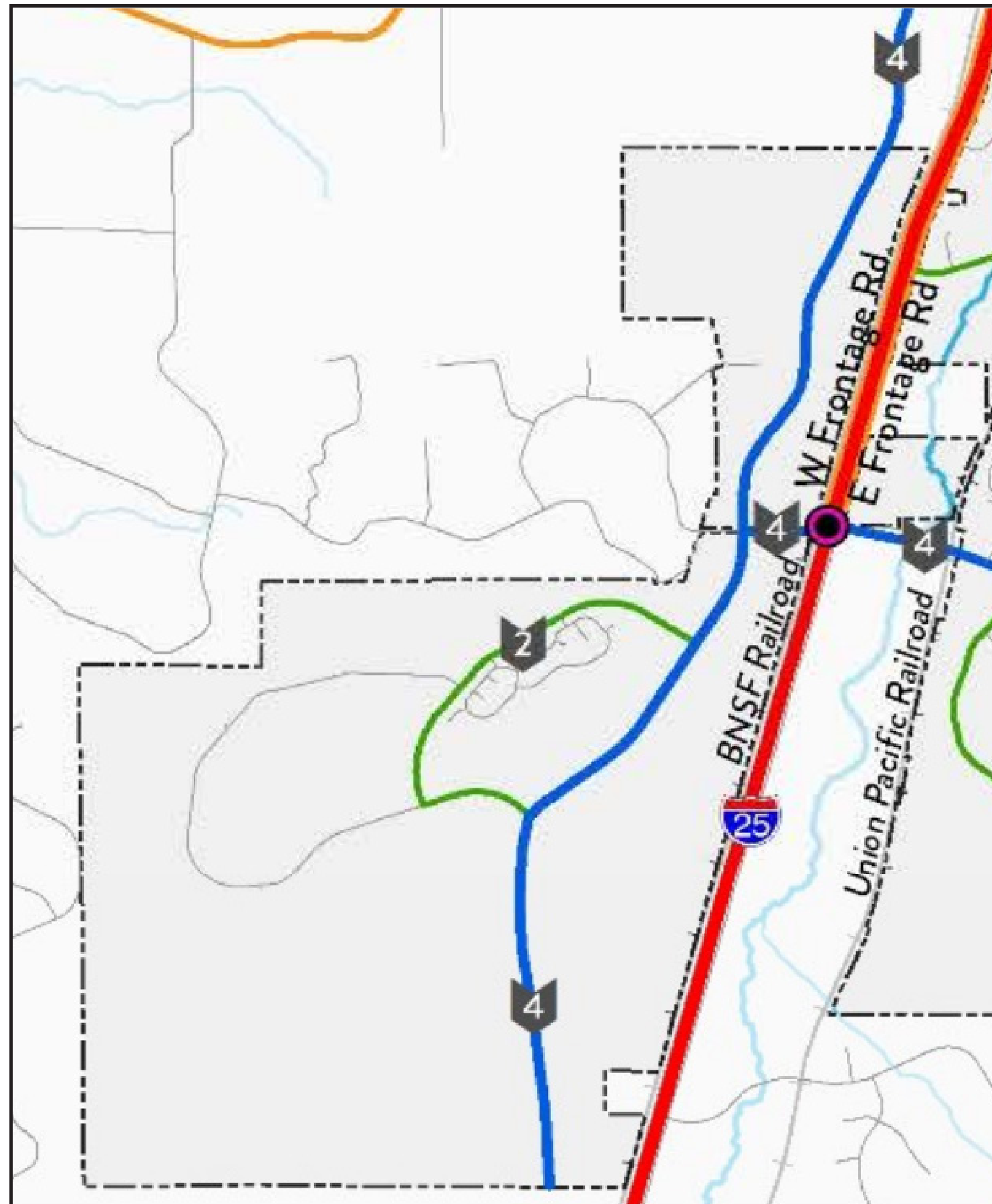
- Promoting residential and commercial neighborhoods through mixed housing types and densities, pedestrian friendly design, and community gathering areas.
- Ensuring *sustainable development*
- Contributing to the Town's *economic self-sufficiency*
- Implementing *outstanding design features*
- Fostering *active lives and lifestyles*
- Providing places for *social interaction*
- *Eliminating dependency on the automobile* for every trip



TOWN VISION

Transportation Master Plan (October 2017)

- Identifies frontage road connection
- Identifies location for interchange



COMMUNITY OUTREACH

Neighborhood Meetings

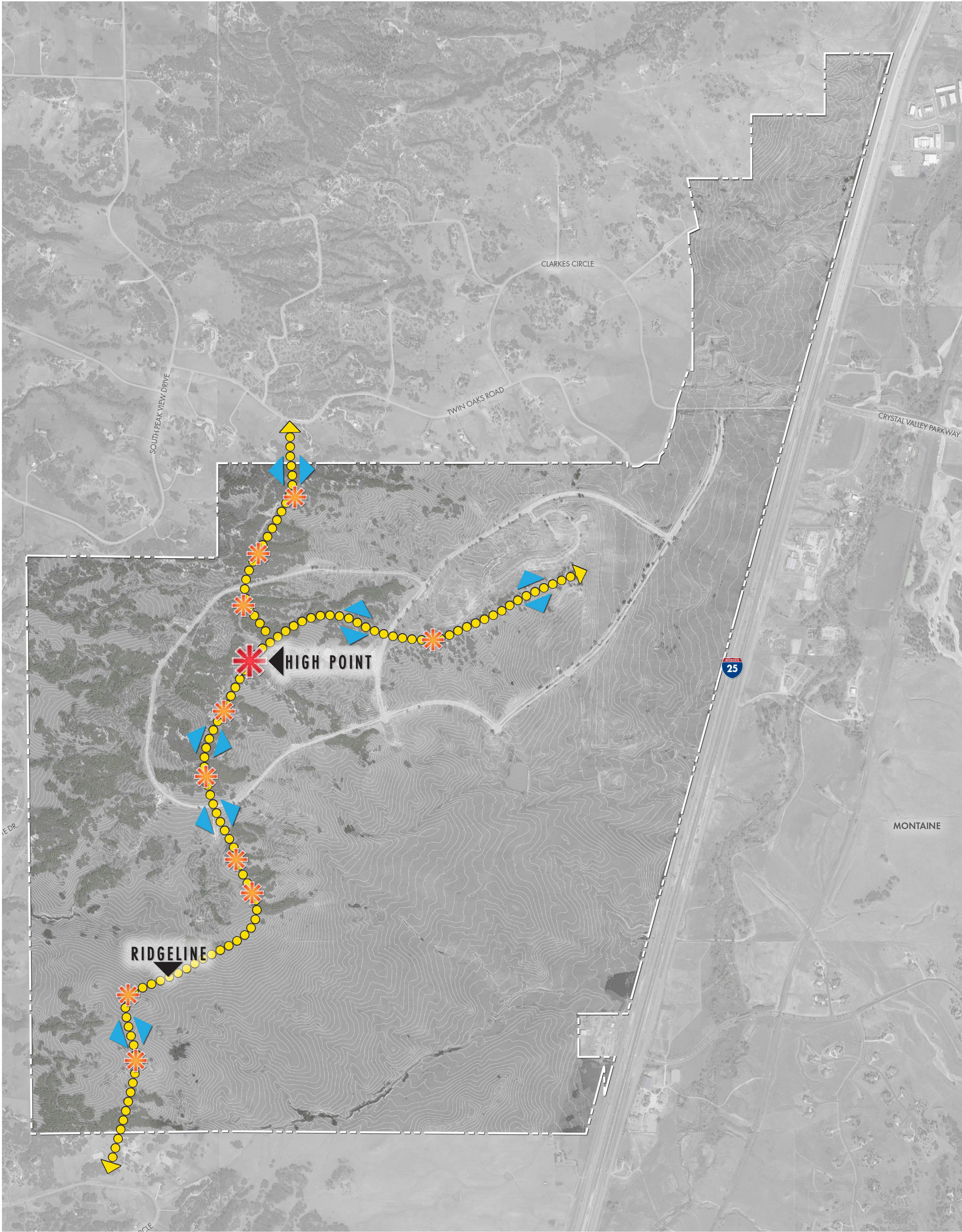
- First - April 13, 2021
- Second - May 24, 2021
- Third - October 21, 2021
- Fourth - February 7, 2022
- Fifth - June 27, 2022

Additional Meetings:

- Twin Oaks HOA (5 meetings)
- Keene Ranch HOA (4 meetings)
- Crystal Crossing HOA
- Castle Rock Rotary Club
- Castle Rock Economic Development
- Castle Rock Chamber of Commerce

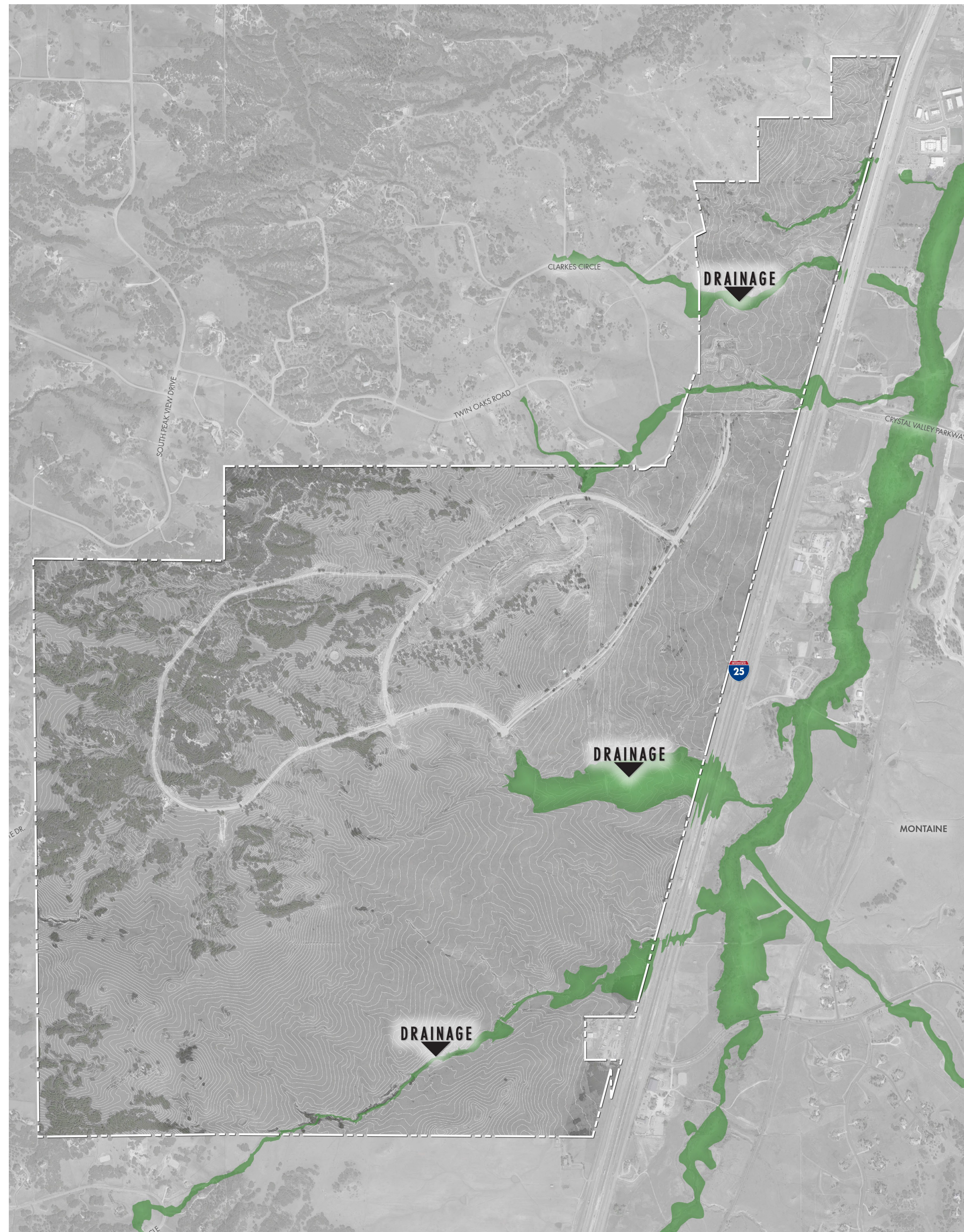


SITE ANALYSIS



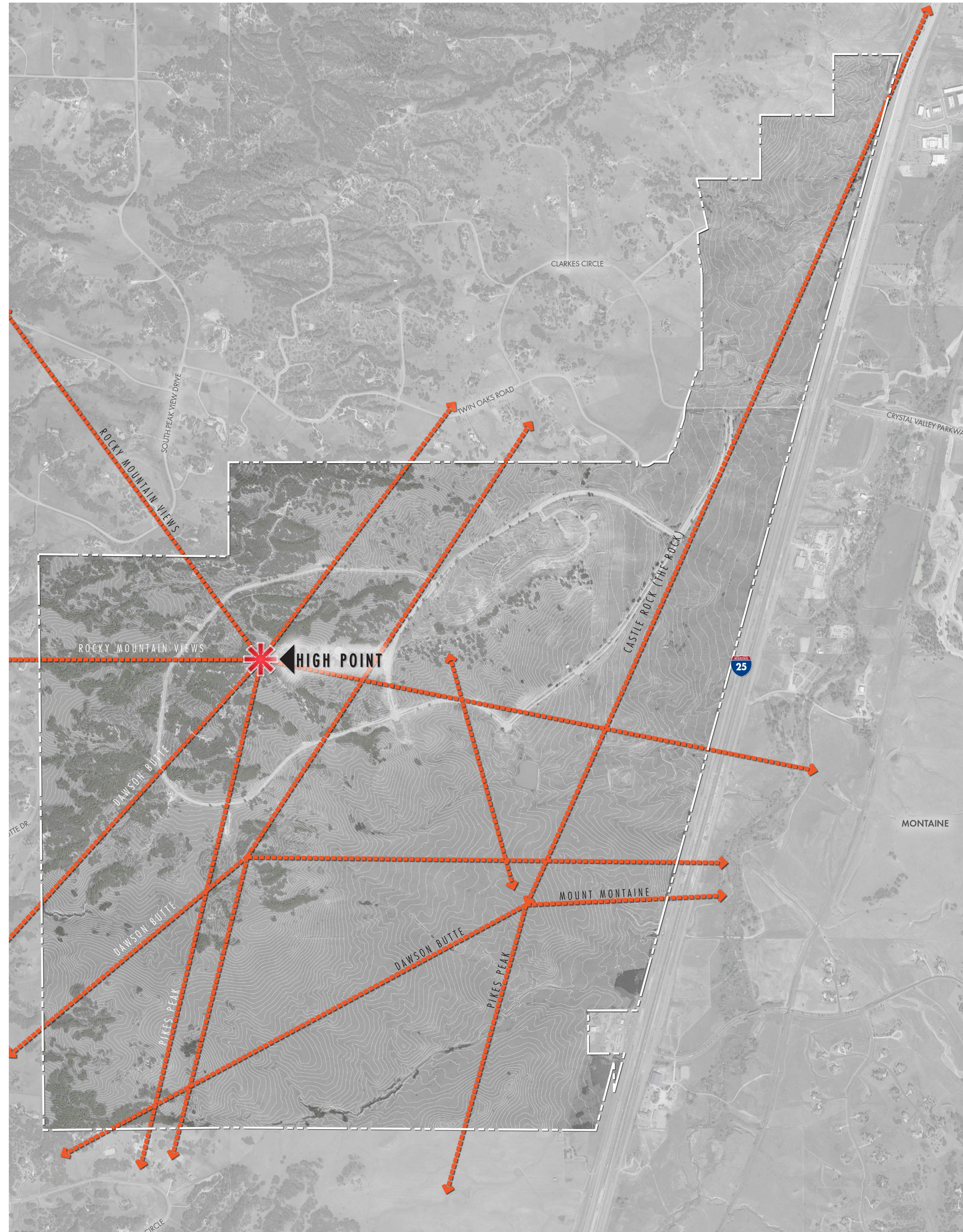
- Preservation of ridge

SITE ANALYSIS



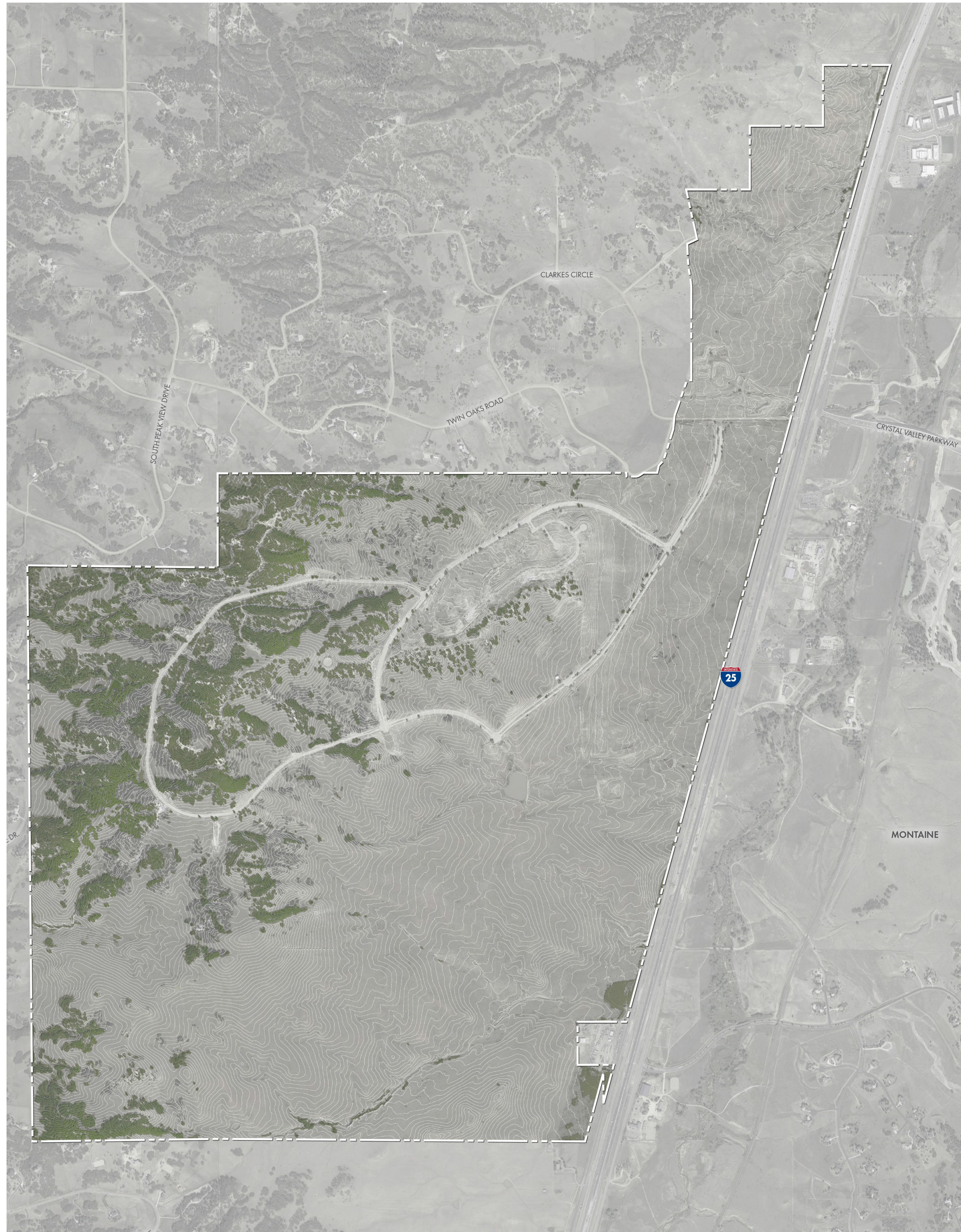
- Preservation of ridge
- **Drainage**

SITE ANALYSIS



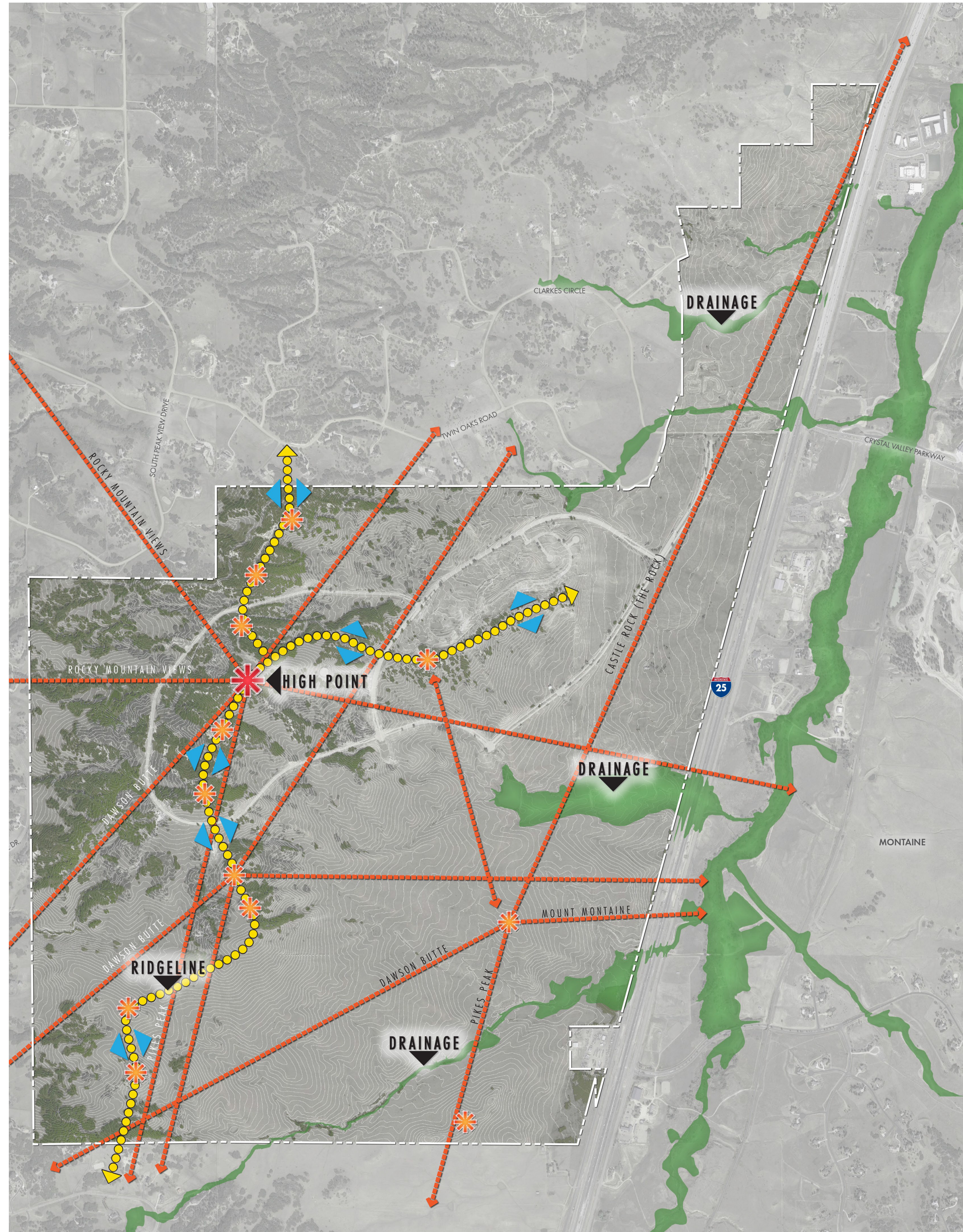
- Preservation of ridge
- Drainage
- **High Point Viewsheds**

SITE ANALYSIS



- Preservation of ridge
- Drainage
- High Point Viewsheds
- **Vegetation**

SITE ANALYSIS

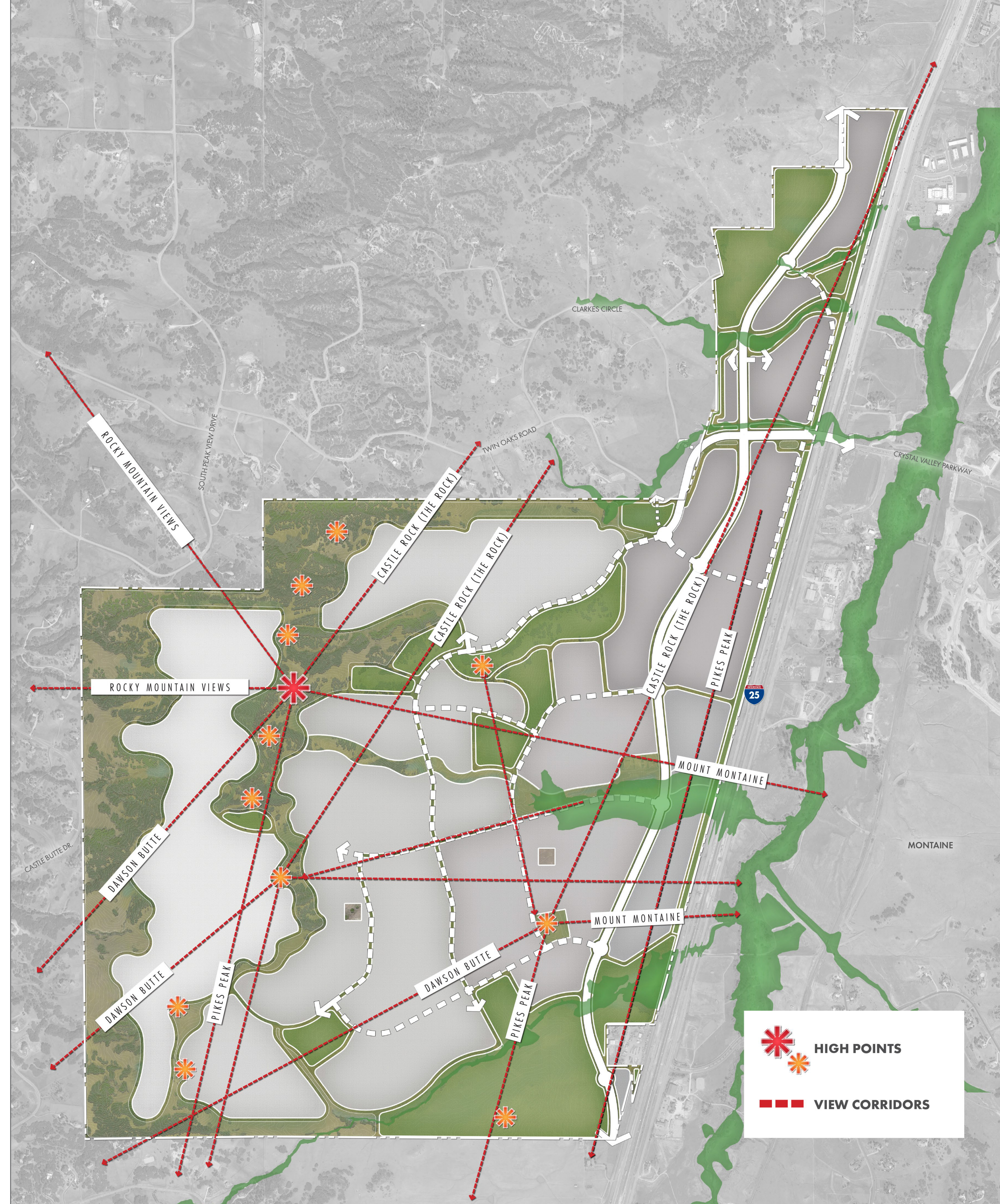


- Preservation of ridge
- Drainage
- High Point Viewsheds
- Vegetation
- **Future Roadway Connections**

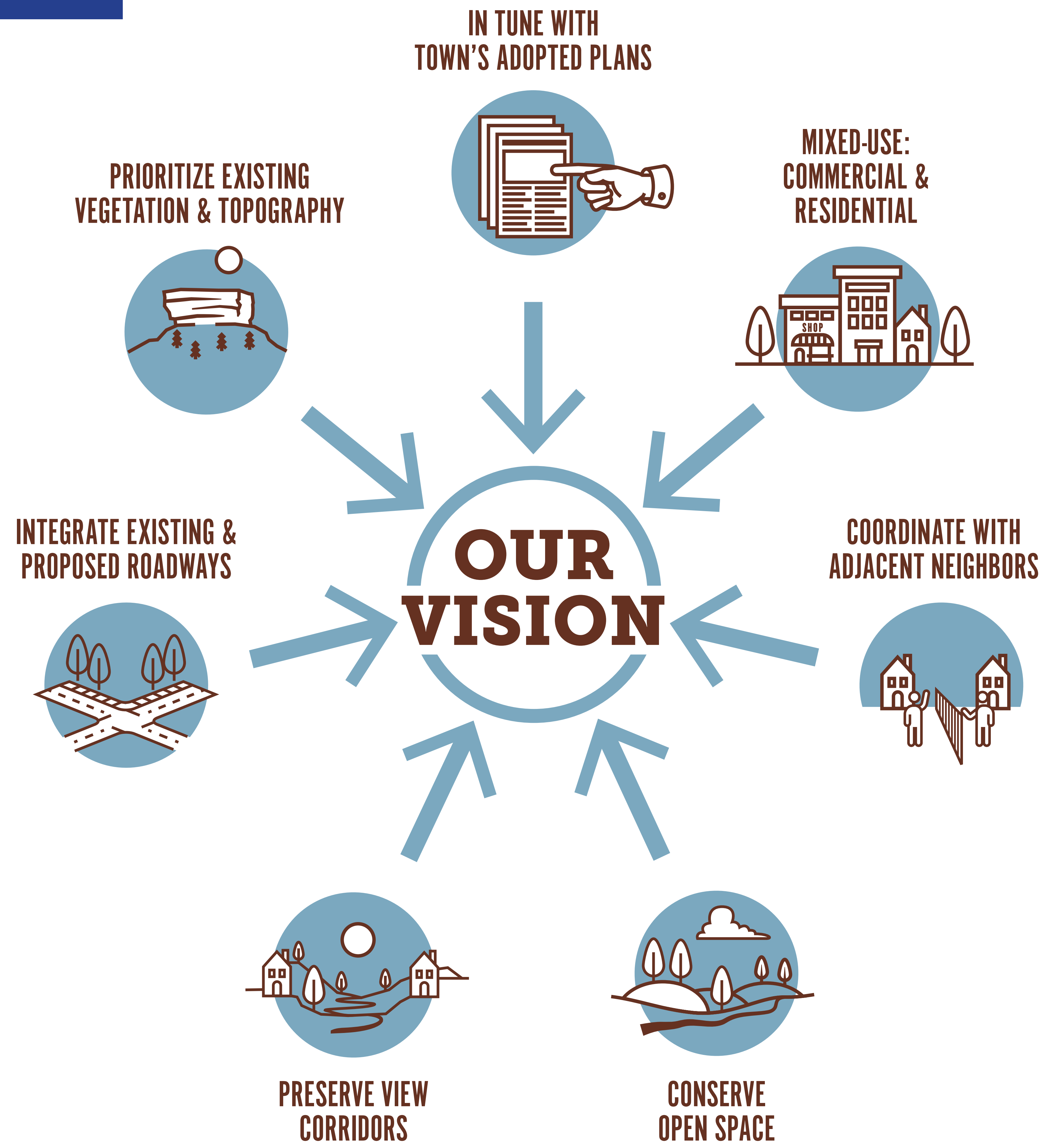
OVERALL LAYOUT

Considerations

- Preservation of Ridge
- Drainage
- High Point Viewsheds
- Vegetation
- Future Roadway Connections
- Coordination with adjacent neighbors



OUR VISION



FINAL PDP SUBMITTAL

Character Areas

- West, Central, East

Planning Areas

- A through G

Edge Treatments

- 250-foot buffer (minimum)
- Transition Zone Standards

Dwelling Unit Transfers

- None allowed into West Character Area
- Transfers allowed in Central and East Character Areas

Signage

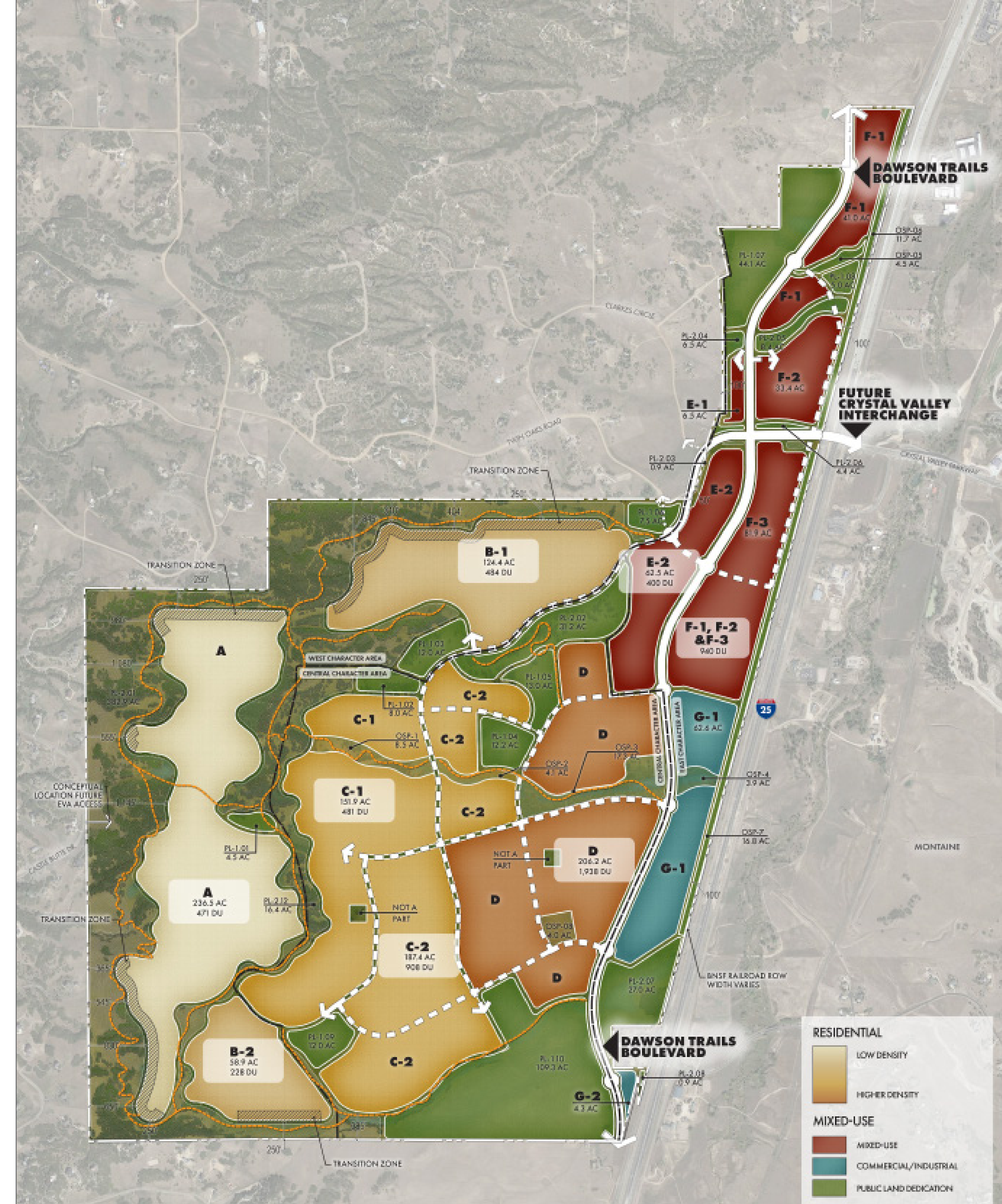
- Landmark Sign Standards (Highway oriented)

Architectural Standards

- Building and site design
- Pedestrian oriented district

Collaboration with adjacent neighbors

- Buffers / Transition Zone
- Twin Oaks entrances
- Keene Ranch Emergency Vehicle Access



CHARACTER AREAS

West

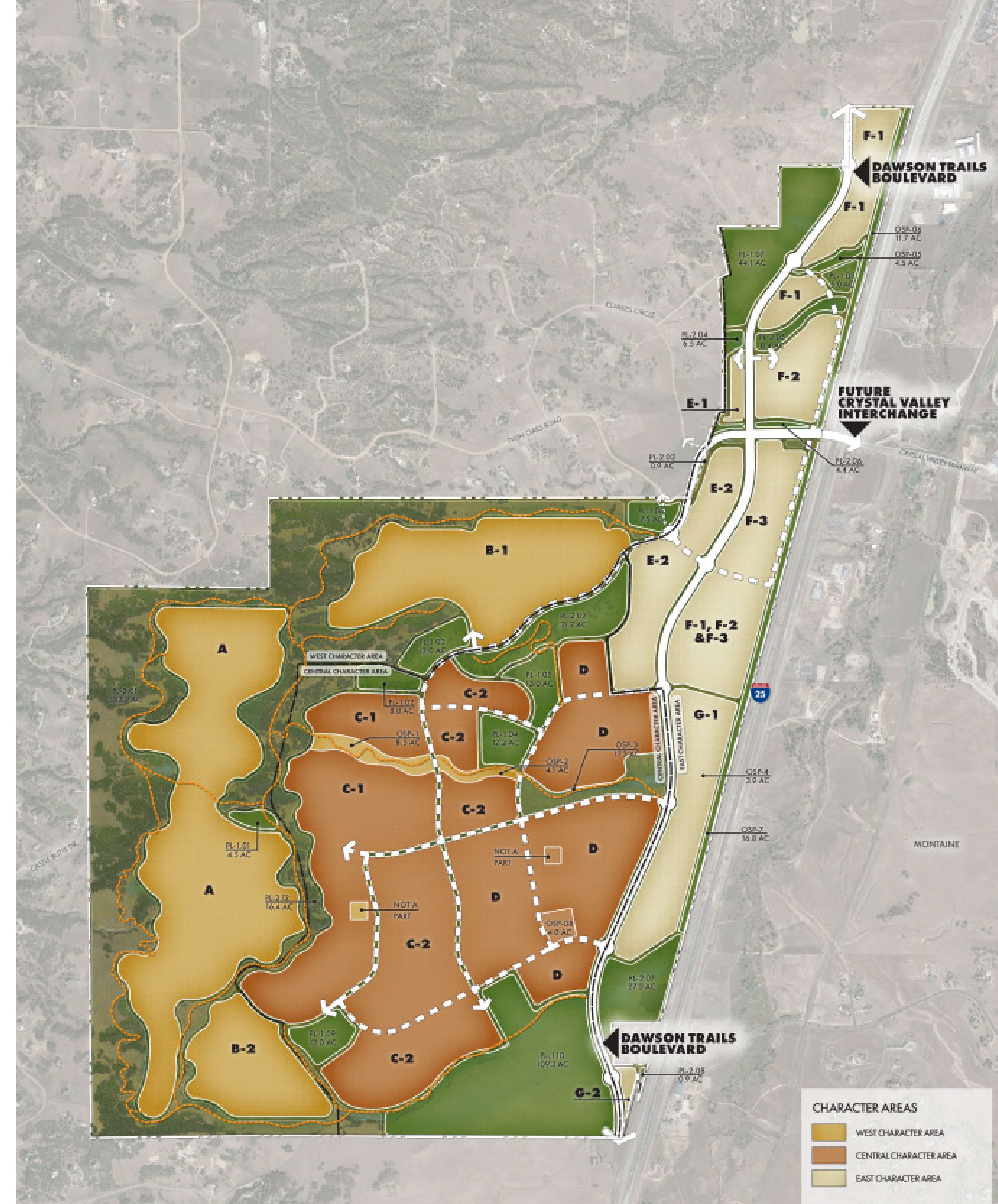
- Planning Area closest to Twin Oaks added
- Low density, single-family detached only
- Significant open space
- Planning Areas A & B

Central

- Mainly residential
- Varying densities, increasing from west to east
- Planning Areas C & D

East

- Mixed-use opportunities
- Pedestrian oriented, mixed-use district
- Highest residential densities
- Commercial / retail / office uses
- Flex-Industrial uses
- Transit hub
- PLD
- Planning Areas E, F, & G



PLANNING AREAS

A & B

- Lowest densities
- Single-family detached only

C

- Generally, lower density residential
- Limited non-residential

D

- Mixed density residential
- Non-residential uses

E

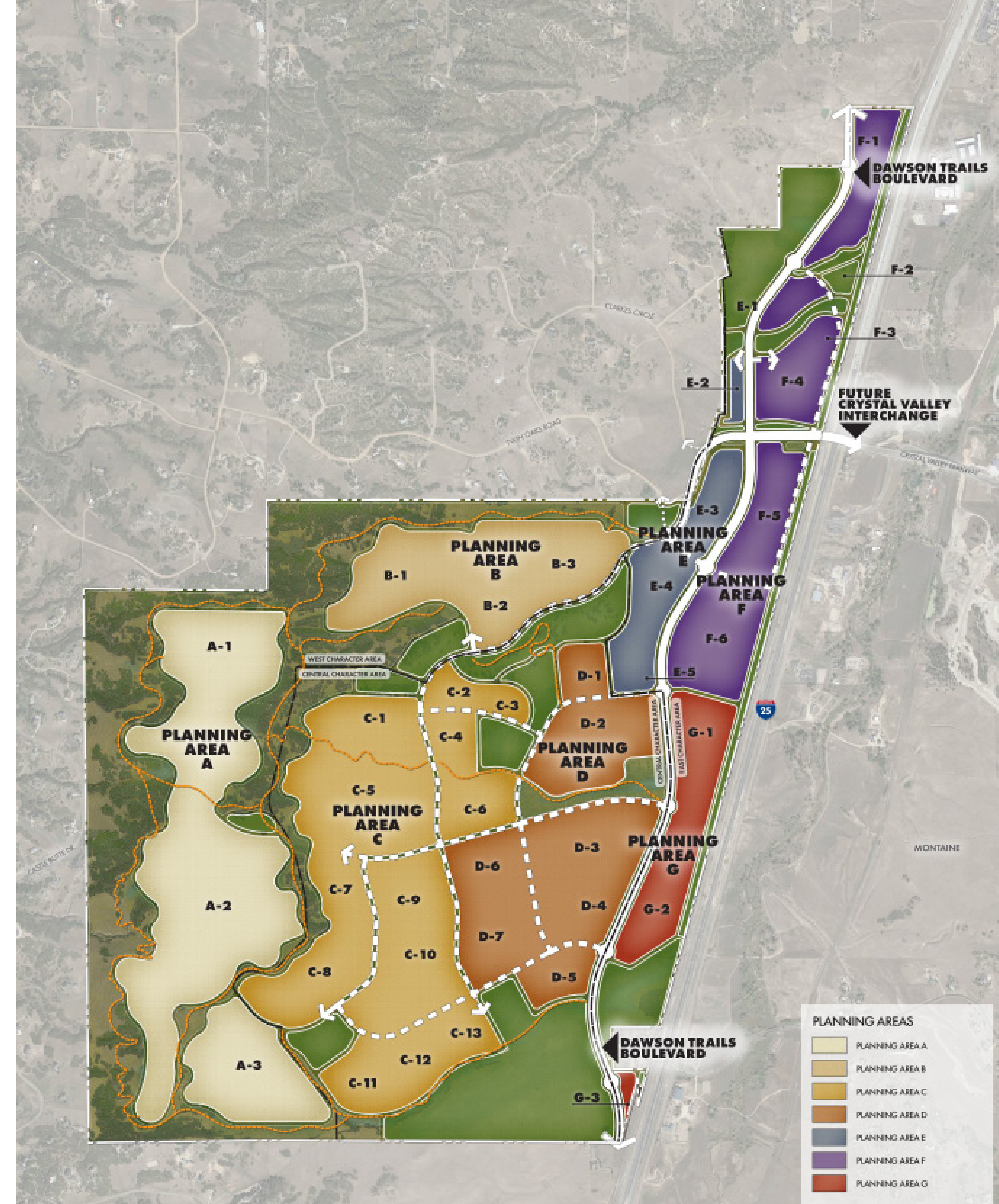
- Mixed-use
- Pedestrian oriented area
- E-2 Non-residential use only

F

- Mixed-use

G

- Office
- Flex-Industrial
- No residential



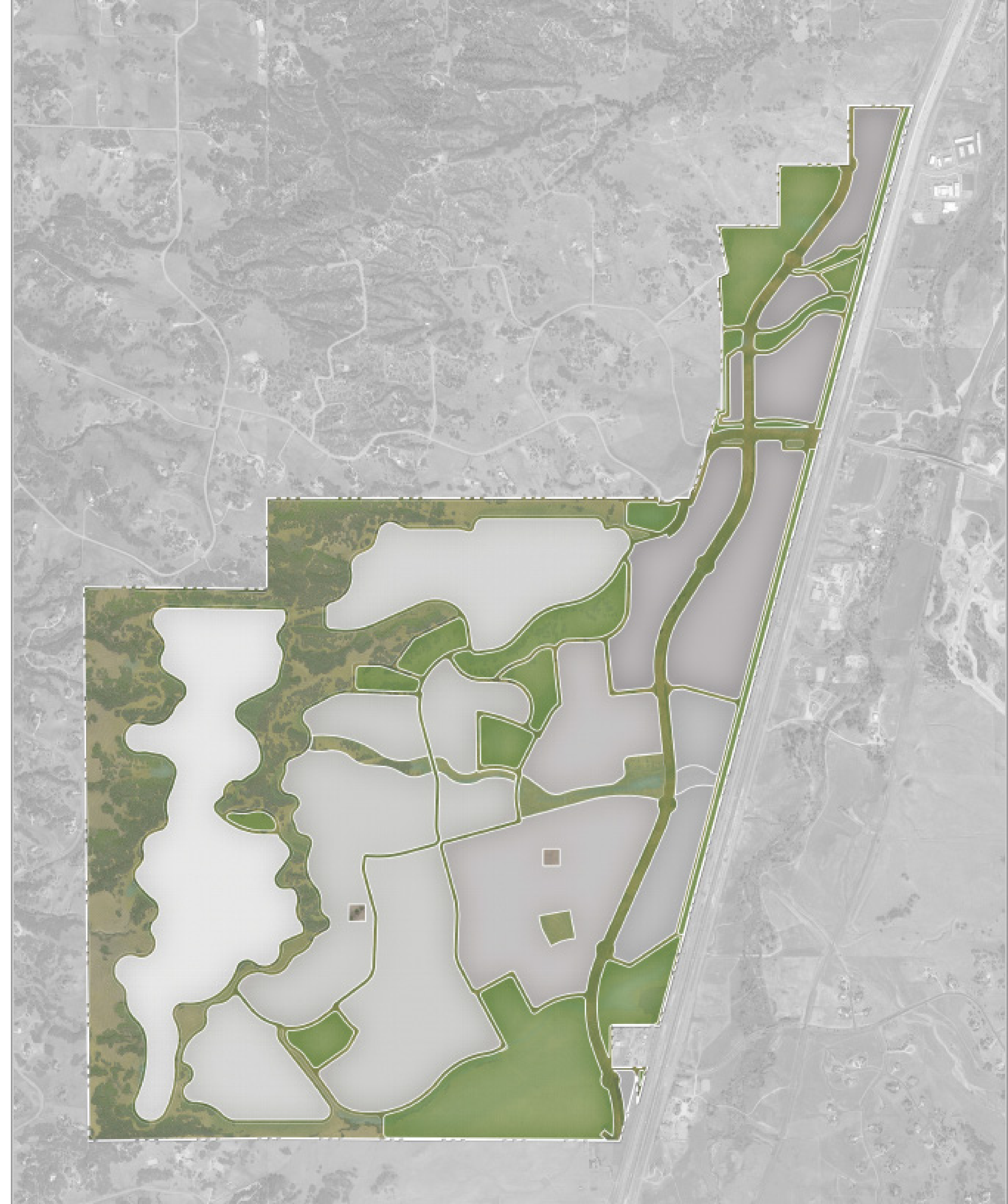
OPEN SPACE & PLD

Open Space

- 748 acres total
 - 462.2 acres of public open space
 - 70.8 acres private open space
 - 215 acres of future open space

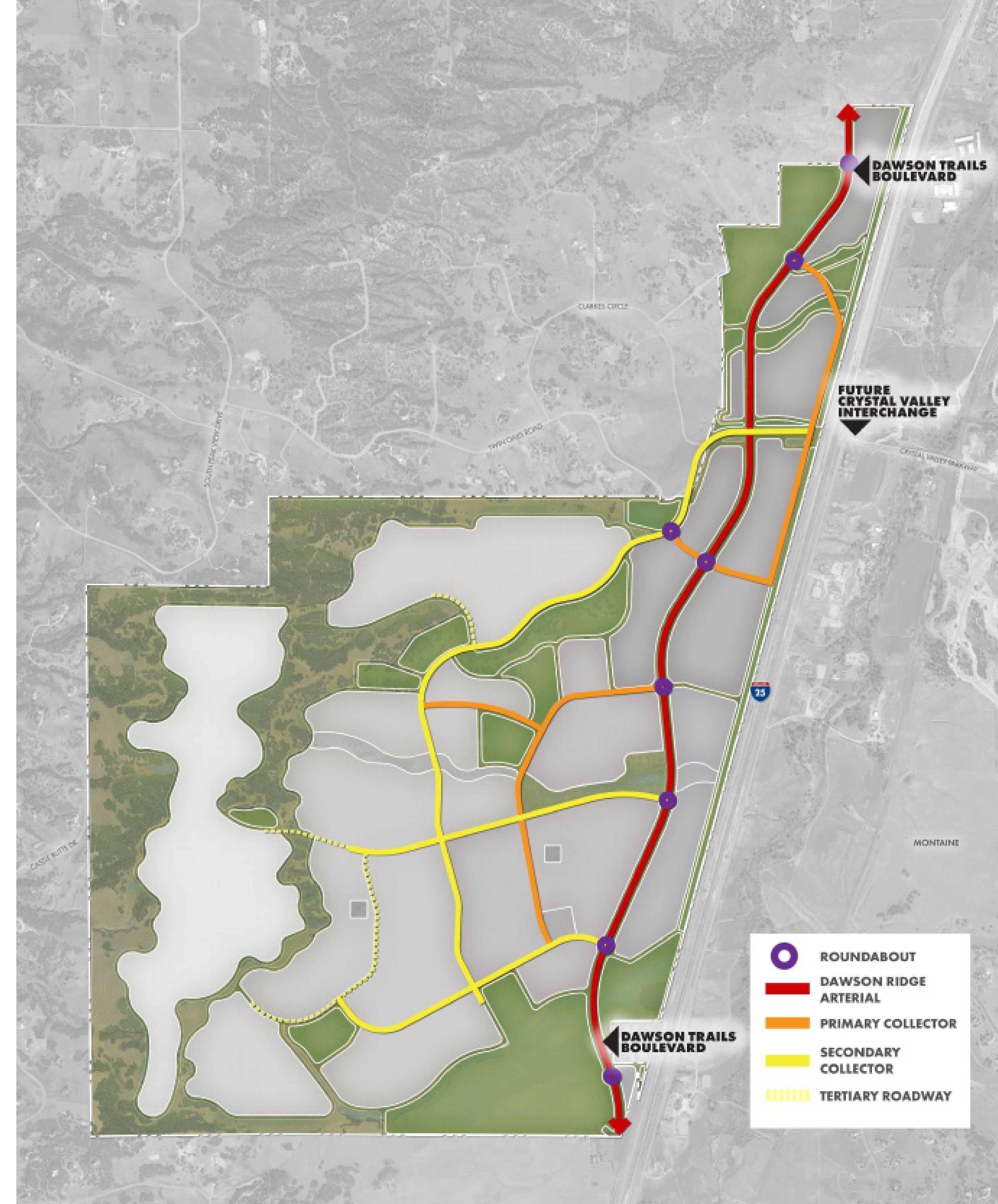
Public Land Dedication

- 227.6 acres dedicated to Town



TRANSPORTATION NETWORK

- Alignment of relocated West Frontage Road has been finalized.
- Plan is currently in progress by the Town, design to be completed Fall 2022 as part of the CVI process.
- Required as part of the CVI process, the portion of the relocated West Frontage Road south of the Dawson Trails property (to Tomah Road) will be coordinated by Douglas County.



MAJOR PLAN CHANGES FROM FIRST PDP SUBMITTAL

- **Collaboration with Adjacent Neighbors and Town**
- **Planning Areas**
 - Densities
 - Land Uses
 - Building Heights
 - Configurations
- **Increased minimum buffer area from 100' to 250' minimum**
- **Added Transition Zone Standards for residential lots closest to County residences**
- **Area North of Interchange**
 - Public Land Dedication (PLD)
 - Reduction in development area
 - Buffers added
- **PLD Adjustments**
- **Pedestrian Oriented District Identified**
 - Central gathering area
 - Enhanced streetscapes
- **Coordinated access points with Twin Oaks homeowners**
 - Assist in design and construction of relocated entry
- **Included Emergency Vehicle Access (EVA) connection with Keene Ranch**

TOWN BENEFITS

- **Downzoning**
 - Number of residential units decreased from 7,900 to 5,850 (26% reduction)
 - Non-residential square footage reduced from 20 million to 3.2 million square feet
- **Exceeding the Minimum Required Open Space**
 - Town requirement: 20%
 - Plan provides: 36%
- **Preservation of the Property's High Points and Ridge**
- **+/- 25 miles of Trails - 4 Grade Separated Crossings**
- **PLD is greater than Town requirements**
 - Two large PLD locations (150+ acres combined)
 - Mobility hub
 - Land Dedication & Financial Contribution to New Fire Station
- **Fiscally responsible**
- **Coordinated Access Points with Twin Oaks Homeowners**
- **Keene Ranch Emergency Vehicle Access**
- **Architectural Guidelines**
- **Signage**
 - No digital signage
- **Water Efficiency Plan**
 - Reduce indoor and outdoor water use

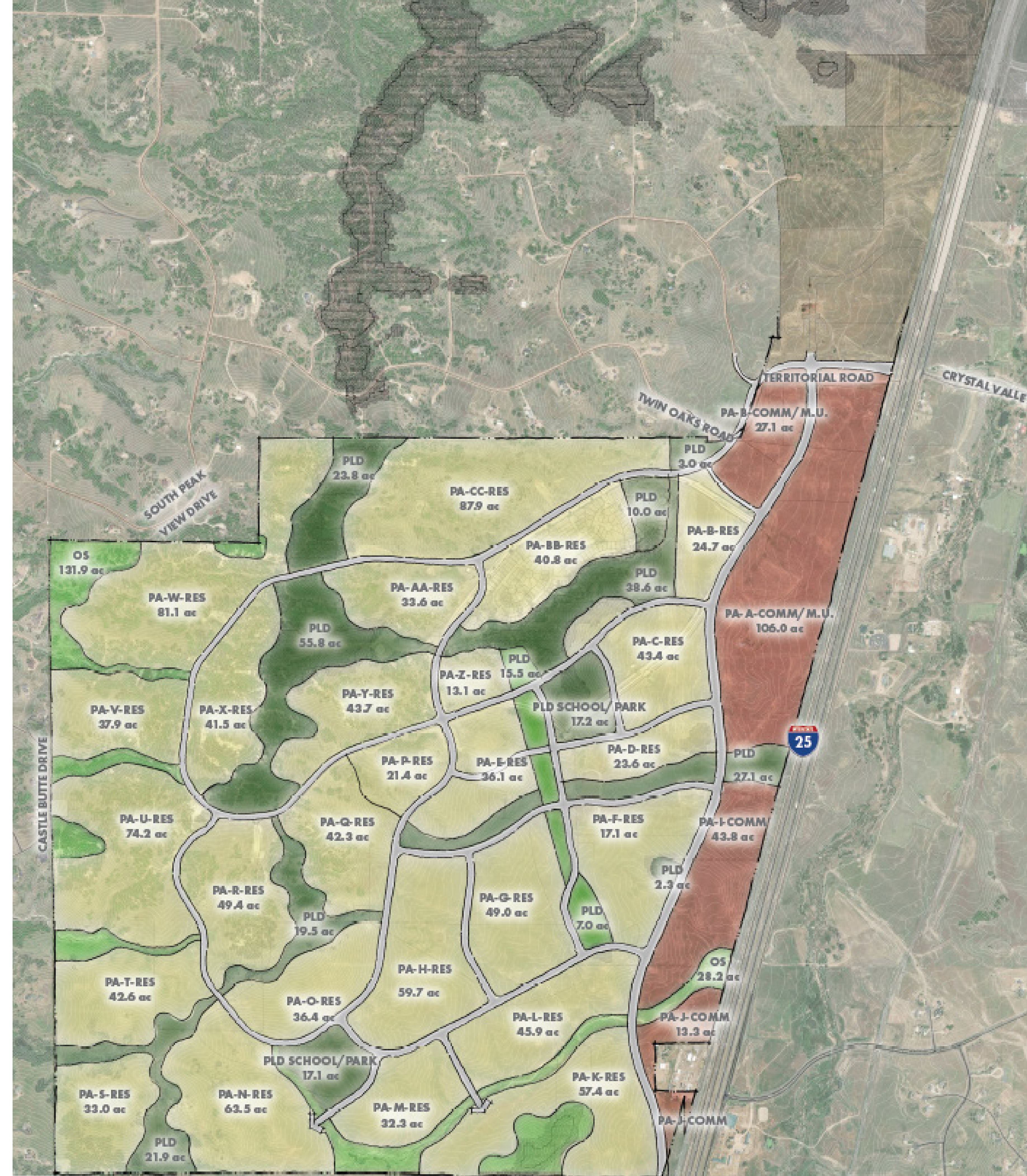
THANK YOU!

QUESTIONS OR COMMENTS?



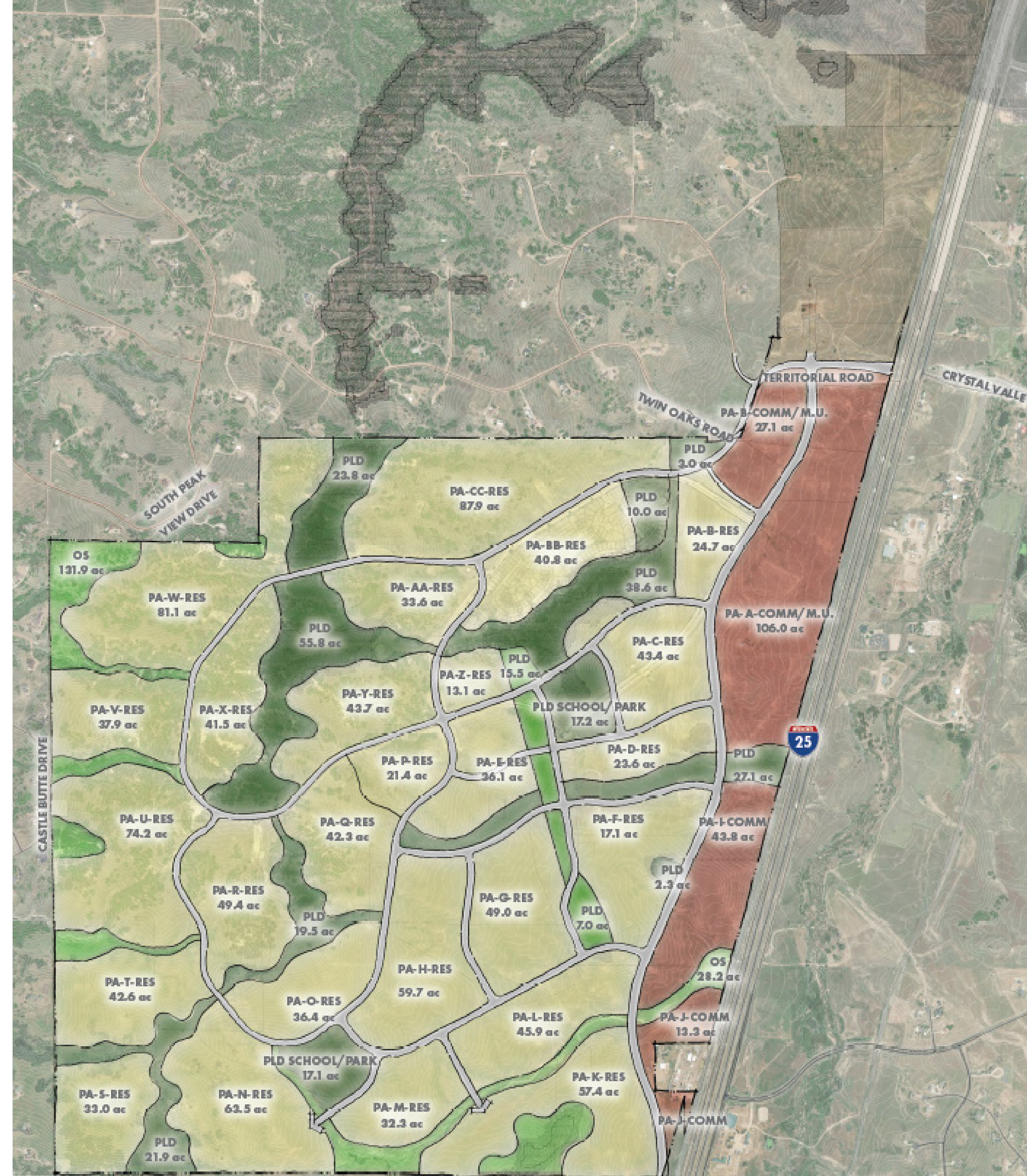
INITIAL CONCEPT

- Preservation of ridge
- **Non-Residential land uses along I-25**



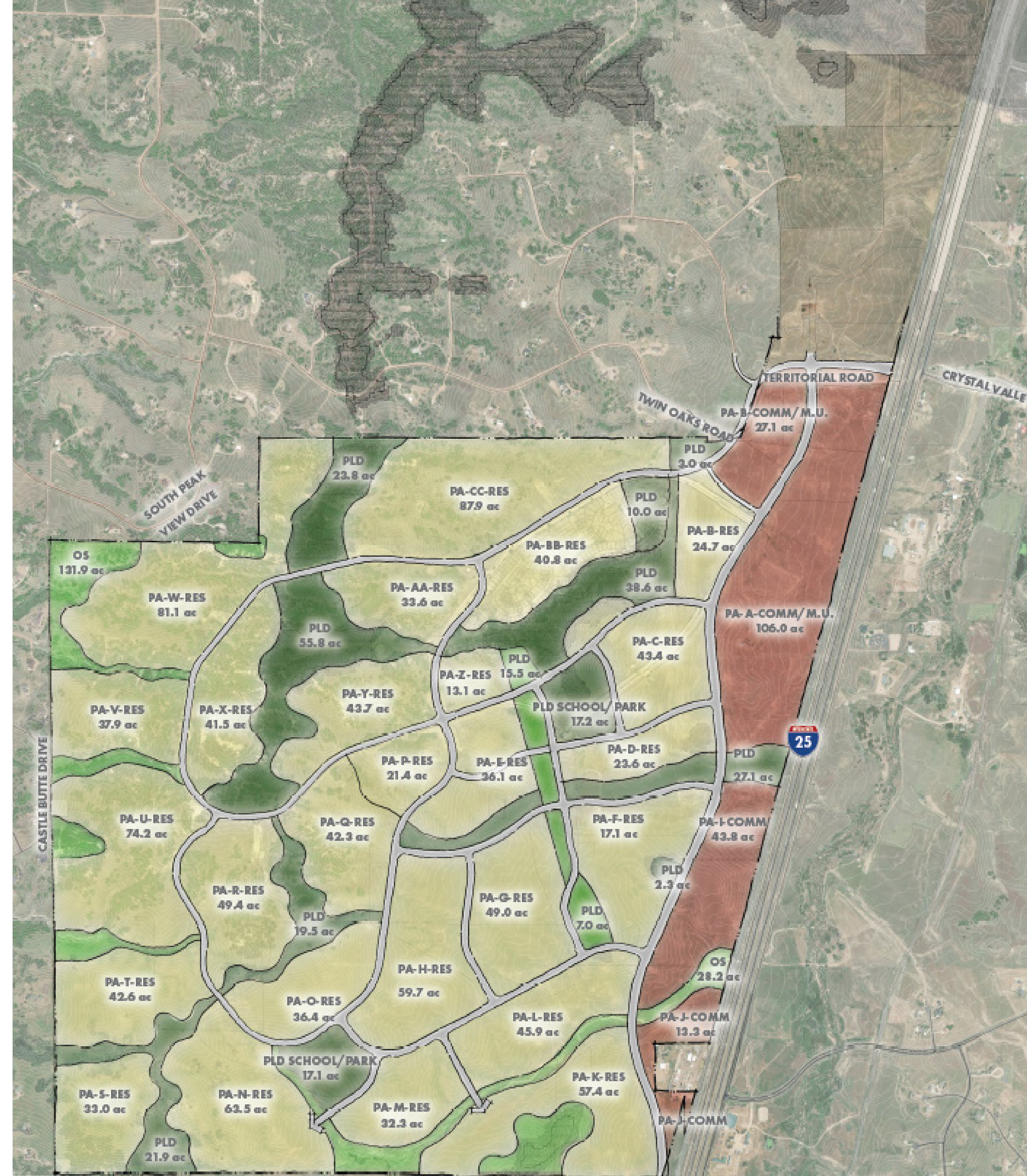
INITIAL CONCEPT

- Preservation of ridge
- Non-Residential land uses along I-25
- **Clustered residential pattern**



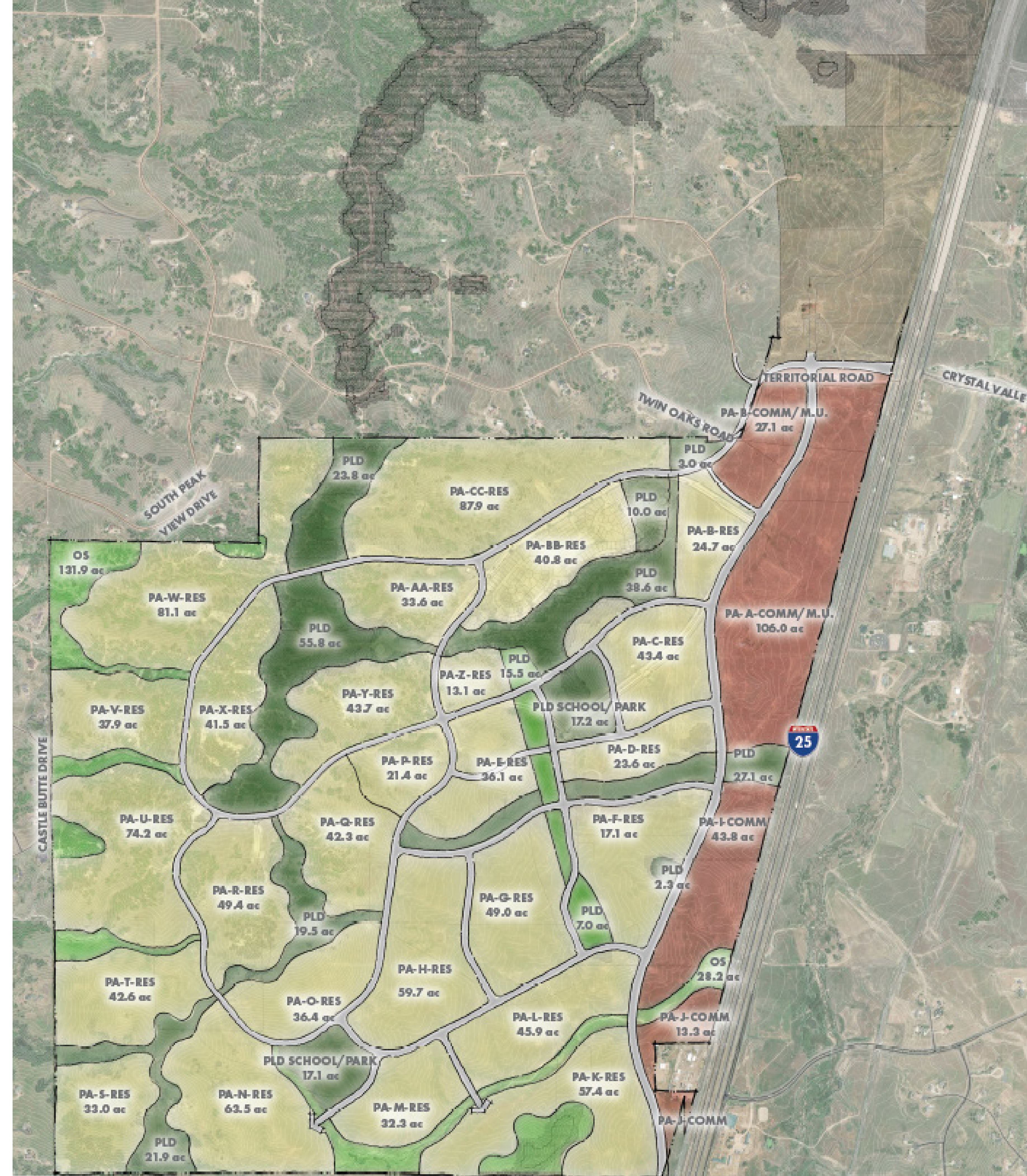
INITIAL CONCEPT

- Preservation of ridge
- Non-Residential land uses along I-25
- Clustered residential pattern
- **Connected open space corridors**



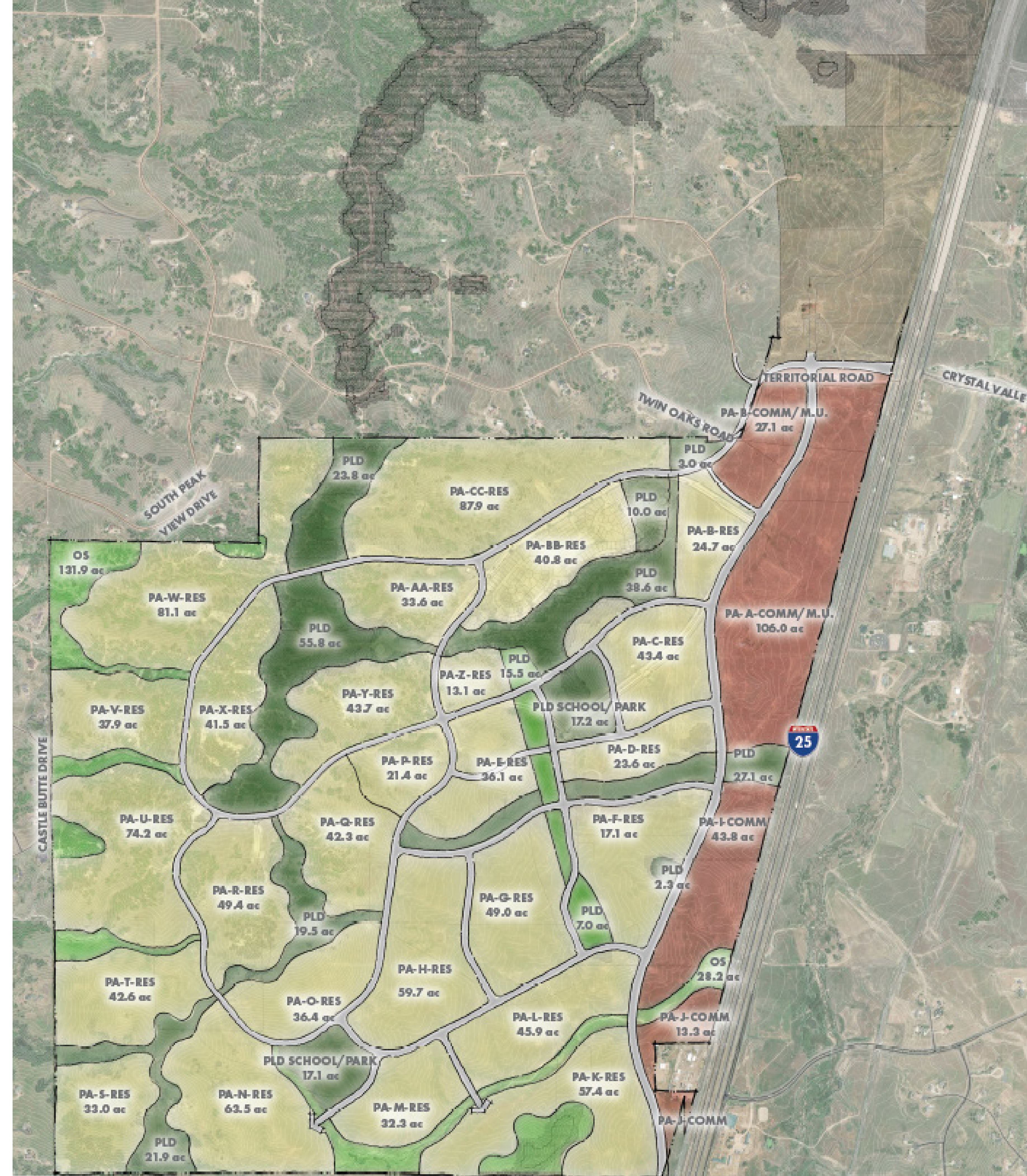
INITIAL CONCEPT

- Preservation of ridge
- Non-Residential land uses along I-25
- Clustered residential pattern
- Connected open space corridors
- **Roadway system fits natural terrain**



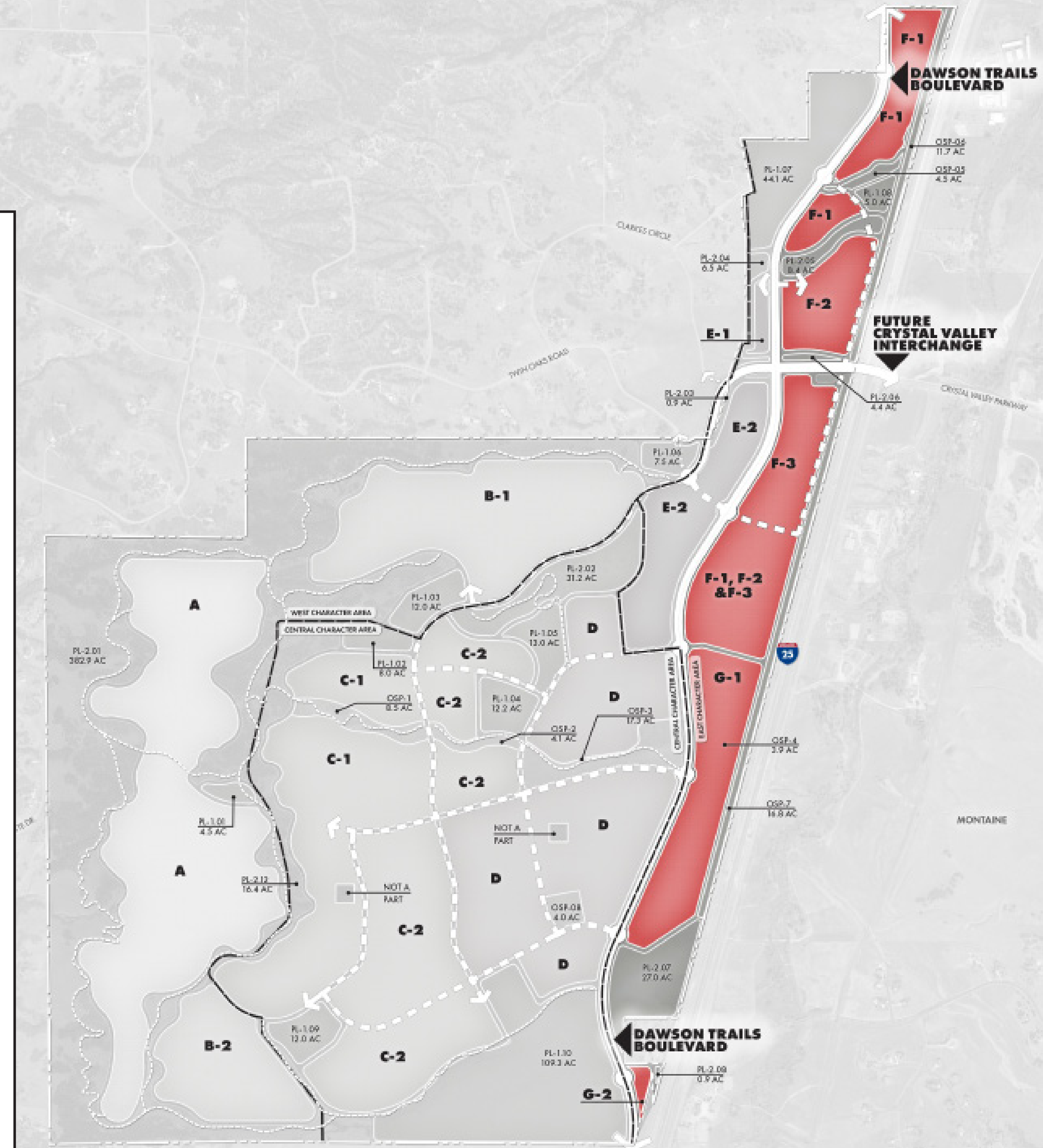
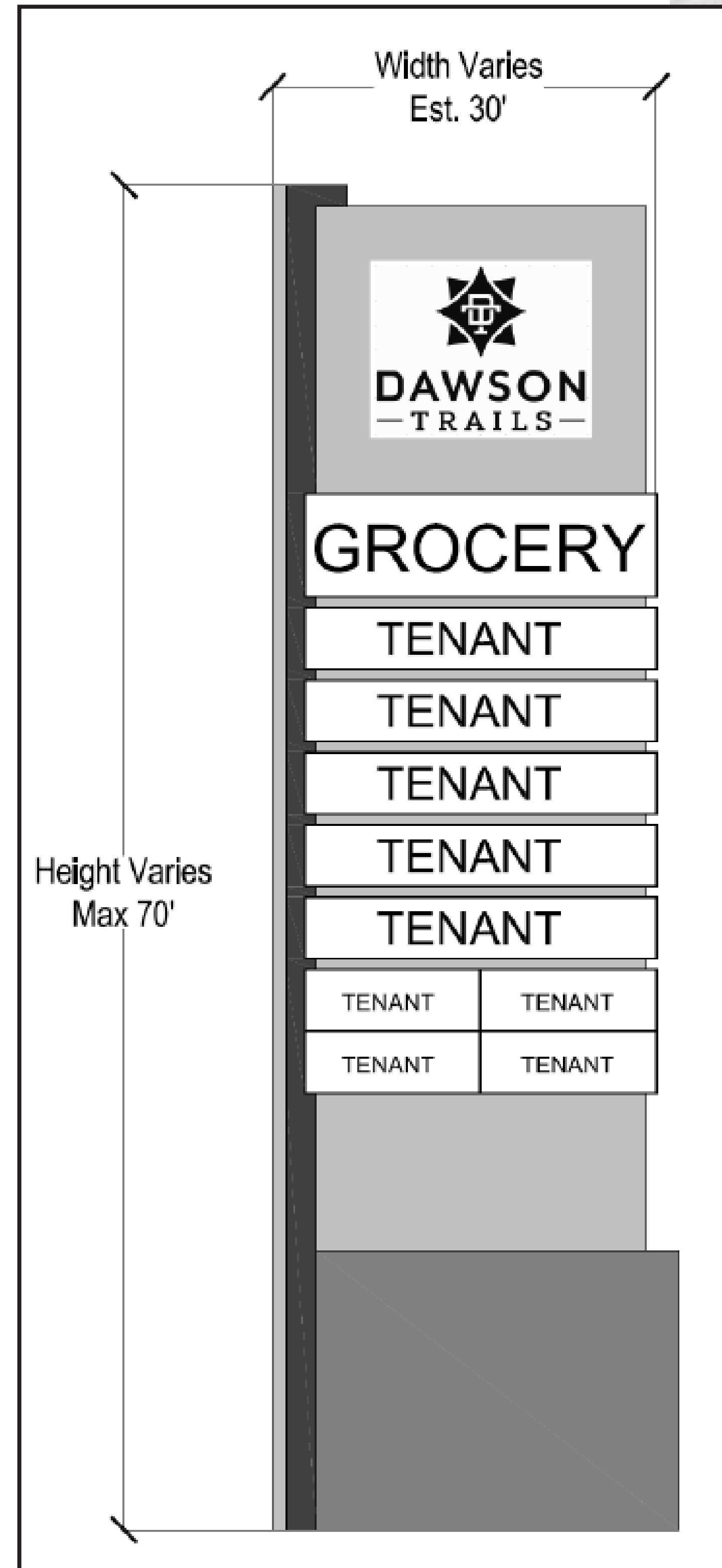
INITIAL CONCEPT

- Preservation of ridge
- Non-Residential land uses along I-25
- Clustered residential pattern
- Connected open space corridors
- Roadway system fits natural terrain
- **Compliance with Town Plans**
 - Comprehensive Master Plan
 - Southwest Quadrant Plan
 - Transportation Master Plan



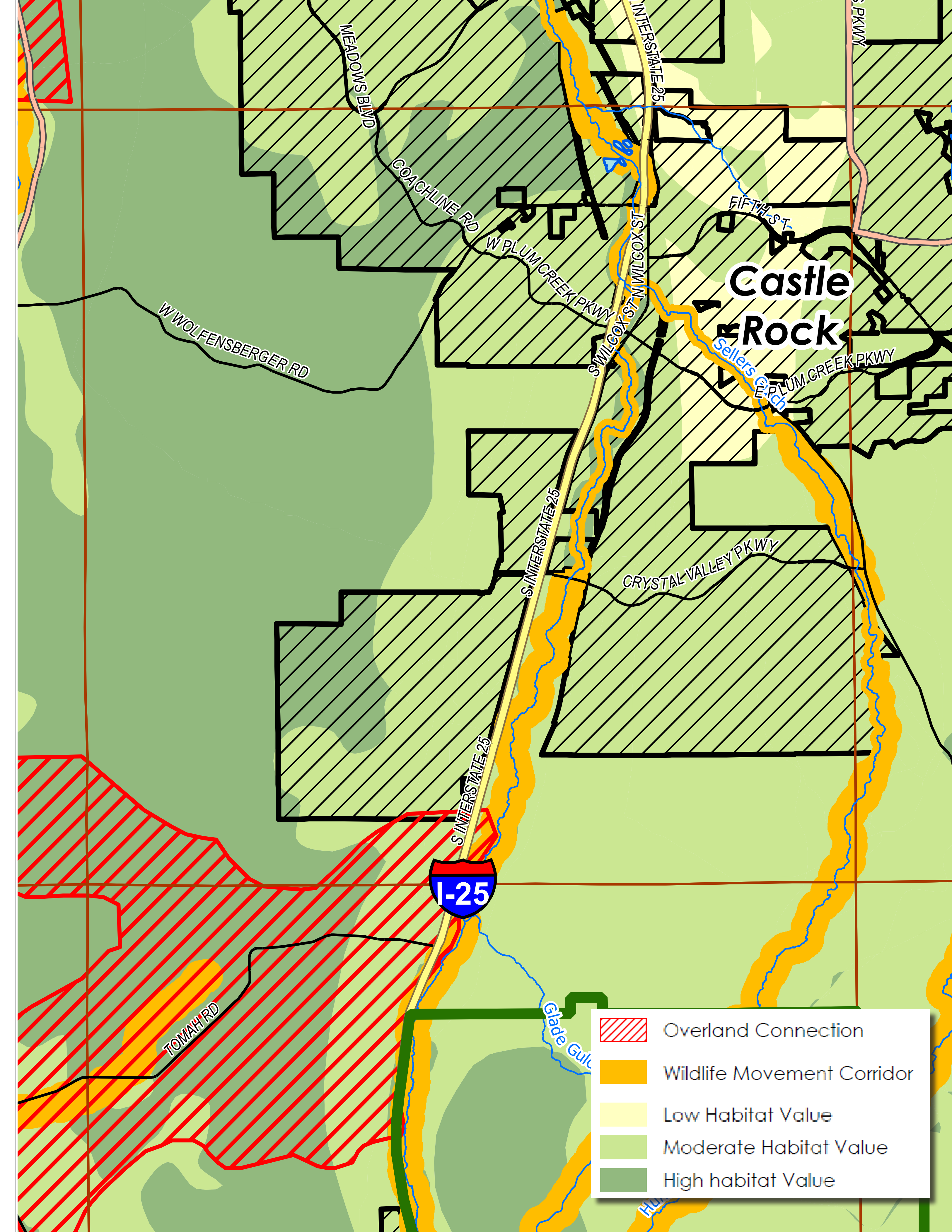
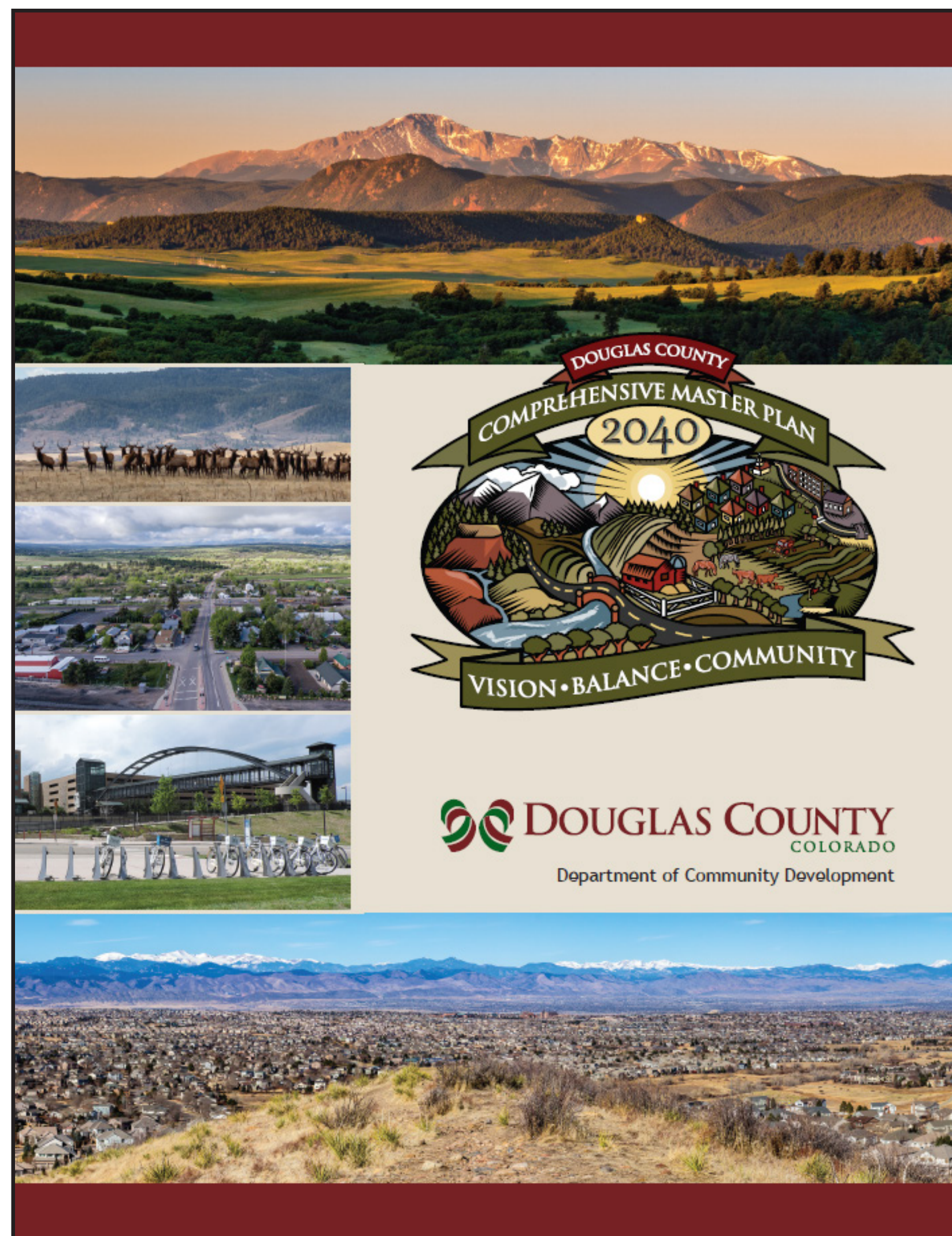
LANDMARK SIGNS

- Non-Electronic
- Allowed only along I-25, within Planning Areas F & G.
- Maximum of 8 signs.
- Maximum height of 70 feet.
- 700 sq. ft. per sign face area with a max. of 2 sign faces.
- Pole and Electronic Signs prohibited.



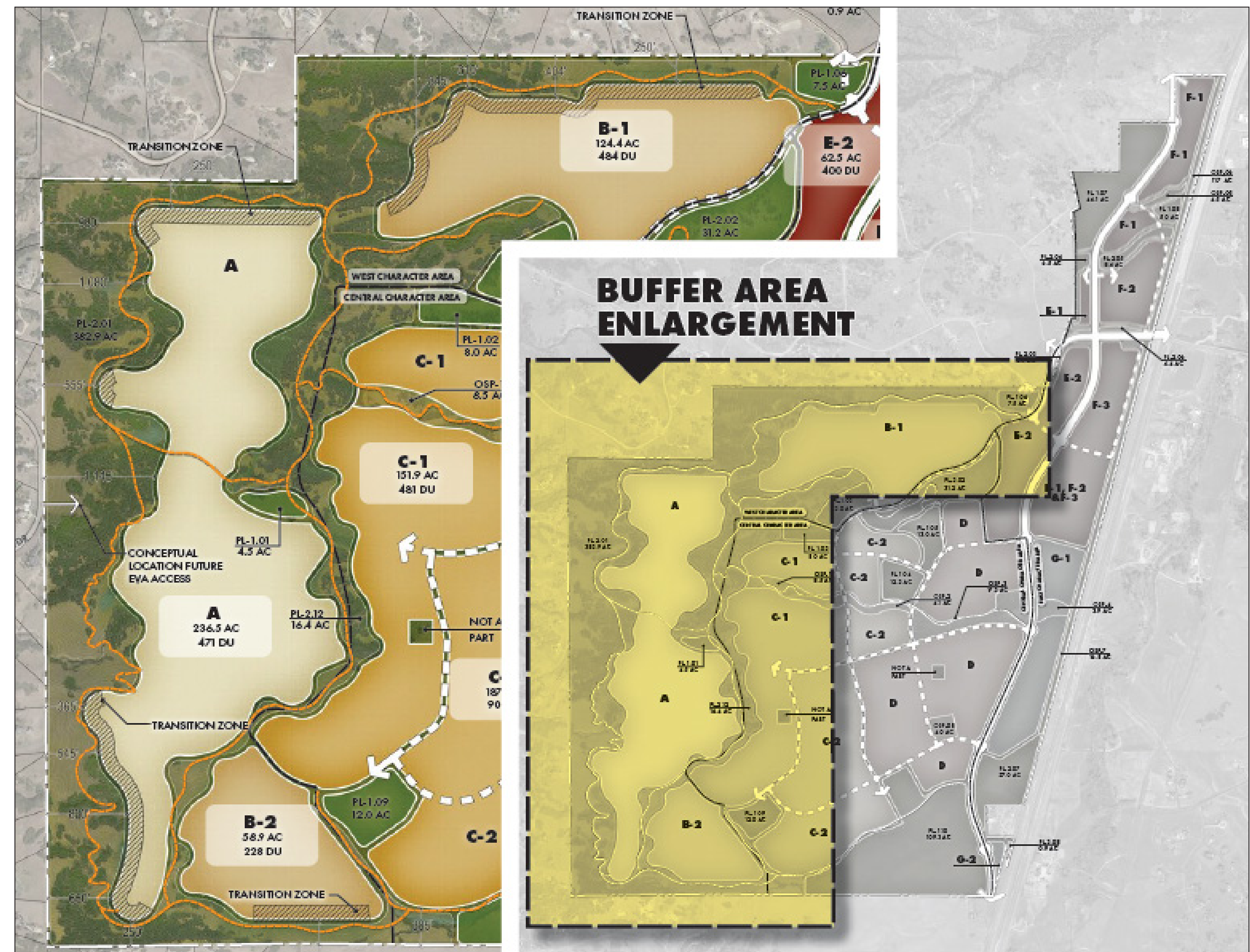
WILDLIFE HABITAT

- **Douglas County 2040 Comprehensive Plan**
- **Majority of property is within Moderate Habitat**
- **Significant wildlife corridors**



EDGE BUFFFER & TRANSITION ZONE

- Minimum lot sizes
- Subdued building colors
- Lighting standards for exterior lighting (including flood lights)
- Vegetation / landscaping for enhanced screening
- Wildlife friendly fence standards



Primary Changes Since First Submittal

- Buffer areas increased from 100' minimum to 250' minimum
- Minimum lot sizes increased



PUBLIC HEARING

CVI FUNDING & COSTCO INFRASTRUCTURE INCENTIVE AGREEMENT

DAVID L. CORLISS, TOWN MANAGER
AUGUST 16, 2022 TOWN COUNCIL MEETING



LOCATION

Dawson Trails – planned location of future Costco Warehouse facilities – encompasses roughly 2,000 acres located west of Interstate 25, primarily south of Territorial Road and one mile north of Tomah Road



OVERVIEW

DAWSON TRAILS

Annexed November 1984

Original zoning allowed 7,900 dwelling units and 17.5 million square feet of commercial, office and retail uses

Proposed plan downzones allowed development to 5,850 dwelling units and roughly 3.2 million square feet of commercial, office and retail uses

Upcoming public meetings:

- Planning Commission – August 11, 2022
- Town Council – August 16, 2022
- Town Council – September 6, 2022



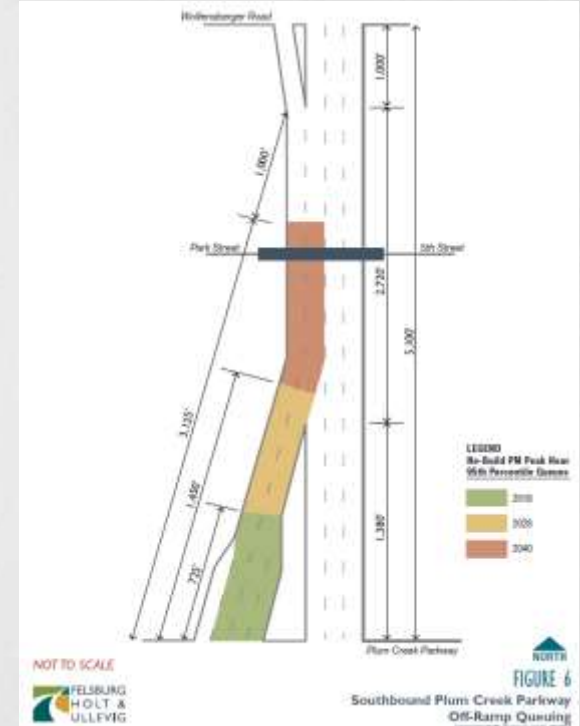
CVI INTERCHANGE NEED

ENGINEER'S 2018 PEAK HOUR ANALYSIS

Based on still-relevant growth projections, the 2018 analysis shows that southbound traffic at the current Plum Creek Parkway/I-25 Interchange will queue nearly onto the interstate by 2028

By 2040, offramp traffic will backup onto I-25, past the 5th Street/Park Street bridge

The Crystal Valley Interchange is the Town's top infrastructure priority – essential to mitigating current and future traffic congestion



Castle Rock sheds pit stop image

By Lou Chapman

Denver Post Real Estate Writer

For years, people thought of Castle Rock as a tourist stop with a gas station on the way out of town, says John Reardon of the Douglas County Economic Development Council.

That, however, was before the clockwise expansion of Denver met the counterclockwise growth of Colorado Springs at an equidistant point: Castle Rock.

Today, the plans of four residential developers in Castle Rock could take the 1980 pit stop of 3,000 acres and 3,800 people and in the next 20 years turn it into a Front Range municipality sprawled over 17,000 acres with more than 115,000 residents.

The amazing thing about Castle Rock is how the dizzying residential boom occurred in such a short time, and how the planning, organization and huge corporations behind the boom collided.

Castle Rock has four "cities within a city," each in various stages of design or construction, and each planned to encompass housing, shopping and office space.

Houses in Plum Creek, south of old Castle Rock, have been going up since late 1983; Plum Creek South is expected to begin construction within two years; the Vil-

lages at Castle Rock has completed model homes east and north of what is now called Old Town; Dawson Ridge (formerly Castle Rock Ranch) is beginning its roadwork southwest of old Castle Rock; and The Meadows, northwest of the center of town, expects to break ground this fall.

"And if anyone were to say all this happened overnight," said Reardon, Council chief executive officer, "they wouldn't be wrong."

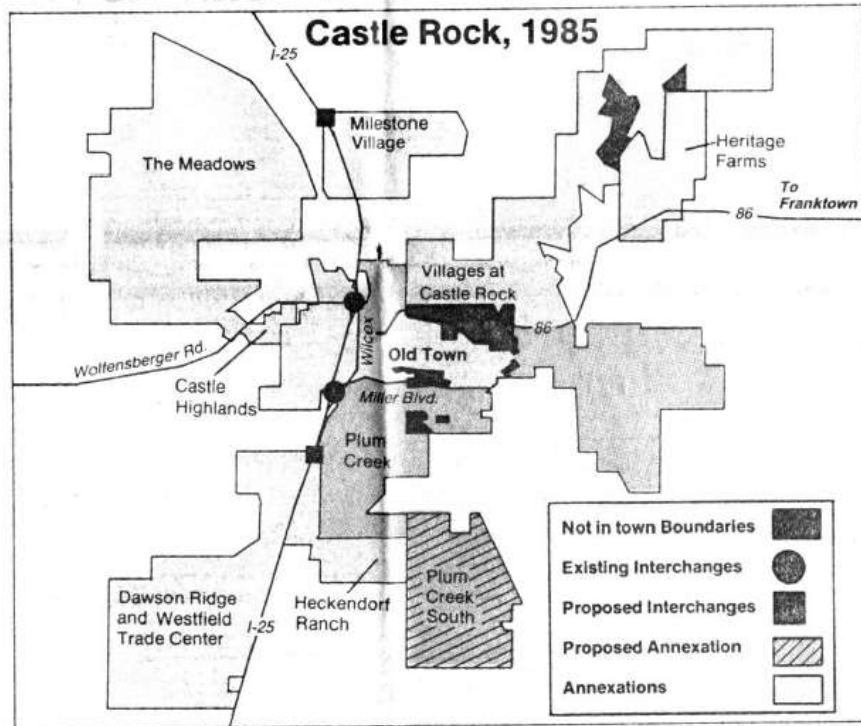
The first major tract of land was annexed into Castle Rock in 1973. The area is now Plum Creek, a 2,200-acre development by Environmental Design Inc.

The annexation was made out of fear of pending state legislation that could have limited Castle Rock's ability to annex land later, said Joe Knopinski, city administrator.

In 1976, Castle North, a small subdivision to the east of Old Town, was developed.

But the big kid on the block, Park Funding Corp., surfaced in 1980. In 1981 it annexed 3,600 acres into Castle Rock.

One apocryphal story has it that in the late 1970s, Ken Ash met developer David Feinberg by coincidence in a local bar and pegged Castle Rock for future residential



The Denver Post / Bruce Gaut

Please see BOOM on 10-E

Development is under way in Plum Creek, Founders Village and The Woodlands. Stories below.

OVERVIEW

CRYSTAL VALLEY INTERCHANGE

Current project estimate: \$118M

Town funding (incl. grant): \$25M

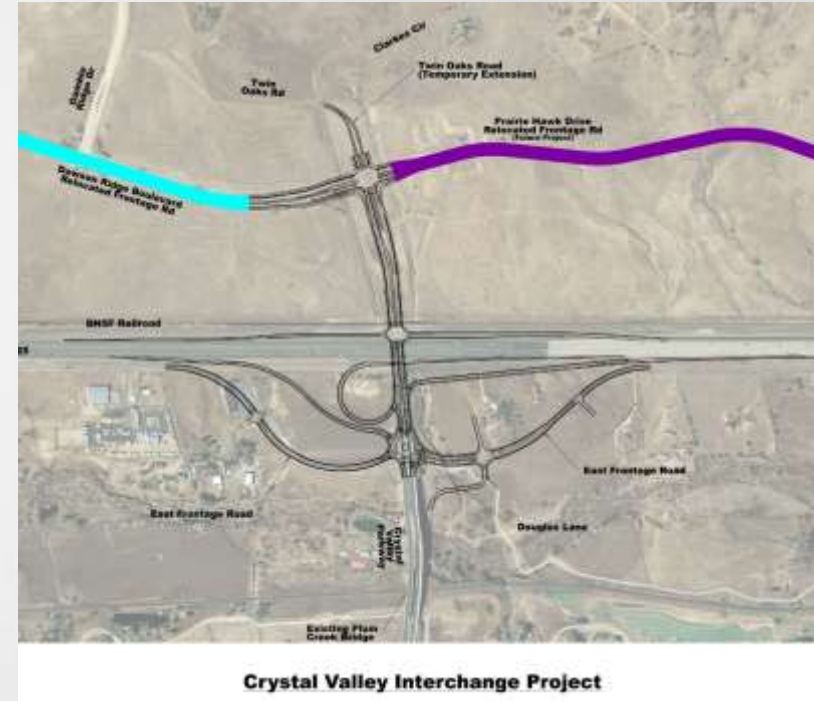
County funding: \$25M

Dawson Trails Metro Dist: \$50M

Total: \$100M

Remaining \$18M from Town, County, grants and recoupment* from future development in the interchange area

*If grants and/or project contributions from CDOT or Railroads are and/or recoupment received, the net savings goes toward the \$18,000,000 first, and then split 50/50 between the Town/County and Metro District



OVERVIEW

COSTCO INFRASTRUCTURE

Dawson Trails Metro District to construct infrastructure to provide “shovel ready” site for Costco development

Costco is a significant sales tax generator to support Town services including public safety (Police/Fire), roads and recreation

Anchor that will bring other sales tax producing retailers into the area

Incentive packages are common practice to attract large retailers



COSTCO OVERVIEW

COSTCO

As of December 31, 2021:

- 828 locations (globally)
- 572 locations in the United States and Puerto Rico
- 14 locations in Colorado – Arvada, Aurora, Colorado Springs (2), Denver, Gypsum, Littleton (2), Parker, Sheridan, Superior, Thornton, Timnath and Westminster

INCENTIVE EXAMPLES

Longmont, CO (2022)

\$10,861,534

Timnath, CO (2014)

\$10,000,000

Parker, CO (2007)

\$8,000,000

Georgetown, TX (2019)

\$4,400,000

Kyle, TX (2021)

\$5,100,000 + \$2,500,000 in county support

COSTCO - CASTLE ROCK

PROJECT

The Castle Rock Costco location is proposed to include the building plus a fuel station totaling **~158,000 square feet**

FEES

Based on 2022 fees, Town development costs to construct the Costco are total **~\$1.6 million** including impact fees, system development fees, use tax and other permitting costs

CONSTRUCTION OVERVIEW & TIMING

Infrastructure for the Castle Rock Costco location would be constructed by the Dawson Trails Metro District

Dawson Trails Metro District and developer to provide land that is ready for development to Costco

Infrastructure and Costco facility construction planned to be concurrent with Crystal Valley Interchange

Goal is for Costco to open to the public when the Crystal Valley Interchange construction is complete

INCENTIVE OVERVIEW

PROPOSED INCENTIVE

\$10 million to Dawson Trails Metro District to construct necessary infrastructure for Costco and fuel center

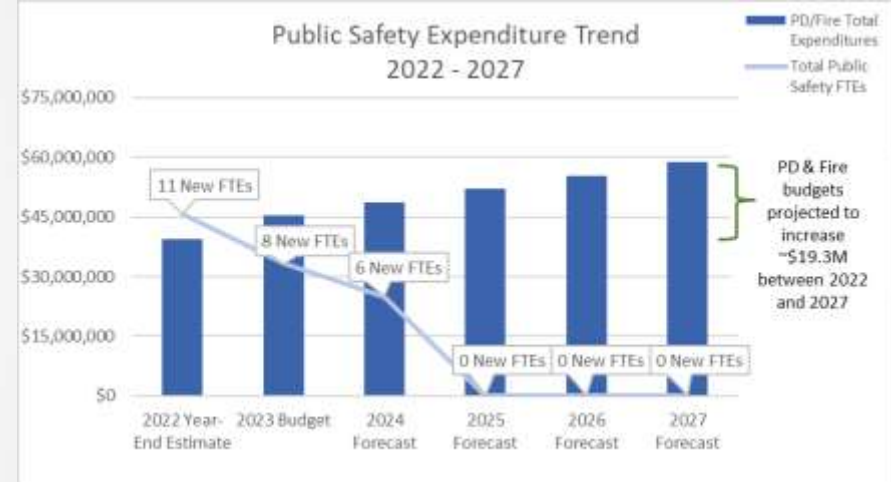
- \$3.5 million up front from Economic Development Fund (Commercial Use Tax)
- \$6.5 million from 33.33% sales tax shareback based on actual Costco sales after opening
 - Shareback anticipated to be fulfilled after the first 2-3 years of Costco operations

Town collected revenue during shareback period expected to be ~\$4 million per year supporting General Fund, Transportation Fund and Community Fund services – Town revenue expected to increase to more than \$6 million/year following fulfillment of the shareback

TOWN NEEDS

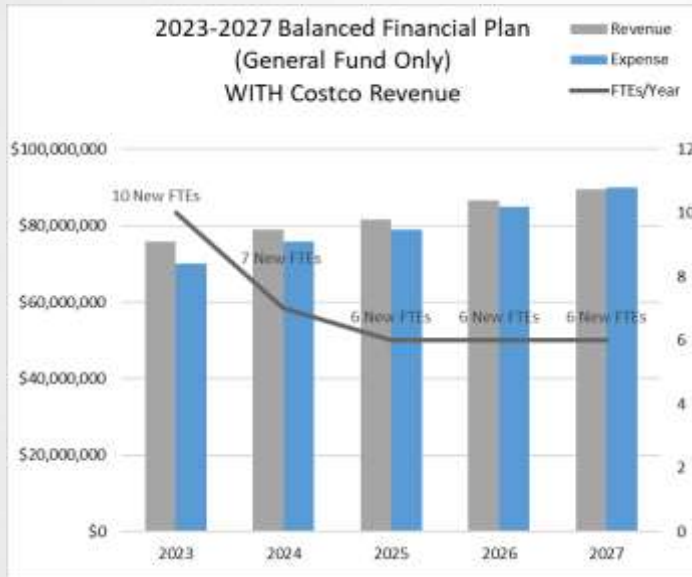
Without Costco revenue, General Fund sales tax collections are projected to grow \$13.8 million between 2022 and 2027

Police and Fire expenditures increase \$19.3 million during the same period, with no new public safety personnel added after 2024



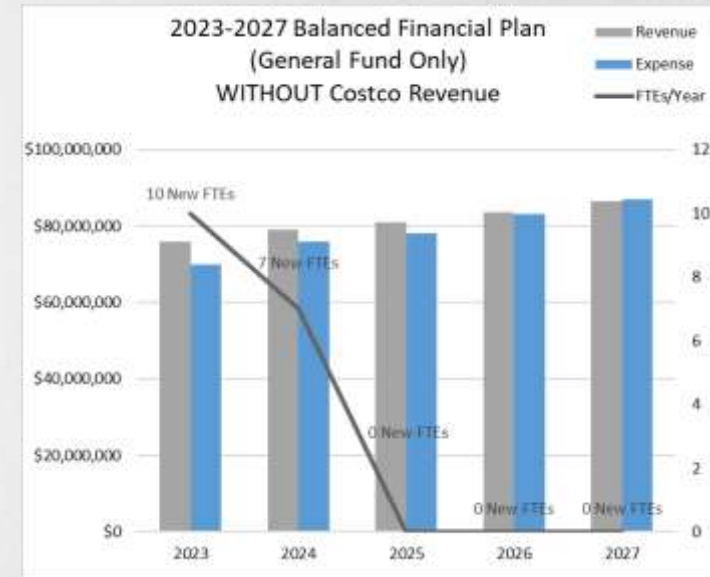
	2022	2027	Difference
Police	\$20,132,427	\$29,539,813	\$9,407,386
Fire	\$19,282,271	\$29,181,712	\$9,899,441

TOWN FINANCIAL PLAN



With projected Costco revenue, Town can hire 32 Public Safety and 3 General Gov't FTEs in 2023-2027 balanced financial plan

FTEs With Costco	FTEs W/O Costco
2023 DoIT (1) Town Atty (1) PD (4) Fire (4)	2023 DoIT (1) Town Atty (1) PD (4) Fire (4)
2024 Facilities (1) PD (3) Fire (3)	2024 Facilities (1) PD (3) Fire (3)
2025 PD (3) Fire (3)	2025 -
2026 PD (3) Fire (3)	2026 -
2027 PD (3) Fire (3)	2027 -



Without projected Costco revenue, Town will reduce hiring plan by 18 Public Safety FTEs to balance the 2023-2027 financial plan



QUESTIONS?



PROPOSED MOTION

"I move to approve the ordinance as introduced by title, on first reading."

ALTERNATE MOTIONS:

*"I move to approve the ordinance as introduced by title, with the following conditions:
(list conditions)."*

*"I move to continue this item to the Town Council meeting on (date) to allow additional time to
(list information needed)."*



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 10. **File #:** ORD 2022-018

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, P.E. Director, Development Services
Sandy Vossler, Senior Planner, Development Services

Ordinance Approving the Dawson Trails Development Agreement; and Vesting a Site Specific Development Plan Through October 6, 2052 (Second Reading - Approved on First Reading on August 16, 2022 by a vote 7-0)

Executive Summary

Dawson Trails I, LLC, Dawson Trails II, LLC, Dawson Trails Metropolitan District Nos. 1-5 and Westfield Trade Center Metropolitan Districts Nos. 1 and 2 (the Parties) are requesting to enter into a Development Agreement (DA) with the Town for property known as Dawson Trails that is located west of Interstate 25 and north and south of Territorial Road (Figure 1). In addition, the Parties are requesting vested property rights.

The property is currently under consideration for a Planned Development (PD) rezoning under a separate land use application. If the Dawson Trails Planned Development Plan and Zoning Regulations are approved, the Parties must enter into a Development Agreement with the Town to define the obligations of the property owners and the Town relative to the development of the property.

A DA is a legally binding contract between the property owners and the Town that requires public hearings before Town Council who shall review and make a decision upon the proposed DA.

Budget Impact

The Dawson Trails Development Agreement formalizes the developer/owner's financial obligations to adequately address impacts of the development on Town infrastructure and services.

Staff Recommendation

Staff recommends approval of the Dawson Trails Development Agreement and Vesting a Site Specific Development Plan through October 6, 2052.

Item #: 10. File #: ORD 2022-018

Proposed Motion

"I move to approve the Ordinance as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions)."

"I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed)."

Attachments

Attachment A Ordinance



Meeting Date: September 6, 2022

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Dave Corliss, Town Manager

From: Tara Vargish, P.E., Director, Development Services

Title: **Ordinance No. 2022-0018: An Ordinance Approving the Dawson Trails Development Agreement; and Vesting a Site Specific Development Plan Through October 6, 2052 (2nd Reading)**

Executive Summary

Town Council held a public hearing on Tuesday, August 16, 2022 to consider the proposed Dawson Trails Development Agreement (DA) and Vesting of the Site Specific Development Plan through October 6, 2052 on 1st reading. Council voted 7-0 to approve the DA with vesting, as presented.

Background

Dawson Trails I, LLC, Dawson Trails II, LLC, Dawson Trails Metropolitan District Nos. 1-5 and Westfield Trade Center Metropolitan Districts Nos. 1 and 2 (the Parties) are requesting to enter into a Development Agreement (DA) with the Town for property known as Dawson Trails that is located west of Interstate 25 and north and south of Territorial Road (Figure 1). In addition, the Parties are requesting vested property rights.

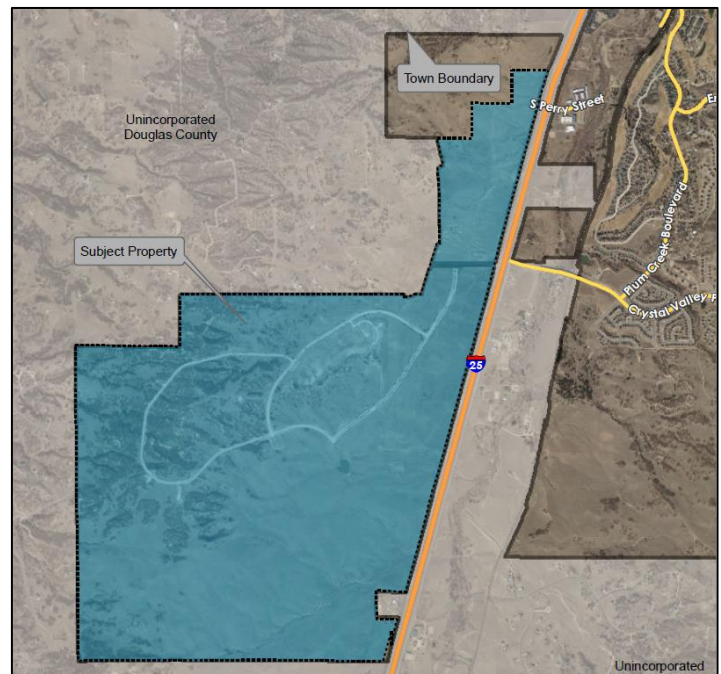


Figure 1: Site Vicinity Map

The property is currently under consideration for a Planned Development (PD) rezoning under a separate land use application. If the Dawson Trails Planned Development Plan and Zoning Regulations are approved, the Parties must enter into a Development

Agreement with the Town to define the obligations of the property owners and the Town relative to the development of the property.

A DA is a legally binding contract between the property owners and the Town that requires public hearings before Town Council who shall review and make a decision upon the proposed DA.

Proposed Development Agreement

The Dawson Trails Development Agreement addresses infrastructure improvements, development phasing, open space conveyances, water rights conveyances, Town service obligations and other relevant items (Attachment A). These obligations are intended to be mutually beneficial as well as enhance public health, safety and welfare. Some of the key components of the DA are briefly summarized below.

Vested Property Rights

This Planned Development Plan, inclusive of the embedded PD Zoning Regulations, constitutes a site specific development plan pursuant to Chapter 17.08 of the Castle Rock Municipal Code and §24-68-101, *et seq.*, C.R.S. The applicant has requested vested property rights, which assures the right to undertake and complete the development and use of the property subject to approved Planned Development Plan. A vesting period of 30 years, through October 6, 2052, is proposed in the DA. Included in the DA is the option to extend the vesting period once for a period of 10 years, upon Town Council approval.

Water Rights Conveyance

The Master Developer has provided the Town title opinion from a qualified Colorado attorney that the Owner owns the groundwater rights and upon conveyance to the Town by special warranty deed, the Town will have good and marketable title to the groundwater rights. The Town is in the process of assessing the groundwater rights with respect to the title opinion. Once the Town accepts and concurs with the title opinion, the Town shall accept conveyance of the groundwater rights.

Under the Town regulations, groundwater rights are converted in development entitlements referred to as "Water Credit". The Water Credit is expressed as a single-family equivalent (SFE), which is the measure of average annual wholesale water production necessary to meet the demand from a single-family residence.

The title opinion that is currently being assessed is for 2,290.35 acre feet of groundwater rights, of which 2,032.24 acre feet has been adjudicated, which equates to 1,668.31 SFE. The Master Developer will adjudicate the remainder of the unadjudicated water rights and may receive additional water credits to the Dawson Trails Water Bank.

At no time will the property be platted into developable lots, unless the available water credits have been accepted by the Town.

Water Efficiency Plan

A Water Efficiency Plan (WEP) has been developed for Dawson Trails and shall be implemented by the owner for all development within the PD. The Dawson Trails WEP will be the most stringent WEP implemented in the Town to date. Coloradoscape xeric landscaping, but no irrigated turf will be allowed in residential front yards, and only 500 square feet of irrigated turf will be allowed in the backyards, regardless of the lot size. Irrigated turf will be prohibited in commercial, retail and office developments and will be permitted in multifamily developments only where outdoor amenities are planned, such as picnic areas.

The Water Efficiency Plan will be incorporated into all conveyance documents for the property, private covenants and restrictions. All residential and non-residential development is subject to the requirements of shall be required to implement and follow the Water Efficiency Plan requirements.

Water, Wastewater and Stormwater

- **Removal of Existing Infrastructure:** The Master Developer shall remove any existing onsite or offsite water, wastewater and drainage infrastructure previously built to support the development of the property. All existing wells must be removed and abandoned in accordance with the rules of the State Engineer's Office.
- **Water System Improvements:** The Master Developer shall, at its sole expense, design and construct the necessary water infrastructure to serve the development. Water system improvements may include water storage tanks, pump stations, back-up power source, distribution pipes, valves and related appurtenances.

In the event that a Green Zone water storage tank is necessary to serve the development, and such tank is to be located outside of the Town's jurisdictional boundaries, the Master Developer shall be responsible for acquiring the land and any easements required to construct the tank and any associated transmission lines. If it is determined that a Green Zone Tank is needed, except for roadway connectivity and associated infrastructure as expressly set forth in the PDP, Plat, SIA or SDP, no overlot grading permits for residential development within the area to be served by the Green Zone Tank will be issued until such time as the Master Developer acquires the necessary land for the potential Green Zone Tank and associated transmission line(s) and begins construction of the Green Zone Tank.

- **Wastewater System:** The Master Developer shall, at its sole expense, design and construct the necessary onsite and offsite wastewater improvements required to serve the property, with the exception of the Plum Creek Sanitary Sewer Interceptor line. The Town is responsible for replacing or funding the replacement of the missing segment of the Plum Creek Parkway Sanitary Sewer Interceptor in a manner as to not cause unreasonable delay in the development of the Project.

The Master Developer shall replace any offsite wastewater mains and sanitary sewer lines that require upsizing which shall be determined through the final utility reports. Concurrently with, and as a condition to recordation of the first Plat on the Property, Master Developer shall pay to the Town \$300,000.00, which is its proportional share (80%) of the cost for the Town-completed upsizing of the Malibu Sewer Interceptor. Additionally, it is estimated that the Project will contribute eighty percent (80%) of the wastewater flow to the Prairie Hawk Interceptor. The final contribution percentage will be reviewed and confirmed at the time construction of the Prairie Hawk Interceptor is scheduled to begin.

- **Drainageway Improvements:** Master Developer shall be responsible for preserving and fully stabilizing all major drainageways within the Project boundaries having a watershed area greater than 130 acres, in accordance with Town Regulations. The Drainageway Improvements shall be constructed and completed concurrently with any adjacent subdivision improvements and as part of the Public Improvements necessary to serve the Property.
- **Town Service Obligations:** The Town has the obligation to construct, acquire or otherwise develop raw water production, treatment and storage and wastewater treatment of sufficient capacity to serve the property through full build out.

Transportation Improvements

- **Fire Apparatus Access Roads:** Fire apparatus access roads shall be completed throughout phasing of the Project at intervals that are appropriate to meet the required amount of access points for the level of development that is being constructed. The Town will allow for at-grade and below-grade construction work to occur onsite with the current at-grade railroad crossing or similar approved fire apparatus access. No vertical building construction will be allowed, except for the Costco building site, without a Town approved grade-separated railroad crossing for a fire apparatus access point.
- **Emergency Vehicle Access:** Owner, at its sole cost and expense, shall design, construct, and to the extent within the Property, maintain permanent emergency vehicle access roads (EVA) through the Property to provide access to the Keene Ranch subdivision, at approximately the location as referenced in the PDP. In addition, provided that the Twin Oaks subdivision approves same via a written instrument reasonably acceptable to Owner and the Town, Owner shall, at its sole cost and expense, design and construct a permanent emergency vehicle access for the Twin Oaks subdivision at or near the existing Clarkes Circle.
- **Northern Dawson Trails Boulevard:** The Master Developer, at its sole cost and expense, shall construct, at a minimum, two (2) lanes of Dawson Trails Boulevard from the northern terminus of the Crystal Valley Interchange (CVI) project north to Plum Creek Parkway, no later than when traffic counts on the west side of CVI exceed 25,000 vehicle trips per day. The remaining two (2) lanes of the Northern Dawson Trails Boulevard shall be constructed by the Master Developer when traffic volumes

reach 12,000 vehicle trips per day north of the Project or per the Phasing Plan, whichever occurs first.

- Southern Dawson Trails Boulevard: Town shall be responsible for the entire cost to design and construct a portion of Dawson Trails Boulevard from the Crystal Valley Interchange south to the southern boundary of Dawson Trails PD. Master Developer is responsible for future widening of the Southern Dawson Trails, per the Phasing Plan.
- Crystal Valley Interchange (CVI): At the time of execution of this Agreement, the estimated cost of the Crystal Valley Interchange (CVI) Project is \$118,000,000.00. The cost sharing of the CVI project is set forth as follows:
 1. The Master Developer shall be responsible for contributing \$50,000,000.00 to the cost of building the CVI Project.
 2. The Town and the County funding is estimated to total approximately \$50,000,000.00, and
 3. Other funding sources, including but not limited to, grants, currently estimated to total approximately \$18,000,000.00.
- Twin Oaks Entrance: Master Developer, at its sole cost and expense, shall design and construct the Twin Oaks Entrance and the entry street located within the Town of Castle Rock, serving the County properties located on Twin Oaks Road and Clarkes Circle.
- Public Improvements Participation: Concurrent with, and as a condition of, the recordation of the first Plat on the property, the Master Developer shall pay to the Town the pro rata share of the total estimated costs of the following improvements:
 1. 34.9% of the cost of a traffic signal at the intersection of Plum Creek Parkway and Northern Dawson Trails Boulevard, and
 2. 24% of the cost of right turn lanes at the southbound entrance ramp from Plum Creek Parkway to Interstate 25.

Public Lands and Improvements

- Required Dedication: All Public Lands shall be conveyed to Town, at no cost to Town (i) with the first Plat in which the Public Land tract lies, or (ii) with the first Plat adjacent to the Public Land tract, whichever occurs first; with the exception that the Public Land tract(s) described in the map and legal description attached to the DA as Exhibit 4, shall be conveyed to the Town upon the execution of this Agreement.
- Wildland Urban Interface Mitigation: All Public Lands and other parcels to be conveyed to the Town shall be assessed, at no cost to the Town, by a professional that is familiar with Wildland Urban Interface (WUI) mitigation. This assessment shall be provided to

the Life Safety Division of the Fire Department for review to determine if any treatments are necessary to meet the current Community Wildfire Protection Plan. If so, the Master Developer shall contract with a competent contractor that is familiar with WUI mitigation to perform all identified treatments for all Public Lands prior to conveyance and acceptance by the Town.

- Fire Station Conveyance and Funding: Owner shall dedicate Public Land to the Town for a fire station site as shown on the PDP. At the time that the 1,400th residential building permit, or a lesser unit amount as determined at the sole discretion of the Fire Department if the development has permits issued for age-restricted, assisted living or skilled nursing beds, is to be issued the Master Developer shall remit to the Town two million dollars (\$2,000,000.00) to be used for the design, construction and equipping of the fire station.

At the time that the 2,500th residential permit is to be issued, the Master Developer shall at its sole expense, extend to the applicable Public Land's boundary, water, wastewater, and stormwater utilities and streets (provided that such fire station is situated adjacent to a street required to be constructed by Master Developer as part of the applicable Plat, SDP, or SIA) of sufficient capacity and/or quantity as necessary to serve Public Lands for a fire station as part of the applicable Phase improvements. The Master Developer shall at this time also remit to the Town an additional two million dollars (\$2,000,000.00) to be used for the design, construction and equipping of the fire station.

- Mobility Hub: Owner shall dedicate no less than five (5) acres of Public Land to the Town for a Mobility Hub, as located and described on the PDP and shall extend water, wastewater, stormwater utilities, and streets with the applicable phasing improvements.
- Public Works Maintenance Yard: Owner shall dedicate Public Land to the Town for a Public Works Maintenance Yard, as included in the overall Public Land dedications as shown on the PDP. Master Developer shall extend water, wastewater, and stormwater utilities and streets to the applicable Public Land boundary.
- Water Treatment: Owner shall dedicate Public Land to the Town for two (2) well sites. Owner shall dedicate Public Land to the Town for a water treatment plant site.
- Trails: Master Developer shall, at its sole cost and expense, design and construct all onsite soft surface and hard surface trails, in conformance with the PDP.

Budget Impact

The Dawson Trails Development Agreement formalizes the developer/owner's financial obligations to adequately address impacts of the development on Town infrastructure and services.

Finding

Staff finds that the proposed obligations outlined in the Dawson Trails Development Agreement are adequate to support the major PD amendment and the proposed Dawson Trails Planned Development.

Recommendation

Staff recommends approval of the Dawson Trails Development Agreement and Vesting a Site Specific Development Plan through October 6, 2052.

Proposed Motions

Town Council voted 7-0 to approve the proposed Dawson Trails DA with vesting on 1st reading at a public hearing held on August 16, 2022.

Option 1: Approval

"I move to approve Ordinance No. 2022 - 018, as presented."

Option 2: Approval with Conditions

"I move to approve Ordinance No. 2022 - 018, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], 2022, at [time]."

Attachments

Attachment A: Ordinance



Meeting Date: August 16, 2022

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Dave Corliss, Town Manager

From: Tara Vargish, P.E., Director, Development Services

Title: **Ordinance No. 2022-0018: An Ordinance Approving the Dawson Trails Development Agreement; and Vesting a Site Specific Development Plan Through October 6, 2052**

Executive Summary

Dawson Trails I, LLC, Dawson Trails II, LLC, Dawson Trails Metropolitan District Nos. 1-5 and Westfield Trade Center Metropolitan Districts Nos. 1 and 2 (the Parties) are requesting to enter into a Development Agreement (DA) with the Town for property known as Dawson Trails that is located west of Interstate 25 and north and south of Territorial Road (Figure 1). In addition, the Parties are requesting vested property rights.

The property is currently under consideration for a Planned Development (PD) rezoning under a separate land use application. If the Dawson Trails Planned Development Plan and Zoning Regulations are approved, the Parties must enter into a Development Agreement with the Town to define the obligations of the property owners and the Town relative to the development of the property.

A DA is a legally binding contract between the property owners and the Town that requires public hearings before Town Council who shall review and make a decision upon the proposed DA.

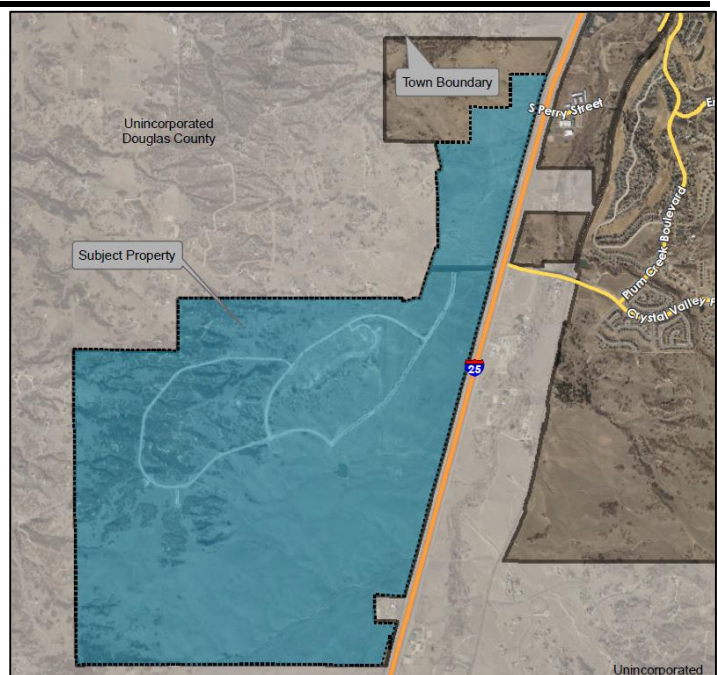


Figure 1: Site Vicinity Map

Proposed Development Agreement

The Dawson Trails Development Agreement addresses infrastructure improvements, development phasing, open space conveyances, water rights conveyances, Town service obligations and other relevant items (Attachment A). These obligations are intended to be mutually beneficial as well as enhance public health, safety and welfare. Some of the key components of the DA are briefly summarized below.

Vested Property Rights

This Planned Development Plan, inclusive of the embedded PD Zoning Regulations, constitutes a site specific development plan pursuant to Chapter 17.08 of the Castle Rock Municipal Code and §24-68-101, *et seq.*, C.R.S. The applicant has requested vested property rights, which assures the right to undertake and complete the development and use of the property subject to approved Planned Development Plan. A vesting period of 30 years, through October 6, 2052, is proposed in the DA. Included in the DA is the option to extend the vesting period once for a period of 10 years, upon Town Council approval.

Water Rights Conveyance

The Master Developer has provided the Town title opinion from a qualified Colorado attorney that the Owner owns the groundwater rights and upon conveyance to the Town by special warranty deed, the Town will have good and marketable title to the groundwater rights. The Town is in the process of assessing the groundwater rights with respect to the title opinion. Once the Town accepts and concurs with the title opinion, the Town shall accept conveyance of the groundwater rights.

Under the Town regulations, groundwater rights are converted in development entitlements referred to as "Water Credit". The Water Credit is expressed as a single-family equivalent (SFE), which is the measure of average annual wholesale water production necessary to meet the demand from a single-family residence.

The title opinion that is currently being assessed is for 2,290.35 acre feet of groundwater rights, of which 2,032.24 acre feet has been adjudicated, which equates to 1,668.31 SFE. The Master Developer will adjudicate the remainder of the unadjudicated water rights and may receive additional water credits to the Dawson Trails Water Bank.

At no time will the property be platted into developable lots, unless the available water credits have been accepted by the Town.

Water Efficiency Plan

A Water Efficiency Plan (WEP) has been developed for Dawson Trails and shall be implemented by the owner for all development within the PD. The Dawson Trails WEP will be the most stringent WEP implemented in the Town to date. Coloradoscape xeric landscaping, but no irrigated turf will be allowed in residential front yards, and only 500 square feet of irrigated turf will be allowed in the backyards, regardless of the lot size. Irrigated turf will be prohibited in commercial, retail and office developments and will be

permitted in multifamily developments only where outdoor amenities are planned, such as picnic areas.

The Water Efficiency Plan will be incorporated into all conveyance documents for the property, private covenants and restrictions. All residential and non-residential development is subject to the requirements of shall be required to implement and follow the Water Efficiency Plan requirements.

Water, Wastewater and Stormwater

- **Removal of Existing Infrastructure:** The Master Developer shall remove any existing onsite or offsite water, wastewater and drainage infrastructure previously built to support the development of the property. All existing wells must be removed and abandoned in accordance with the rules of the State Engineer's Office.
- **Water System Improvements:** The Master Developer shall, at its sole expense, design and construct the necessary water infrastructure to serve the development. Water system improvements may include water storage tanks, pump stations, back-up power source, distribution pipes, valves and related appurtenances.

In the event that a Green Zone water storage tank is necessary to serve the development, and such tank is to be located outside of the Town's jurisdictional boundaries, the Master Developer shall be responsible for acquiring the land and any easements required to construct the tank and any associated transmission lines. If it is determined that a Green Zone Tank is needed, except for roadway connectivity and associated infrastructure as expressly set forth in the PDP, Plat, SIA or SDP, no overlot grading permits for residential development within the area to be served by the Green Zone Tank will be issued until such time as the Master Developer acquires the necessary land for the potential Green Zone Tank and associated transmission line(s) and begins construction of the Green Zone Tank.

- **Wastewater System:** The Master Developer shall, at its sole expense, design and construct the necessary onsite and offsite wastewater improvements required to serve the property, with the exception of the Plum Creek Sanitary Sewer Interceptor line. The Town is responsible for replacing or funding the replacement of the missing segment of the Plum Creek Parkway Sanitary Sewer Interceptor in a manner as to not cause unreasonable delay in the development of the Project.

The Master Developer shall replace any offsite wastewater mains and sanitary sewer lines that require upsizing which shall be determined through the final utility reports. Concurrently with, and as a condition to recordation of the first Plat on the Property, Master Developer shall pay to the Town \$300,000.00, which is its proportional share (80%) of the cost for the Town-completed upsizing of the Malibu Sewer Interceptor. Additionally, it is estimated that the Project will contribute eighty percent (80%) of the wastewater flow to the Prairie Hawk Interceptor. The final contribution percentage will be reviewed and confirmed at the time construction of the Prairie Hawk Interceptor is scheduled to begin.

- **Drainageway Improvements:** Master Developer shall be responsible for preserving and fully stabilizing all major drainageways within the Project boundaries having a watershed area greater than 130 acres, in accordance with Town Regulations. The Drainageway Improvements shall be constructed and completed concurrently with any adjacent subdivision improvements and as part of the Public Improvements necessary to serve the Property.
- **Town Service Obligations:** The Town has the obligation to construct, acquire or otherwise develop raw water production, treatment and storage and wastewater treatment of sufficient capacity to serve the property through full build out.

Transportation Improvements

- **Fire Apparatus Access Roads:** Fire apparatus access roads shall be completed throughout phasing of the Project at intervals that are appropriate to meet the required amount of access points for the level of development that is being constructed. The Town will allow for at-grade and below-grade construction work to occur onsite with the current at-grade railroad crossing or similar approved fire apparatus access. No vertical building construction will be allowed, except for the Costco building site, without a Town approved grade-separated railroad crossing for a fire apparatus access point.
- **Emergency Vehicle Access:** Owner, at its sole cost and expense, shall design, construct, and to the extent within the Property, maintain permanent emergency vehicle access roads (EVA) through the Property to provide access to the Keene Ranch subdivision, at approximately the location as referenced in the PDP. In addition, provided that the Twin Oaks subdivision approves same via a written instrument reasonably acceptable to Owner and the Town, Owner shall, at its sole cost and expense, design and construct a permanent emergency vehicle access for the Twin Oaks subdivision at or near the existing Clarkes Circle.
- **Northern Dawson Trails Boulevard:** The Master Developer, at its sole cost and expense, shall construct, at a minimum, two (2) lanes of Dawson Trails Boulevard from the northern terminus of the Crystal Valley Interchange (CVI) project north to Plum Creek Parkway, no later than when traffic counts on the west side of CVI exceed 25,000 vehicle trips per day. The remaining two (2) lanes of the Northern Dawson Trails Boulevard shall be constructed by the Master Developer when traffic volumes reach 12,000 vehicle trips per day north of the Project or per the Phasing Plan, whichever occurs first.
- **Southern Dawson Trails Boulevard:** Town shall be responsible for the entire cost to design and construct a portion of Dawson Trails Boulevard from the Crystal Valley Interchange south to the southern boundary of Dawson Trails PD. Master Developer is responsible for future widening of the Southern Dawson Trails, per the Phasing Plan.
- **Crystal Valley Interchange (CVI):** At the time of execution of this Agreement, the estimated cost of the Crystal Valley Interchange (CVI) Project is \$118,000,000.00. The cost sharing of the CVI project is set forth as follows:

1. The Master Developer shall be responsible for contributing \$50,000,000.00 to the cost of building the CVI Project.
 2. The Town and the County funding is estimated to total approximately \$50,000,000.00, and
 3. Other funding sources, including but not limited to, grants, currently estimated to total approximately \$18,000,000.00.
- Twin Oaks Entrance: Master Developer, at its sole cost and expense, shall design and construct the Twin Oaks Entrance and the entry street located within the Town of Castle Rock, serving the County properties located on Twin Oaks Road and Clarkes Circle.
 - Public Improvements Participation: Concurrent with, and as a condition of, the recordation of the first Plat on the property, the Master Developer shall pay to the Town the pro rata share of the total estimated costs of the following improvements:
 1. 34.9% of the cost of a traffic signal at the intersection of Plum Creek Parkway and Northern Dawson Trails Boulevard, and
 2. 24% of the cost of right turn lanes at the southbound entrance ramp from Plum Creek Parkway to Interstate 25.

Public Lands and Improvements

- Required Dedication: All Public Lands shall be conveyed to Town, at no cost to Town (i) with the first Plat in which the Public Land tract lies, or (ii) with the first Plat adjacent to the Public Land tract, whichever occurs first; with the exception that the Public Land tract(s) described in the map and legal description attached to the DA as Exhibit 4, shall be conveyed to the Town upon the execution of this Agreement.
- Wildland Urban Interface Mitigation: All Public Lands and other parcels to be conveyed to the Town shall be assessed, at no cost to the Town, by a professional that is familiar with Wildland Urban Interface (WUI) mitigation. This assessment shall be provided to the Life Safety Division of the Fire Department for review to determine if any treatments are necessary to meet the current Community Wildfire Protection Plan. If so, the Master Developer shall contract with a competent contractor that is familiar with WUI mitigation to perform all identified treatments for all Public Lands prior to conveyance and acceptance by the Town.
- Fire Station Conveyance and Funding: Owner shall dedicate Public Land to the Town for a fire station site as shown on the PDP. At the time that the 1,400th residential building permit, or a lesser unit amount as determined at the sole discretion of the Fire Department if the development has permits issued for age-restricted, assisted living or skilled nursing beds, is to be issued the Master Developer shall remit to the Town two

million dollars (\$2,000,000.00) to be used for the design, construction and equipping of the fire station.

At the time that the 2,500th residential permit is to be issued, the Master Developer shall at its sole expense, extend to the applicable Public Land's boundary, water, wastewater, and stormwater utilities and streets (provided that such fire station is situated adjacent to a street required to be constructed by Master Developer as part of the applicable Plat, SDP, or SIA) of sufficient capacity and/or quantity as necessary to serve Public Lands for a fire station as part of the applicable Phase improvements. The Master Developer shall at this time also remit to the Town an additional two million dollars (\$2,000,000.00) to be used for the design, construction and equipping of the fire station.

- Mobility Hub: Owner shall dedicate no less than five (5) acres of Public Land to the Town for a Mobility Hub, as located and described on the PDP and shall extend water, wastewater, stormwater utilities, and streets with the applicable phasing improvements.
- Public Works Maintenance Yard: Owner shall dedicate Public Land to the Town for a Public Works Maintenance Yard, as included in the overall Public Land dedications as shown on the PDP. Master Developer shall extend water, wastewater, and stormwater utilities and streets to the applicable Public Land boundary.
- Water Treatment: Owner shall dedicate Public Land to the Town for two (2) well sites. Owner shall dedicate Public Land to the Town for a water treatment plant site.
- Trails: Master Developer shall, at its sole cost and expense, design and construct all onsite soft surface and hard surface trails, in conformance with the PDP.

Budget Impact

The Dawson Trails Development Agreement formalizes the developer/owner's financial obligations to adequately address impacts of the development on Town infrastructure and services.

Finding

Staff finds that the proposed obligations outlined in the Dawson Trails Development Agreement are adequate to support the major PD amendment and the proposed Dawson Trails Planned Development.

Recommendation

Staff recommends approval of the Dawson Trails Development Agreement and Vesting a Site Specific Development Plan through October 6, 2052.

Proposed Motions

Option 1: Approval

"I move to approve Ordinance No. 2022 - 018, as presented."

Option 2: Approval with Conditions

"I move to approve Ordinance No. 2022 - 018, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], 2022, at [time]."

Attachments

Attachment A: Ordinance

ORDINANCE NO. 2022-018

AN ORDINANCE APPROVING THE DAWSON TRAILS DEVELOPMENT AGREEMENT; AND VESTING A SITE SPECIFIC DEVELOPMENT PLAN THROUGH OCTOBER 6, 2052

WHEREAS, Dawson Trails I, LLC, and Dawson Trails II, LLC, (collectively, the “Applicant”) have requested approval from the Town of Castle Rock (the “Town”) for the Dawson Trails Planned Development Plan and Zoning Regulations (the “PD Plan”) with regard to the property described in the attached *Exhibit 1* (the “Property”); and

WHEREAS, in conjunction with the rezoning of the Property, the Applicant and Town staff have reached agreement on certain terms and conditions governing the development of the Property as set forth in the Dawson Trails Development Agreement (the “Development Agreement”); and

WHEREAS, the Applicant has requested that the PD Plan be vested as a site-specific development plan, as provided in the Development Agreement, for a period of time through and including October 6, 2052, with the option of a single ten-year extension, subject to Town Council approval; and

WHEREAS, a public hearing on the Development Agreement and vesting has been held before the Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code; and

WHEREAS, the Town Council finds and determines that it is appropriate for the Town to enter into the Development Agreement with the Applicant for the development of the Property; and

WHEREAS, pursuant to the authority granted by Chapter 17.08 of the Castle Rock Municipal Code and Section 24-68-101, *et seq.*, of the Colorado Revised Statutes, the Town Council further finds and determines that vesting of the PD Plan through the Development Agreement is justified due to the size and scale of the development, the length of the usual development and market cycle, the manner of the recovery of the Applicant’s capital investment over the development cycle, and the Applicant’s extraordinary contribution to public improvements.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Approval. The Development Agreement in the form attached as *Exhibit 2* is hereby approved. The Mayor and the other proper Town officials are hereby authorized to execute the agreement by and on behalf of the Town of Castle Rock, Colorado.

Section 2. Vesting. The vesting of the PD Plan authorized under Article XI of the Development Agreement is approved, which vests the PD Plan as a site-specific development plan for a term ending on October 6, 2052, with the option of a single ten-year extension, subject to Town Council approval. The notice of vesting of the PD Plan required under 17.08.090 of the Castle Rock Municipal Code shall be given within fourteen (14) days of approval of this Ordinance.

Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 16th day of August, 2022 by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 6th day of September, 2022, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

DAWSON TRAILS PROJECT PERIMETER DESCRIPTION:

TWO (2) PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A PIPE WITH A 2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A PIPE WITH A 2 INCH ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;

THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;

THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO.

2004131453, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;

THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.68 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°19'46" W, A DISTANCE OF 208.73 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°21'58" W, A DISTANCE OF 208.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;

THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS OF LAND;

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'17" E, A DISTANCE OF 1262.53 FEET TO THE POINT OF BEGINNING;

THENCE N 00°45'02" W, A DISTANCE OF 208.73 FEET;

THENCE S 89°47'38" E, A DISTANCE OF 208.73 FEET;

THENCE S 00°45'02" E, A DISTANCE OF 208.73 FEET;

THENCE N 89°47'38" W, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'49" E, A DISTANCE OF 1765.27 FEET TO THE POINT OF BEGINNING;

THENCE N 89°47'47" W, A DISTANCE OF 208.73 FEET;

THENCE N 00°45'11" W, A DISTANCE OF 208.73 FEET;

THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET;

THENCE S 00°45'11" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 81,902,811 SQUARE FEET OR 1,880.230 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;

2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BE SAID TWIN OAKS PLAT;

THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;

THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,993,235 SQUARE FEET OR 183.499 ACRES, MORE OR LESS.

OVERALL DAWSON RIDGE PROJECT PERIMETER DESCRIPTION CONTAINS AN AREA OF 89,896,046 SQUARE FEET OR 2,063.729 ACRES, MORE OR LESS.

**APPROVAL OF THIS AGREEMENT CREATES A VESTED PROPERTY RIGHT
PURSUANT TO C.R.S. § 24-68-103, AS AMENDED**

**DAWSON TRAILS
DEVELOPMENT AGREEMENT**

DATE: _____, 2022.

PARTIES: **TOWN OF CASTLE ROCK**, a home rule municipal corporation, 100 N. Wilcox Street, Castle Rock, Colorado 80104.

DAWSON TRAILS I, LLC, a Colorado Limited Liability Company,
DAWSON TRAILS II, LLC, a Colorado Limited Liability Company.

DAWSON TRAILS METROPOLITAN DISTRICT NOS. 1-5 and
**WESTFIELD TRADE CENTER METROPOLITAN DISTRICTS
NOS. 1 AND 2**, each a political subdivision of the State of Colorado.

RECITALS:

A. The Parties have determined that it is in their mutual interest to enter into this Agreement governing the development of the Property in conjunction with the concurrent approval of the PDP.

B. The Parties intend that this Agreement will amend and supersede all prior annexation and development agreements encumbering the Property, as more fully set forth in Section 2.02 below.

C. The Parties acknowledge that this Agreement contains reasonable conditions and requirements on the development of the Property, and that these restrictions are imposed to protect and enhance the public health, safety and welfare of future residents of the Town.

D. Each Party has taken the requisite corporate action as may be required under its respective governance instruments to authorize such Party's execution of this Agreement and to legally bind such Party to perform its obligations under this Agreement.

E. Initially capitalized words and phrases used in this Agreement have the meanings stated in Article I, or as indicated elsewhere in the Agreement.

COVENANTS:

NOW, THEREFORE, in consideration of these mutual promises, the Parties agree and covenant as follows:

ARTICLE I DEFINITIONS

1.01 Defined Terms. Unless the context expressly indicates to the contrary, the following words, when capitalized in the text, shall have the meanings indicated:

Agreement: this Dawson Trails Development Agreement, as the same may be amended from time to time.

Charter: the Home Rule Charter of the Town, as amended.

Code: the Castle Rock Municipal Code, as amended.

Costco: the Costco Wholesale warehouse and related improvements, which are planned to be constructed within the Project.

County: Douglas County, Colorado.

C.R.S.: the Colorado Revised Statutes, as amended.

CVI: the future interchange between Interstate 25 and Crystal Valley Parkway, which is described in greater detail in Section 8.04.

Development Exactions: the capital recovery fees and charges imposed by the Town under the Town Regulations on development and building, including the System Development Fees, as the same may be amended from time to time, and applied uniformly throughout the Town.

District or Districts: individually or collectively, the Dawson Ridge Metropolitan District Nos. 1-5, inclusive, and the Westfield Metropolitan District Nos. 1-2, inclusive, individually and collectively, as appropriate.

District Agreements: the Service Plan for the District(s), the District IGA, and such other agreements entered into by the Town and the Districts after the date of this Agreement, all as the same may be amended from time to time.

District IGA: the Intergovernmental Agreement among the Town and District(s) dated_____, 2022, as the same may be amended from time to time.

Effective Date: the date when the ordinance(s) approving this Agreement and the PDP are effective pursuant to the Town Charter.

Force Majeure: An act of God, war, civil commotion, act of federal or state government, riot, strike, picketing, or other labor dispute, supply chain disruption, damage to work in progress by casualty, epidemic, or by other cause beyond the reasonable control of a party (financial inability, imprudent management and negligence excepted).

Full Buildout: The completion of Project as evidenced by either (1) the issuance of the certificate of occupancy for the last dwelling unit of the maximum number of dwelling units and total amount of commercial square feet, as are permitted under the PDP to be constructed within the Property, or (2) the Master Developer's issuance of written notice to the Town indicating that it has completed the Project, whichever occurs first.

Groundwater Rights: the right to and interest of Owner in the Denver Basin groundwater underlying the Property, including, but not limited to, the Denver Basin groundwater adjudicated

in Case Nos. (1) W-285; (2) W-4765; (3) W-9496-78; (4) 80CW365; and (5) 83CW356, all in Water Division No. 1 (collectively, the “**Decrees**”).

Legal Challenge: any action initiated by a third party to challenge the validity of the Town’s approval of this Agreement, the PDP, a Plat, or any other approval issued relating in any way to the Property. The term Legal Challenge includes, but is not limited to, an action pursuant to Colorado Rules of Civil Procedure Rule 106(a)(4) or a referendum.

Master Developer: Dawson Trails I, LLC, and Dawson Trails II, LLC, or to the extent specifically identified as such in a writing delivered to the Town as contemplated in this Agreement, their designated successors or assigns. To the extent desired by the Master Developer, the Master Developer may assign its obligations to one or more parties in accordance with Section 2.01, with respect to one or more portions of the Property, so long as such party holds fee simple title to all or a portion of the Property.

Municipal Services: public safety, water and wastewater, stormwater drainage and detention, parks and recreation, transportation and street maintenance, general administrative services including code enforcement and any other service provided by Town within its municipal boundaries under its police powers.

Owner or Owners: the person(s) or entity(ies), individually or collectively, that hold fee simple title to any portion of the Property, according to the records of the County Clerk and Recorder. The use of the singular “Owner” shall refer to all owners of the Property, unless the context of the Agreement otherwise limits the reference and subject to Section 2.01 of this Agreement. As of the date of execution of this Agreement, Master Developer is the Owner of the Property.

Party(ies): individually or collectively, as applicable, the entities first referenced above, including the Town, Dawson Trails I, LLC, a Colorado limited liability company, Dawson Trails II, LLC, a Colorado limited liability company, the Districts and their respective successors and assigns.

PDP: the Dawson Trails Planned Development Plan approved by Ordinance No. 2022-____ and recorded in the Records, as amended from time to time in accordance with Town Regulations.

Phasing Plan: the matrix and notes on the PDP designating development thresholds and timing of when Public Improvements must be developed and Public Lands conveyed to the Town.

Plat: a subdivision plat of any portion of the Property approved under the Town Regulations.

Project: the residential/commercial mixed-use community anticipated to be developed within the Property, including parks, open space, and other such public amenities as set forth in the PDP and this Agreement.

Property: the real property described in *Exhibit 1*.

Public Improvements: the infrastructure prescribed by Town Regulations or expressly prescribed under this Agreement necessary to furnish Municipal Services and Public Utilities to the Property, including the infrastructure required to extend or connect such on-site infrastructure to complementary infrastructure off-site of the Property and necessary to serve Public Lands. Public Improvements include, without limitation, the infrastructure necessary to serve the Property with water, wastewater, stormwater and/or drainage, park and recreation, fire protection, and transportation improvements including, but not limited to, streets, roads, sidewalks and trails.

Public Lands: those portions of the Property designated on the PDP for dedication to the Town or other public entities for parks, recreational areas, public open space, well sites, utilities, public safety and other public purposes.

Public Utilities: the infrastructure necessary to extend services (other than Municipal Services) to the Property, which are provided by public or quasi-public utilities, including natural gas, electricity and cable television.

Records: the real property records of the Clerk and Recorder of the County.

Regional Mill Levy: a property tax of five (5) mills, subject to future changes made in the method of calculating assessed valuation, to be imposed by the Districts pursuant to the Service Plan and remitted to the Town on an annual basis for the purpose of defraying costs incurred by the Town in providing such services and improvements as the Town, in its sole and reasonable discretion, believes are: (i) public in nature; (ii) for the benefit of the residents and taxpayers of the Districts; and (iii) permitted by State law to be paid for from taxes imposed by the Districts.

SDP: a site development plan for the Property, or any portion of the Property, as required and approved under Title 17 of the Code.

Service Plan: the Amended and Restated Consolidated Service Plan for the Dawson Ridge Metropolitan District No. 1, Dawson Ridge Metropolitan District No. 2, Dawson Ridge Metropolitan District No. 3, Dawson Ridge Metropolitan District No. 4, Dawson Ridge Metropolitan District No. 5, Westfield Metropolitan District No. 1, and the Westfield Metropolitan District No. 2, approved by the Town Council on _____, 2022, by adoption of Resolution No. _____.

SIA: a Subdivision Improvements Agreement entered into between the Town and subdivider as identified on a Plat, as required under the Code.

System Development Fees: the capital-recovery charges for the Town water, wastewater, and stormwater systems and renewable water fees imposed under the Code, as the same may be amended from time to time, and applied uniformly throughout the Town.

TIA: the traffic impact analysis prepared by Fox Tuttle Transportation Group, LLC, and dated June 7, 2022, prepared with the PDP, and submitted to and accepted by the Town; and future traffic impact analyses or updates as may be required with future land development applications.

Town: Town of Castle Rock, Colorado.

Town Council: the governing body of the Town, constituted under Article II of the Charter.

Town Regulations: the Charter, Code, ordinances, resolutions, rules and regulations of the Town, technical criteria, and the provisions of all zoning, subdivision and building codes, as the same may be amended from time to time and applied uniformly throughout the Town.

Urban Services: Municipal Services and services provided through Public Utilities.

Vested Property Rights Statute: C.R.S. § 24-68-101 *et seq.*

Certain other terms are defined in the text of the Agreement and shall have the meaning indicated.

1.02 Cross-reference. Any reference to a section or article number, without further description, shall mean such section or article in this Agreement.

ARTICLE II APPLICATION AND EFFECT

2.01 Binding Effect. The Property is both benefited and burdened by the mutual covenants of this Agreement, and such covenants shall constitute real covenants binding upon successors in interest to the Property, including any mortgagees or lienholders subsequently acquiring title to the Property, irrespective of whether specific reference to this Agreement is made in any instrument affecting title to the Property. Except as expressly provided in this Agreement to the contrary, upon assignment of all or a portion of its interest in this Agreement, the Master Developer, as assignor, respectively shall be relieved of all obligations imposed by this Agreement upon the Master Developer, applicable to the portion of the Property designated in the instrument assigning such obligation(s), provided that: (i) the assignee expressly assumes such obligation; (ii) the Master Developer, as assignor, shall not be relieved of any default under this Agreement attributable to the action or inaction of the Master Developer, while the Master Developer was so designated for such portion of the Property; and (iii) the assignee, if other than the Districts, meets the definition of Master Developer as set forth in Section 1.01. Except as expressly provided in this Agreement to the contrary, upon conveyance of all, or a portion of, the Property, an Owner, as grantor, respectively shall be relieved of all obligations imposed by this Agreement applicable to the portion of the Property conveyed.

2.02 Supersession. This Agreement supersedes all prior Town agreements or contracts encumbering the Property including, but not limited to, the Annexation and Development Contracts between the Town and Bellamah Community Development (Bellamah Annexations [Southern Portion] and MSP Investment Co. [Bellamah Annexations-Northern Portion] dated November 1984 [the “1984 Contracts”]), and the Suspension Agreement dated October 8, 1992, insofar as those documents affect the Property. Accordingly, neither the 1984 Contracts nor the Suspension Agreement shall have any force or effect with respect to the Property as of the Effective Date.

2.03 Mortgagee Obligation. No mortgagee or lienholder shall have an affirmative obligation hereunder, nor shall Town have the right to seek performance of this Agreement from mortgagees or lienholders, except in the event that a mortgagee or lienholder acquires fee simple title to all or a portion of the Property, in which event the mortgagee or lienholder shall be bound by the terms, conditions and restrictions of this Agreement.

2.04 Owner/Districts Responsibility. Town shall accept the District(s)' performance of Master Developer's obligations under this Agreement upon the Districts' compliance with Article III. However, the Master Developer retains the ultimate responsibility for performance of the covenants and obligations of this Agreement should the Districts fail to discharge such obligations. To the extent the Districts discharge the obligation of Master Developer under this Agreement, and to the extent permitted by Colorado law as further provided in Article III, the Districts shall have the same contractual rights and responsibilities as Master Developer under this Agreement with respect to such obligation.

2.05 Town Regulations. Subject and subordinate to any provisions to the contrary contained in this Agreement, (i) the Town Regulations shall apply to the Property in the same manner and effect as within other areas of the Town, and (ii) this Agreement shall not in any manner restrict or impair the lawful exercise by the Town Council of its legislative or police powers as applied to the Property, including specifically the amendment, modification or addition to the Town Regulations, subsequent to the execution of this Agreement. Provided, Owner does not waive its right to oppose or challenge the legality or validity of any amendment to the Town Regulations that it could maintain absent this Agreement.

When this Agreement calls for compliance with the Town Regulations, the operative Town Regulations in effect at the time such compliance is required shall govern, unless the provisions of this Agreement expressly provide to the contrary.

2.06 Commencement of Development. Except as provided otherwise herein, execution of this Agreement by Owner does not create any obligation upon Owner or Master Developer to commence or complete development of the Property within any particular timeframe. The Parties, however, understand and agree that this Agreement imposes certain financial obligations on Master Developer which are time-sensitive after the commencement of

development on the Property. Accordingly, subject to day-for-day extension in the event of any Force Majeure, in the event that Owner has not completed the construction of at least \$500,000 in Public Improvements, excluding soft costs, and has not obtained the first building permit for a single-family residential structure by December 31, 2032, then the right of Owner under this Agreement and the Town Regulations to undertake further development of the Property, or to obtain permits for the construction of private improvements, shall be suspended (the “**Development Suspension**”). The Development Suspension may be released by Town Council, in its discretion, upon a showing of good cause for the delay, and the demonstration by Owner of its ability to commence and complete development of the Property in accordance with the PDP. If the Town Council determines that the Development Suspension should not be released, thereafter, the Town may initiate modifications to the PDP through the Town Regulations.

ARTICLE III DISTRICT PARTICIPATION

3.01 Authorization. The Parties anticipate that the Districts will finance and construct a significant portion of the Public Improvements on behalf of Master Developer, or in the alternative, fund the Master Developer construction costs, either directly or as a reimbursement of costs incurred. It is the Parties’ intention that the Districts comply with the Special District Oversight Ordinance of the Town Regulations (“**SDO**”), except as specifically set forth in the Districts’ Service Plan approved by the Town Council, prior to and as a condition of undertaking any of Master Developer’s obligation under this Agreement.

Accordingly, as of the Effective Date, Owner has submitted to the Town for approval the Service Plan, and upon the Town Council’s approval of the Service Plan, the Town and Districts shall enter into the District IGA. The District Agreements, as applicable, shall require the Districts to impose and remit to the Town the Regional Mill Levy, beginning upon a District’s first imposition of a debt service mill levy and continuing until such time as all of the Districts no longer impose a mill levy for any purpose or are otherwise dissolved, whichever is later.

Subject to Town Council approval of the District Agreements (“**District Approvals**”) and the assignment of the Master Developer’s obligations to fund and construct Public Improvements under this Agreement to the Districts, the Districts shall have the same contractual rights and

responsibilities as the Master Developer with respect to such obligations. Town shall accept the performance by the Districts, to the extent that the Districts discharge the obligations imposed on Master Developer under this Agreement. When undertaking development of Public Improvements, references in this Agreement to “Master Developer” shall mean “District(s)” unless the context clearly indicates otherwise. Nothing in this Agreement shall relieve the Districts from obtaining Town approval of Service Plan amendments, as may be required under the Special District Act and the SDO. Notwithstanding anything herein to the contrary, the Parties agree that the Districts may only undertake the construction and financing of Public Improvements authorized by State law or the Districts’ Service Plan, and any other improvements or utilities, such as dry utilities, may not be financed or constructed by the Districts, and such responsibilities shall remain the responsibility of the Master Developer.

3.02 Default and Remedies as Between Town and Districts.

(a) As between the Town and any District which is or may become a Party to this Agreement, this Agreement constitutes a legislatively adopted intergovernmental agreement and mutually binding and enforceable comprehensive development plan for the Property and the Project pursuant to C.R.S. §§ 29-1-203 and 29-20-105(2)(g) and, as the General Assembly has expressly authorized pursuant thereto, such Parties intend that their respective obligations under this Agreement are to be enforceable by specific performance and/or injunctive relief or other equitable remedies, in addition to any remedies otherwise available at law.

(b) A “breach” or “default” by a District will be defined as the District’s failure to fulfill or perform (a) any express material obligation of the District stated in this Agreement, or (b) any obligation which the District has expressly assumed pursuant to Section 3.01.

(c) In addition to those remedies otherwise available pursuant to Section 10.03, as between the Town and a District, the non-breaching Party will be entitled to enforce the breaching Party’s performance of the terms of this Agreement and the PDP, pursuant to, without limitation, C.R.S. § 29-20-105(2)(g), which remedies the General Assembly has expressly authorized, to include the equitable remedies of specific performance and

injunctive relief pursuant to an expedited hearing to enforce such Party's obligations under this Agreement.

3.03 Surety. In recognition of the quasi-governmental nature of the Districts and their financial and taxing powers, Districts may satisfy the requirements under this Agreement or the Town Regulations for posting of financial guarantees to assure the construction and warranty obligations for Public Improvements the Districts have constructed by establishing a cash construction escrow (the "**Escrow**") in accordance with the following:

(a) the Escrow shall be established with a title insurance company or financial institution;

(b) the Escrow deposit shall be in the amount prescribed by the Town Regulations;

(c) Districts may make progress payments to their contractors from the Escrow deposit, provided the Town approves the payment request, which approval shall be prompt and not unreasonably withheld;

(d) the Escrow deposit may not be drawn down below the amount required for the warranty surety under the Town Regulations;

(e) the Escrow agreement shall authorize the Town to access the Escrow deposit in the event of a default by Districts, for the purpose of undertaking completion or remediation work on the Public Improvements, as more specifically provided under the applicable SIA; and

(f) the Escrow deposit remaining after completion of the Public Improvements and the posting of the required warranty surety shall be returned to the Districts.

In lieu of establishing an Escrow (for construction or warranty), the Districts may, at their discretion, post any other form of financial surety authorized under the Town Regulations.

In the event of a default by the Districts in their obligation to construct the Public Improvements, Town shall have the right to withhold approvals and permits for the applicable portion of the Project until the default is cured.

3.04 Annual Appropriation and Budget. The Districts do not intend hereby to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever. The Parties expressly understand and agree that the Districts' obligations under this Agreement shall extend only to monies appropriated for the purposes of this Agreement by the Board(s) of the Districts and shall not constitute a mandatory charge, requirement or liability in any ensuing fiscal year beyond the then-current fiscal year. No provision of this Agreement shall be construed or interpreted as a delegation of governmental powers by the District, or as creating a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever of the District or statutory debt limitation, including, without limitation, Article X, Section 20 or Article XI, Section 6 of the Constitution of the State of Colorado. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of District funds. The Districts' obligations under this Agreement exist subject to annual budgeting and appropriations and shall remain subject to the same for the entire term of this Agreement, unless otherwise specified in writing by the Parties thereto.

ARTICLE IV GENERAL OBLIGATIONS

4.01 Municipal Services. Except as specifically set forth to the contrary in this Agreement, and so long as Master Developer has satisfied its obligation to develop the necessary Public Improvements under this Agreement and the Town Regulations for the applicable portion of the Project, the Town shall provide the Property with Municipal Services at an equivalent service level, and on the same terms and conditions, including non-discriminatory fees and charges, as provided elsewhere within its municipal boundaries. Town reserves the right to contract with other governmental or private entities for delivery of Municipal Services to the Property, provided such service level is comparable to that provided by the Town in its proprietary capacity, and such Municipal Services are provided on similar terms and conditions as provided to similar developments in other portions of the Town. The respective obligations of the Parties for development of the infrastructure necessary for provision of Municipal Services to the Property are addressed in Article VI.

4.02 Permitted Development. Master Developer shall develop the Property in accordance with this Agreement and Town Regulations, and applicable state and federal law and regulations. Town shall allow and permit the development of the Property in accordance with the Town Regulations, the PDP, and this Agreement upon submission of proper applications; payment of fees, exactions and charges imposed by the Town Regulations; and compliance with conditions precedent to permitting imposed by this Agreement, the PDP, or Town Regulations.

The Town agrees that it shall review and process all applications for land use approvals including, but not limited to, Plats and SDPs, and any approvals of aspects thereof, and building and construction permits required in connection with the Property, in a prompt and efficient manner, in accordance with applicable Town Regulations, the PDP, and this Agreement. Town shall not unreasonably delay, condition, withhold or deny consent to or approval of any development request or permit relating to the Property and/or the Project.

4.03 Coordination. Subject to prior review, Town shall coordinate with, and affirmatively support, the Owner or Master Developer in any filings or applications before other governmental jurisdictions necessary for Owner or Master Developer to fulfill its obligations under this Agreement, or to allow development of the Property in accordance with the PDP and this Agreement.

4.04 Required Easements. To the extent necessary to provide access to or Municipal Services to the Property, Owner shall provide any easements on the Property or, if Owner has a legal right to do so, adjacent to the Property, to the Town as reasonably requested by the same prior to the issuance of the applicable Plat.

ARTICLE V GROUNDWATER RIGHTS

5.01 Requirement. In accordance with the Charter and Code, it is the obligation of Owner to convey to the Town the Groundwater Rights (together with additional water resources, if required under this Agreement) to support the Town's obligation to provide a municipal water supply to the Property. The Town shall have no obligation to issue Plat, SDP, building permit, or other construction permit approvals, or any other approvals for development on the Property, unless Owner is in compliance with the provisions of this Article V.

5.02 Conveyance. The Town and Master Developer acknowledge that Master Developer has provided to the Town, at Master Developer's sole expense, an opinion of a qualified Colorado attorney (the "**Title Opinion**") that: (i) Owner owns the Groundwater Rights and (ii) upon recordation of the special warranty deed conveying the Groundwater Rights to the Town, Town will have good and marketable title to the Groundwater Rights, free of liens, encumbrances or other title defects (the "**Title Opinion Requirements**"). The Town and Master Developer further acknowledge that the Town has not accepted the Title Opinion and is in the process of assessing the Groundwater Rights with respect to the satisfaction of the Title Opinion Requirements. Owner shall reimburse Town for all reasonable actual third-party costs incurred by Town in retaining legal counsel to review and assess the Title Opinion and Title Opinion Requirements with respect to the Groundwater Rights. The Parties acknowledge and agree that, once the Town accepts and concurs with the Title Opinion, the Town shall rely upon such opinion in accepting conveyance of the Groundwater Rights. Within ten (10) days after the Effective Date, the Owner shall convey to the Town title to the Groundwater Rights by special warranty deed. Subject to the terms and conditions of the Decrees, the conveyance of the Groundwater Rights shall transfer to the Town the right to use, reuse, lease or sell the water withdrawn under the Groundwater Rights.

After conveyance of the Groundwater Rights, Owner shall execute such further reasonable and additional instruments of conveyance and other documents which Town reasonably determines necessary to grant to the Town the exclusive ownership, management and control of the Groundwater Rights. Should it be subsequently determined that marketable title to any portion of the Groundwater Rights did not vest in the Town with the conveyance of same, and such defect cannot be cured by Owner or Master Developer, the Water Credit established in Section 5.03 below shall be reduced accordingly, and the Water Bank debited in an amount equal to the SFE equivalent of the Groundwater Rights for which marketable title did not vest.

5.03 Water Credit. Under the Town Regulations, the Groundwater Rights are converted into development entitlements, referred to as a "Water Credit." The Water Credit is expressed as a single-family equivalent ("**SFE**"). An SFE is the measure of average annual wholesale water production that must be developed to meet the imputed demand from a single-family residence under the Town Regulations. Consequently, one (1) SFE of Water Credit represents that the holder has satisfied the Town's water dedication requirement for one single-

family residence or the equivalent demand attributable to commercial or irrigation uses under the Town Regulations. SFEs are assigned to residential, commercial and irrigation uses under the Town Regulations.

The Title Opinion is currently being assessed for 2,290.35 acre feet of Groundwater Rights for the Property, which includes 2,032.24 acre feet of the Groundwater that was adjudicated under the Decrees (the “**Adjudicated Water Rights**”). Town and Master Developer acknowledge that additional water rights other than the Adjudicated Water Rights may exist within the Groundwater Rights conveyed to the Town. With conveyance of the Groundwater Rights to the Town, a Water Credit for the Property will be established in SFE’s for the Adjudicated Water Rights, to the extent then accepted by the Town. Town shall determine whether the Title Opinion Requirements have been satisfied for the Groundwater Rights, as the same may be presented by, or on behalf of, Master Developer to the Town from time to time. At no time will the Property be platted into developable lots, unless the Property has available Water Credits accepted by the Town, or otherwise provided for in Section 5.06, for such lots. Master Developer will adjudicate all of the unadjudicated Groundwater Rights that do not constitute a part of the Adjudicated Water Rights and, subject to the terms and conditions set forth above, receive an additional Water Credit with respect to such Groundwater Rights. Town shall be named as a co-applicant in the adjudication application. If Master Developer does not complete the adjudication within three (3) years from the Effective Date, the Town may pursue the adjudication and charge the Master Developer for the actual costs of said adjudication. Upon the acceptance of all or any portion of the Title Opinion by the Town, the Town will calculate the initial Water Credit for the portion of the Property related to such accepted portion of the Title Opinion. The Master Developer believes the total initial Water Credit related to the Title Opinion will be approximately as follows:

Aquifer	Adjudicated Groundwater AF/Year	Equivalent SFE Credit “Water Credits”
Lower Dawson	0	0
Denver	553.91	503.55

Arapahoe	1182.66	1075.16
Laramie Fox	295.67	89.60
Totals	2032.24	1668.31

The final Water Credit calculated by the Town in SFEs may be subject to adjustment over time, pursuant to the Water Efficiency Plan under Section 5.08 below; however, except as set forth in this Agreement, such SFE calculation shall not be affected by changes in the conversion rate of Groundwater Rights into SFEs that the Town may implement through modifications to the Town Regulations after the date of this Agreement, including any future changes in the current non-renewable dedication requirement under the Town Regulations.

5.04 Application of Water Credit. Unless otherwise directed by the Owner in accordance with Section 5.06 below, the Water Credit shall be reduced (i.e. applied):

(a) Initially, at the time of Plat approval, by the total SFE assigned to all approved development with such Plat (private and public) to the extent the water demand for such use can be determined at Plat approval;

(b) Subsequently adjusted at the time of SDP approval within the Property, or at building/irrigation permit issuance within the Property, for those uses not accounted for at the time of Plat approval, or as necessary to reflect specific SFE assignment determined at building permit; and

(c) At the time all potable and irrigation tap sizes are known, the Water Credit in the Water Bank, as defined in Section 5.05 below, shall be adjusted to reflect the SFE assignment in accordance with the Town Regulations.

5.05 Water Bank. In order to properly account for the Water Credit, Town shall administratively maintain an account designated as the Dawson Trails Water Bank (“**Water Bank**”). The Water Bank shall be debited or credited from time to time upon the Owner’s application of any portion of the Water Credit in accordance with this Article V.

The Owner may request in writing an accounting of all entries made to the Water Bank and the current balance. Any objections raised by the Owner regarding an entry shall be reviewed by the Town, provided, however, that the Town's determination after such review shall be final and binding if reasonably made in accordance with this Agreement.

5.06 Required Water Sources. If the Water Bank is exhausted prior to full development of the Property, or if a specific portion of the Property has insufficient Water Credit(s), the Owner of such portion of the Property shall be required, and shall have the right to provide, in addition to those Groundwater Rights referenced in Section 5.03 above, additional water resources acceptable to the Town. At the sole discretion of the Town, cash-in-lieu of water rights in accordance with Town Regulations then in effect may be approved but, because water rights may or may not be available for purchase, will be subject to review and approval by the Town Council for each request to utilize cash-in-lieu. Absent provision of such additional water resources, the Town shall not be obligated to approve any additional Plat(s) or issue building permits for that portion of the Property for which sufficient Water Credits are not allocated, or for which a cash-in-lieu payment has not been made.

5.07 Water Efficiency Plan. Owner shall implement the Water Efficiency Plan attached as *Exhibit 2* ("**Water Efficiency Plan**") for all development within the Property. The Water Efficiency Plan shall be incorporated into all conveyance documents for the Property and private covenants and restrictions. All builders of residential and non-residential construction on the Property shall be required to implement and follow all requirements of the Water Efficiency Plan.

Minor modifications and clarifications or changes that are more restrictive or net neutral to the Water Efficiency Plan may be made administratively, without requiring an amendment to this Agreement, as reasonably determined by the Town. In the event more restrictive modifications are made to the Water Efficiency Plan, the corresponding credits to the Water Bank for each SFE shall be calculated based on estimated actual use of the related improvement. In the event that more restrictive water use conservation measures than are contained in the Water Efficiency Plan are subsequently adopted by Town Regulations and applied uniformly throughout the Town, the Water Efficiency Plan shall remain in full force and effect with respect to, and only with respect to, the

aspects of the Water Efficiency Plan that are more restrictive than such adopted conservation measures, and the Town-adopted more restrictive measures shall otherwise govern all future Plat approvals. In the event that the use of system development fee credits programs, as set forth in the Code in Section 13.12.080, are eliminated or amended to reduce or eliminate these programs, the Project shall be subject to such regulations, and any such credits that the Project may have qualified for will be eliminated or amended in accordance with such amendments to the Code. Except as expressly set forth herein, nothing in this Agreement shall obligate the Town to any future credits or programs that may exist at the time of this Agreement, if said credits or programs are eliminated or amended by any Code amendment.

ARTICLE VI PUBLIC IMPROVEMENTS DEVELOPMENT

6.01 Generally. Master Developer shall develop the Property in accordance with this Agreement, the PDP, and applicable Town Regulations and state and federal laws and regulations. Except for the Town Improvements defined in 6.04 below, and except as set forth in Section 3.01, development of the Public Improvements shall be the exclusive obligation of Master Developer, and Master Developer shall bear the cost of planning, design, construction and financing of the Public Improvements and all other related and incidental activities, including off-site property or easement acquisition, if such off-site property interests are necessary to construct the Public Improvements or to connect the Public Improvements to existing infrastructure, and are located in the general vicinity of the Property and contained in the applicable Plat, SIA and/or SDP. Town may, at the Town's discretion, exercise its eminent domain powers to acquire such off-site property interests if Master Developer or District reasonably determine that they are unable to secure them, provided that Master Developer bears all costs of condemnation including appraisal, expert witness and attorney's fees and just compensation for the property acquired, if compensation is required.

The Public Improvements shall be developed in strict accordance with Town Regulations, the PDP, this Agreement, the Phasing Plan and the applicable SDP, Plat and SIA. Except as otherwise expressly provided in this Agreement, or the applicable SDP, Plat or SIA, Town shall have no obligation to develop Public Improvements.

6.02 Oversizing. In the event Master Developer independently develops Public Improvements which are sized to serve, or otherwise directly benefit adjacent, third-party developments, the Town and Master Developer shall prescribe in the applicable SIA for said adjacent third-party developments the method by which Master Developer may recover a fair and equitable portion of the cost of development of such Public Improvements from such adjacent third-party developments. The Town shall make diligent and best efforts to obtain such recoupment, subject to applicable legal limitations on its authority to effect such recoupment and pre-existing contractual provisions with such other development interests.

6.03 Cooperation in Public Improvement Development. The Town and Master Developer shall cooperate in obtaining necessary permits and approvals required by other governmental agencies in order to develop the Public Improvements. The Town shall apply for any such permits or approvals in its name, or in the joint names of the Town and Master Developer, if so required by the governmental agencies. The Town shall incur no liability to Master Developer if such governmental agencies do not issue necessary permits and approvals.

6.04 Town Water and Wastewater Improvements. The Town has the obligation to construct, acquire or otherwise develop raw water production, treatment and storage and wastewater treatment of sufficient capacity to serve the Property through Full Buildout (“**Town Water and Wastewater Improvements**”). Unless a portion of the cost of the Town Water and Wastewater Improvements is allocated to Master Developer by mutual agreement, the Town shall have the exclusive obligation to design, engineer and construct the particular component of the Town Water and Wastewater Improvements, such that adequate capacity in the Town Water and Wastewater Improvement is available for service to development within the Property. If Master Developer has the obligation to jointly fund a Town Water and Wastewater Improvement, the Town’s obligation to develop such Town Improvement is dependent on Master Developer providing financial guarantees and tendering funds when reasonably required by the Town.

6.05 Public Improvements Control. Upon dedication of Public Improvements by Master Developer and acceptance of the same by Town, Town shall have the exclusive ownership, management, and maintenance rights and obligations with respect to the Public Improvements, and neither Master Developer nor Owner shall have any further responsibility for ownership or

maintenance of the same. Town may use or allow others to use the capacities in the Public Improvements, provided that the capacities developed by Master Developer at Master Developer's cost shall be reserved for the benefit of the Property, or if used by Town to serve other properties, Town shall provide replacement or alternative capacities in such a manner as to not impede the amount or timing of development on the Property and so as to maintain adequate service to existing development on the Property.

6.06 Subdivision Improvements Agreement. The Town Regulations require that a subdivider enter into a SIA at the time of approval of a Plat. The SIA addresses the engineering requirements for the Public Improvements to be constructed to serve the Plat and the financial guarantees to assure construction of the Public Improvements. Unless modified in the SIA, the provisions of this Article VI will apply to the development of such Public Improvements, irrespective of whether or not reference to this Article VI is made in the SIA.

ARTICLE VII WATER, WASTEWATER AND STORMWATER

7.01 Removal of Existing Infrastructure. Master Developer, at its sole expense, shall remove any existing on-site or off-site water, wastewater, and drainage infrastructure previously built to support this development including, but not limited to, any existing water and wastewater pipes and wells and related facilities. To the extent that existing infrastructure is located within open space area(s), Town reserves the right to determine whether the removal of the existing infrastructure would result in damage to the open space area(s). If the Town determines that removal would cause damage to the open space area(s), the Town, in its sole discretion, may relieve the Master Developer of its obligation to remove it; however, if the existing infrastructure is permitted to remain, at no time shall the Master Developer be allowed to connect to and/or use the existing infrastructure as part of the development. If Town agrees to leave any existing infrastructure in place, it will be documented in the SIA, and the Master Developer shall provide engineering locates of the infrastructure to the Town. All existing wells that must be removed shall be removed and abandoned in accordance with the rules of the State Engineer's Office. When the existing water tank is no longer utilized for on-site development purposes, the Master Developer shall, at its sole expense, remove or fill in the existing tank and revegetate the area. While the existing water tank remains in place, it shall remain privately owned and at no time shall be

connected to public infrastructure. After removal of any existing infrastructure, Master Developer shall, at its sole expense, design and construct the necessary water and wastewater infrastructure to serve the Property, per Town Regulations.

7.02 Water System Improvements. Master Developer, at its sole expense, shall design and construct the necessary water system improvements (“**Water System Improvements**”) required to serve the Property as set forth in the applicable Plats, SIAs and SDPs. These Water System Improvements may include, but are not limited to, water storage tanks, pump stations (“**Pump Station**”), back-up power sources, distribution pipes, valves and related appurtenances. In the event that a water storage tank (“**Green Zone Tank**”) is included in any Water System Improvements and said Green Zone Tank is to be located outside of the jurisdictional limits of the Town, the Master Developer shall be responsible for acquiring a fee simple interest in the Green Zone Tank site, as well as any land or permanent easements required to connect any associated transmission line(s) with the Property. If it is determined that a Green Zone Tank is needed, except for roadway connectivity and associated infrastructure as expressly set forth in the PDP, Plat, SIA or SDP, no overlot grading permits for residential development within the area to be served by the Green Zone Tank will be issued until such time as the Master Developer acquires the necessary land for the potential Green Zone Tank and associated transmission line(s) and begins construction of the Green Zone Tank. Master Developer shall convey to the Town the land the Green Zone Tank is on, at time of conveyance and acceptance of the Green Zone Water System and Green Zone Tank to the Town.

7.03 Wastewater. Master Developer, at its sole expense, shall design and construct the necessary on-site and off-site wastewater improvements (“**Wastewater Improvements**”) required to serve the Property, with the exception of Section 7.04 below. The Master Developer shall also replace any off-site wastewater mains and sanitary sewer lines that require upsizing, which shall be determined through the final utility reports. Concurrently with, and as a condition to recordation of the first Plat on the Property, Master Developer shall pay to the Town \$300,000.00, which is its proportional share (80%) of the cost for the Town-completed upsizing of the Malibu Sewer Interceptor. Additionally, it is estimated that the Project will contribute eighty percent (80%) of the wastewater flow to the Prairie Hawk Interceptor. The final contribution percentage will be reviewed and confirmed based upon the actual and reasonably projected wastewater flows at the

time construction of the Prairie Hawk Interceptor is scheduled to begin. The Prairie Hawk Interceptor is in the Town's Capital Improvement Projects list and is currently scheduled to be upsized in the year 2028, in order to support this Project. The Prairie Hawk Interceptor upsizing is currently estimated, at the time of the execution of this Agreement, to cost \$810,313.00; provided, however, these costs will likely increase prior to construction. Therefore, Master Developer or Owner shall pay to the Town its proportional share of the actual costs of upsizing the Prairie Hawk Interceptor, which amount is to be determined by the Town at the time of construction, as set forth above. The Master Developer shall have sixty (60) days after receiving notice of its proportional share of the actual costs to pay the Town. The Town will notify the Master Developer if the Prairie Hawk Interceptor upsizing project is scheduled to be completed in a different year. The Town will make best efforts to complete the Prairie Hawk Interceptor in a timely manner so as to not unreasonably hinder or delay the development of the Project.

7.04 Plum Creek Parkway Sanitary Sewer Interceptor. Town shall be responsible for replacing, or funding the replacement of, the missing segment of the Plum Creek Parkway Sanitary Sewer Interceptor in a manner as to not cause unreasonable delay in the development of the Project. To allow for time for any necessary funding approvals, the Master Developer shall provide the Town with notice at least twelve (12) months in advance of making a connection to the sewer interceptor for the Project.

7.05 Water and Wastewater Service. Upon final acceptance by the Town of the Water System Improvements and Wastewater Improvements, constructed by the Master Developer to the Town specifications, the Town will own, manage, and maintain the Water System Improvements and Wastewater Improvements at Town expense; provided, however, that Owner or its successor will retain ownership and the responsibility to maintain that portion of: (i) each water service line from the curb stop to the building, and (ii) each sanitary sewer service line from the sanitary sewer main to the building. Water and wastewater service will be billed and collected by the Town pursuant to the terms and conditions of the Town Regulations.

7.06 Lift and Pump Stations. In the event wastewater lift and/or potable water pump stations are necessary within the Property, in order to provide adequate water and wastewater service to the Property, Master Developer shall pay to Town an operation and maintenance fee

(“O&M Fee”) for each lift and/or pump station. The amount of the O&M Fee payment shall be determined at the time the lift and/or pump station is designed, based on actual costs necessary to operate and maintain said lift and/or pump station(s), and payment shall be due concurrently with recordation of the SIA for the parcel utilizing the lift and/or pump station.

7.07 Drainageway Improvements. Master Developer shall be responsible for preserving and fully stabilizing all major drainageways within the Project boundaries having a watershed area greater than 130 acres, in accordance with Town Regulations. In particular, Master Developer, at its sole expense, shall be responsible for the design and construction of drainage improvements, required pursuant to Town Regulations, to the North Dawson and South Dawson drainageway and the Gamble Ridge and Gamble Ridge North drainageway, in accordance with the approved North and South Dawson Tributaries Master Plan Report dated February 2011, the Gamble Ridge and Gamble Ridge North Tributary Master Plan dated October 2014, and the local governing jurisdiction and state and federal regulations (the “**Drainageway Improvements**”). The Drainageway Improvements include, but are not limited to, (a) all major drainageways and floodplain improvements within Town limits on the west side of Interstate 25; provided, however, that there shall be no reimbursement to the Town for major drainageway improvements completed by the Town as part of the CVI, except, and to the extent such drainageway improvements are oversized in order to accommodate anticipated drainage flows generated by the Project; and (b) major drainageway and floodplain improvements at the outfall points from the Property discharging east of Interstate 25 to the confluence with East Plum Creek (the “**East Drainageway Improvements**”) .

The Drainageway Improvements shall be constructed and completed concurrently with any adjacent subdivision improvements and as part of the Public Improvements necessary to serve the Property. The Drainageway Improvements located within the Town boundaries shall be dedicated to the Town in a separate floodplain tract. Portions of Drainageway Improvements on private property, or outside of the Town boundaries, shall be dedicated to the appropriate District or owner’s association for ownership and maintenance. Drainageway Improvements shall be constructed consistent with Town Regulations including, but not limited to, the Town Storm Drainage Design and Technical Criteria Manual, as amended. At the Town’s sole discretion, if Master Developer is unable, for any reason, to obtain the necessary permit(s) for all required

Drainageway Improvements, Master Developer shall deposit with Town an amount equivalent to the estimated cost, as reasonably determined by the Town, of completing such improvements.

ARTICLE VIII TRANSPORTATION IMPROVEMENTS

8.01 Fire Apparatus Access Roads. All fire apparatus access roads shall be completed by Master Developer in accordance with the Town Transportation Design Manual and/or the International Fire Code, as amended from time to time. Any roads that are outside the Property may be subject to state and/or federal standards. Fire apparatus access roads shall be completed throughout phasing of the Project, at intervals that are appropriate to meet the required amount of access points for the level of development that is being constructed. At no time shall there be less than one fire apparatus access point into the Property. Infrastructure and below-grade foundation work may take place with approved fire apparatus access points that meet the minimum standards set forth by the Town for fire apparatus access into below-grade foundation areas.

Town will allow for at-grade and below-grade construction work to occur onsite with the current at-grade railroad crossing or similar approved fire apparatus access. No vertical building construction will be allowed, except for the Costco building site, without a Town-approved grade-separated railroad crossing for a fire apparatus access point. Unless prior approval is given by the Fire Code Official, or as allowed by this Section, at-grade railroad crossings for fire apparatus access points are prohibited. Requests for an at-grade railroad crossing must be in writing to the Fire Code Official and include all extenuating circumstances for the waiver. Any above-grade construction without prior Fire Code Official approval shall immediately be issued a stop work order, and no further work may commence at said site without written approval from the Fire Code Official.

8.02 Emergency Vehicle Access. Owner, at its sole cost and expense, shall design, construct and, to the extent it is within the Property, maintain permanent emergency vehicle access roads (each, an “EVA”) through the Property to provide access to the Keene Ranch subdivision, at approximately the location referenced in the PDP. In addition, provided that the Twin Oaks subdivision approves same via a written instrument reasonably acceptable to Owner and the Town, Owner shall, at its sole cost and expense, design and construct a permanent emergency vehicle

access for the Twin Oaks subdivision at or near the existing Clarkes Circle as it will intersect with Crystal Valley Parkway. The final location of the EVAs, will be determined by the Town at time of SDP, and EVAs shall be constructed with the adjacent Public Improvements on the Property. EVAs shall be designed and constructed to meet the requirements as set forth in the International Fire Code, as amended from time to time, pertaining to weight support and grade specifications, to allow for the movement of vehicles in both directions. The EVAs will require bollards and chains at each end, with Town-approved Knox locks at both sides.

8.03 Dawson Trails Boulevard. The Project's projected traffic demand at Full Buildout requires Dawson Trails Boulevard to be a major arterial from Plum Creek Parkway to the southern Property boundary, as set forth below. Other than as required by the CVI project, the cost of which shall be borne by Town, Master Developer, at its sole cost and expense, shall design the full width of Dawson Trails Boulevard in accordance with the Town's standard street cross sections, and consistent with the approved TIA for a "major arterial" class street, from Plum Creek Parkway to the southern Property boundary. The Parties acknowledge and agree that portions of Dawson Trails Boulevard are expected to be designed and constructed by Town as part of the CVI project, and that Owner's design of same may be incorporated into the Town's design.

(a) **Northern Dawson Trails Boulevard.** Master Developer, at its sole cost and expense, shall construct, at a minimum, two (2) lanes of Dawson Trails Boulevard, to be referred to as "Northern Dawson Trails Boulevard," from the northern terminus of the CVI project north to Plum Creek Parkway. Northern Dawson Trails Boulevard shall be open to the public from CVI to Plum Creek Parkway prior to traffic volumes reaching 25,000 vehicle trips per day (vpd) on the west side of CVI. Once traffic volumes reach 25,000 vpd on the segment of road between the I-25 southbound ramps and the first intersection to the west of these ramps, then no further building permits will be issued until Northern Dawson Trails Boulevard is open to the public from CVI to Plum Creek Parkway. Construction of the first two (2) lanes of Northern Dawson Trails Boulevard may begin earlier, however, it shall not begin until notice to proceed has been given by the Town for the construction of the CVI. Master Developer, at its sole cost and expense, shall construct, when warranted based upon an approved TIA, auxiliary turn lanes at the Plum Creek Parkway and Northern Dawson Trails Boulevard intersection.

The remaining two (2) lanes of the Northern Dawson Trails Boulevard shall be constructed by the Master Developer when traffic volumes reach 12,000 vehicle trips per day north of the Project or per the Phasing Plan, whichever occurs first. In the event Town constructs Northern Dawson Trails Boulevard or portions thereof, Master Developer shall reimburse Town for the Town's design, construction and right-of-way costs. Such payment to Town shall be a condition to recordation of the first Plat of developable property that creates more than 25,000 vpd (proposed and existing traffic) on the west side of CVI.

Town shall make diligent and best efforts to recoup costs, subject to applicable legal limitations on its authority to effect such recoupment and pre-existing contractual provisions with such other development interests, from directly benefited adjacent properties as they are developed. If the District(s) or Master Developer pays for the design and construction of Northern Dawson Trails Boulevard, the Town will not seek recoupment and/or reimbursement of said costs from any properties within the District(s) at the time the District(s) issues debt for such improvements.

(b) **Southern Dawson Trails Boulevard.** Town shall be responsible for the entire cost to design and construct a portion of Dawson Trails Boulevard, to be referred to as "**Southern Dawson Trails Boulevard**," as same is required pursuant to the CVI project; provided, however, except, and to the extent that, Southern Dawson Trails Boulevard is oversized or otherwise amended in order to accommodate Master Developer's design and construction of the Project in excess of the requirements of the CVI project, said costs shall be borne by Master Developer. Except as set forth herein regarding the Town's responsibility for the design and cost of Southern Dawson Trails Boulevard as a part of the CVI project, Master Developer, at its sole cost and expense, shall construct Southern Dawson Trails Boulevard, from CVI south to the southern Property boundary, in accordance with approved plans. Except as set forth herein regarding the Town's responsibility for the design and cost of Southern Dawson Trails Boulevard as a part of the CVI project, Southern Dawson Trails Boulevard shall be constructed by the Master Developer at the time required by the Phasing Plan or the TIA, whichever occurs first. The Town will agree to construction of a transition down to two (2) lanes based on forecasted

Project volumes being less than 12,000 vehicles per day on average, and to allow a transition to two (2) lanes prior to the southern Property boundary to align with the County design, which the Parties acknowledge and agree calls for two (2) lanes commencing at the southern boundary of the Property. Town shall make diligent and best efforts to recoup costs, subject to applicable legal limitations on its authority to effect such recoupment and pre-existing contractual provisions with such other development interests, from directly benefited adjacent properties that are outside of the District boundaries at the time the District(s) issue debt for such improvements, as they are developed.

8.04 Crystal Valley Interchange (CVI).

(a) Unless otherwise expressly provided in this Agreement, no building permits shall be issued until the completion of the Crystal Valley Interchange (CVI) Project and the Master Developer has paid their required contribution, as set forth below. At the time of execution of this Agreement, the estimated cost of the Crystal Valley Interchange (CVI) project is \$118,000,000.00 (“**Total CVI Project Cost**”). The parties have agreed to cost sharing for the CVI project as set forth below.

(b) Subject to the terms herein, the Master Developer shall be responsible for contributing fifty million dollars (\$50,000,000.00) (the “**Developer CVI Contribution**”) to the cost of building the CVI project. Subject to the terms herein, the remaining cost for the CVI project will be funded by contributions from (1) the Town and the County (“**Town and County CVI Contribution**”), estimated to total approximately \$50,000,000.00 and (2) other funding sources including, but not limited to, grants (“**Other CVI Contribution**”), currently estimated to total approximately \$18,000,000.00. At the time Town has an approved Construction Agreed Price (“**CAP**”) for the CVI with the Town’s contractor, Town will notify Master Developer of the Developer CVI Contribution amount. Subject to Force Majeure and the terms herein, Master Developer shall have twenty-one (21) days from the time the Town notifies the Master Developer to pay the Developer CVI Contribution. The Developer CVI Contribution shall be deposited in the CVI Escrow pursuant to the terms set forth below.

As of the Effective Date, the Town is actively pursuing additional grant and other funding for the CVI project. If the Town successfully obtains additional funding, it will first be used to cover the Other CVI Contribution. If the Town successfully obtains additional funding in excess of the remaining costs for the CVI project not covered by the Developer CVI Contribution and the Town and County CVI Contributions, these funds shall be used to reduce the CVI contributions as follows: twenty-five percent (25%) to the Town, twenty-five percent (25%) to the County, and fifty percent (50%) to the Master Developer. If the Total CVI Project Cost is less than \$118,000,000.00, the Other CVI Contribution will be reduced before any reduction in either the Town and County CVI Contribution or the Developer CVI Contribution. If the estimated costs for the CVI project exceed the Total CVI Project Cost set forth above (a “**CVI Project Overage**”), the Town and Master Developer agree to use good faith and commercially reasonable efforts to fund the CVI Project Overage. If the Master Developer does not provide the funding for the Developer CVI Contribution by either March 1, 2023, or twenty-one (21) days from the date the Town has an approved CAP, whichever is later, the Town shall have the right, but not the obligation, to proceed with the CVI project and the Master Developer, or the District(s), shall reimburse the Town for all costs exceeding the Town and County CVI Contribution, but under no circumstances shall these costs exceed sixty-eight million dollars (\$68,000,000.00).

Town shall make diligent and best efforts to recoup costs, subject to applicable legal limitations on its authority to effect such recoupment and pre-existing contractual provisions with such other development interests, from properties that are outside of the District(s) boundaries at the time the District(s) issue debt for such improvements, which will benefit from the CVI project.

(c) Town and Master Developer agree that the funding for the CVI project shall be managed and distributed using a cash construction escrow (the “**CVI Escrow**”) and Escrow Agreement in accordance with the following:

- (i) the CVI Escrow shall be established with a title insurance company or financial institution;

(ii) the CVI Escrow deposits shall be in the amounts prescribed in Section 8.04(a) above; and

(iii) the Town shall make progress payments to their contractors from the CVI Escrow, provided the Town approves the payment request, which approval shall be prompt and not unreasonably withheld.

(d) Prior to substantial completion of the CVI, but not before commencement of construction of CVI, a building permit for Costco may be issued, and vertical construction allowed, subject to fire apparatus access routes approved by the Fire Department. A Certificate of Occupancy for Costco will not be issued until CVI is open to the public. The Town will not issue more than five hundred (500) building permits for residential development within the Property, until such time as (i) Northern Dawson Trails Boulevard is open to the public between CVI and Plum Creek Parkway; and (ii) CVI construction has commenced. Once any of these five hundred (500) residential building permits are issued, the Town will issue Certificates of Occupancy once each building has met any and all Town building code and site compliance requirements. Master Developer is solely responsible for the design and construction of, and acquiring any necessary approvals from the Colorado Department of Transportation (CDOT) and/or the Federal Highway Administration (FHWA) for, any improvements to the Plum Creek Parkway interchange that are necessary to support the additional Project traffic impact prior to opening of the CVI.

8.05 Construction Traffic Access. All construction traffic shall only access the Property by a Town-approved construction route.

8.06 Twin Oaks Entrance. Master Developer, at its sole cost and expense, shall design and construct the Twin Oaks Entrance and the entry street located within the Town of Castle Rock, serving the County properties located on Twin Oaks Road and Clarkes Circle. Any maintenance responsibilities shall not be the responsibility of the Town and shall be determined pursuant to a private agreement between the Owner or Master Developer and the property owner's association for Twin Oaks, or such other entities as may be appropriate.

8.07 Public Improvements Participation. Concurrently with, and as a condition to recordation of the first Plat on the Property, Master Developer shall pay to the Town the Property's total pro rata share of the total estimated cost of the following improvements, which improvements will be constructed by Town or others when warranted:

(a) Thirty-four point nine percent (34.9%) of the total cost of a traffic signal at the intersection of Plum Creek Parkway and Northern Dawson Trails Boulevard; and

(b) Twenty-four percent (24%) of the total cost of right-turn lanes at the southbound entrance ramp from Plum Creek Parkway to Interstate 25.

8.08 Pedestrian and Bicycle Crossings. Master Developer, at its sole cost and expense, shall design and construct grade-separated crossings at all major collector and arterial roadways for pedestrian and bicycle paths as shown on the PDP.

8.09 Transportation Demand Management Requirements. Master Developer is obligated to implement certain CDOT-approved Transportation Demand Management ("TDM") strategies, as determined necessary to meet the State's 1601 TDM Standards for approval of the CVI. Town acknowledges that Master Developer has agreed to take, or has already taken, certain TDM measures including reducing the density on the Property through the PDP; reducing the density of residential uses in the Project by approximately twenty-six percent (26%); and reducing the square footage of non-residential uses in the Project by over eighty (80%), thereby reducing vehicle trips to the CVI. In addition, Owner is dedicating land, per Section 9.08, for use as a Mobility Hub. Unless required by CDOT as a condition of CVI approval, Master Developer shall not be required to implement any further TDM measures. Notwithstanding the foregoing, the TDM measures will not include requiring the creation of a transportation management agency nor requirements for indoor employee shower/locker rooms and showers in buildings.

8.10 Future Transportation Improvements. As the Project is developed, the Town reserves the ability to require the Master Developer or Owner, as appropriate, to provide transportation improvements as determined necessary by future TIAs, SDPs, or construction documents, in accordance with the Town Regulations.

ARTICLE IX PUBLIC LANDS AND IMPROVEMENTS

9.01 Required Dedication. All Public Lands shall be offered for dedication and, upon acceptance, conveyed to Town, at no cost to Town (i) with the first Plat in which the Public Land tract lies, or (ii) with the first Plat adjacent to the Public Land tract, whichever occurs first; provided, however, that with respect to the Public Land tract(s) described in the map and legal description attached as ***Exhibit 3***, said tract(s) shall be conveyed to the Town upon the execution of this Agreement (the “**Initial PLD Tracts**”). In addition, if the Town reasonably requires any other Public Land tract prior to the first Plat that such tract lies within, or the first Plat adjacent to such tract, the Owner shall convey the tract to the Town at such time. All conveyances shall be in accordance with 9.03 below. Notwithstanding the conveyance to the Town of the Initial PLD Tracts, subsequent to such conveyance Master Developer, subject to the Town’s prior consent, which consent shall not be unreasonably withheld, conditioned or delayed, is hereby granted: (a) access in, to, over, through, upon, across and under the Initial PLD Tracts for the purposes of: (I) designing, creating, constructing, installing, maintaining, repairing and replacing slopes by cuts and fills of soil adjacent to public sidewalks and/or public rights-of-way, and the maintenance and re-creation thereof, which shall specifically include the right, in accordance with generally accepted engineering practices, to excavate, slope, cut, fill, install stormwater drainage pipes, open channels and/or facilities, and grade or otherwise change the natural contour of the Initial PLD Tracts to support and accommodate the adjacent public street, roadway or sidewalk; and (II) grading, excavating and/or sloping the Initial PLD Tracts. Town and Master Developer agree to work collaboratively and in good faith on the location of any utility alignment(s). The Parties agree that the preferred location of any utility alignment(s) is along the boundaries of any parcel(s).

9.02 Development Costs. Master Developer, at its sole cost and expense, shall extend water, wastewater, and stormwater utilities and streets of sufficient capacity and/or quantity as necessary to serve Public Lands to the property boundaries of such Public Lands as part of the applicable Phase improvements. Master Developer shall pay to the Town the applicable water and wastewater System Development Fees, renewable water resource fees, and meter set fees in accordance with the Town Regulations (“**Tap Fees**”), to the extent the Town utilizes water for Town parks or buildings developed on Public Lands. The Tap Fees shall be paid to the Town prior to recordation of the Plat which includes the applicable Public Land, or if the number and size of

the Water Tap Fees for the platted Public Land is not known at the time of Plat recordation, within 60 days after notice from the Town that the park or building Tap Fees have been determined based on the Town's development plan for the Public Land. Master Developer shall not be required to pay any Tap Fees for water and/or wastewater service exclusively benefitting school development on Public Lands.

9.03 Conveyance. All Public Lands and other parcels to be conveyed to the Town shall be conveyed to the Town, at no cost to the Town, by special warranty deed, free and clear of monetary liens, but subject to matters of record that would not preclude the Town from utilizing the property for its intended purposes, as reasonably determined by the Town. Unless otherwise provided in the Town Regulations to the contrary, the Owner, as grantor, shall furnish the Town with a policy of title insurance, issued by a title company licensed to do business in the State of Colorado, in the amount of \$10,000 per acre. If so requested by the Town or required by the Town Regulations, Master Developer shall complete and deliver a Phase I environmental audit of all Public Lands prior to conveyance and acceptance by the Town. Should the Phase I identify the need for a Phase II audit, then Master Developer shall deliver such Phase II to Town and shall be solely responsible for any remedial environmental measures of hazards identified in the Phase II audit reasonably imposed by Town, as a condition to Town's acceptance of such Public Lands.

9.04 Wildland Urban Interface Mitigation. All Public Lands and other parcels to be conveyed to the Town shall be assessed, at no cost to the Town, by a professional that is familiar with Wildland Urban Interface (WUI) mitigation. This assessment shall be provided to the Life Safety Division of the Fire Department for review to determine if any treatments are necessary to meet the current Community Wildfire Protection Plan that has been approved by the State and Town. Unless otherwise provided in the Town Regulations to the contrary, the Master Developer, shall furnish the Town with the review letter from the Fire Department, stating that no treatments are required at the time of conveyance. If so requested by the Town or required by Town Regulations, the Master Developer shall contract with a competent contractor that is familiar with WUI mitigation to perform all identified treatments for all Public Lands prior to conveyance and acceptance by the Town. All mitigation treatments shall be completed by the Master Developer as a condition to Town's acceptance of such Public Lands, except for those Public Lands identified as PL 1.07 and PL 1.10, which shall be conveyed to the Town at the time of the Effective Date of

this Agreement, per Section 9.01. All mitigation treatments required pursuant to this Section 9.04 for PL 1.07 and PL 1.1 shall be completed by the Master Developer prior to the first residential building permit for the Project, or within two (2) years of these Public Lands being conveyed to the Town, whichever comes first. Once the initial mitigation is completed by the Master Developer and the Public Land is conveyed to the Town, it shall be the responsibility of the Town to maintain the level of treatment that is appropriate as identified in the reviewed assessment and any subsequent updates.

Any Public Lands being conveyed to another public entity besides the Town shall also be assessed as set forth above, and the results of said assessment shall be provided to the Life Safety Division of the Fire Department for review and determination if any treatments are necessary to meet the current Community Wildfire Protection Plan that has been approved by the State and the Town. If any treatments are required, unless agreed to by such public entity, they shall be the responsibility of the Master Developer. Once the Public Land is conveyed to another public entity, it shall be the responsibility of said other public entity to maintain the level of treatment that is appropriate as identified in the reviewed assessment and any subsequent updates.

9.05 Exclusion of Covenants. Master Developer shall cause the exclusion of all Public Lands from application and effect of restrictive covenants, which may otherwise be imposed on the Property. If any Public Lands are inadvertently made subject to such covenants, this Agreement shall constitute the irrevocable consent of the Master Developer, the Owner and the board of directors of any owner's association to the exclusion of the Public Lands from the application of such covenants. Prior to constructing or placing any structures on Public Land, the Town shall give the Master Developer and the applicable association a reasonable opportunity to review and comment on the design and plans for any such improvements, but the Town shall retain the ultimate authority to determine what improvements are placed on Public Lands.

9.06 Landscape Maintenance. Owner shall have the responsibility for the maintenance of landscaping within any public street right-of-way dedicated by Owner to the Town, including water, irrigation system, features, plantings, etc., for the landscaping between the right-of-way and street curbing, as well as within street medians and roundabout islands. Such maintenance shall be at the sole expense of Owner and to the standard for maintenance established by the Town of

Castle Rock Landscape and Irrigation Criteria Manual. Owner's maintenance obligation includes procurement of water services from the Town and payment of applicable water service charges under the Town Regulations. Owner may delegate its maintenance obligation to the District or a property owner's association, and the Town shall accept performance by the District or property owner's association of such maintenance obligations, provided that the District or property owners association is so authorized under the District Agreements. Upon acceptance of such maintenance obligations by the District or property owner's association, the Town agrees to release Owner from further maintenance obligations under this Agreement, with respect to those improvements accepted.

9.07 Fire Station Conveyance and Funding. Owner shall dedicate, as provided in Section 9.01, Public Land to the Town for a fire station site as shown on the PDP. Such dedicated Public Land must be suitable for fire station facilities in terms of topography, size and location, as consistent with the Town's current fire safety master plan and related policies.

At the time that the 1,400th residential building permit, or a lesser unit amount as determined at the sole discretion of the Fire Department, if the development has permits issued for age-restricted, assisted living or skilled nursing beds, is to be issued, the Master Developer shall remit to the Town two million dollars (\$2,000,000.00) to be used for the design, construction and equipping of the fire station.

At the time that the 2,500th residential permit is to be issued, the Master Developer shall at its sole expense, extend to the applicable Public Land's boundary, water, wastewater, and stormwater utilities and streets (provided that such fire station is situated adjacent to a street required to be constructed by Master Developer as part of the applicable Plat, SDP, or SIA) of sufficient capacity and/or quantity as necessary to serve Public Lands for a fire station as part of the applicable Phase improvements. The Master Developer shall at this time also remit to the Town an additional two million dollars (\$2,000,000.00) to be used for the design, construction and equipping of the fire station.

Once construction of the foregoing infrastructure is completed and the Master Developer has remitted all monies owed, it shall have no further responsibility regarding said fire station,

except that the Owner or Master Developer shall be responsible for payment of any capital impact fees relating to fire service.

9.08 Mobility Hub. Owner shall dedicate no less than five (5) acres of Public Land to the Town for a Mobility Hub, as located and described on the PDP. As part of the applicable Phase improvements, Master Developer shall, at its sole expense, extend water, wastewater, stormwater utilities, and streets (provided that such Mobility Hub is situated adjacent to a street required to be constructed by Master Developer as part of the applicable Plat, SDP, or SIA) of sufficient capacity and/or quantity as necessary to serve such Mobility Hub, to the applicable Public Land's boundary.

9.09 Public Works Maintenance Yard. Owner shall dedicate Public Land to the Town for a Public Works maintenance yard, as included in the overall Public Land dedications as shown on the PDP. Master Developer shall, at its sole cost and expense, extend to the applicable Public Land's boundary, water, wastewater, and stormwater utilities and streets (provided that such Public Works Maintenance Yard is situated adjacent to a street required to be constructed by Master Developer as part of the applicable Plat, SDP, or SIA) of sufficient capacity and/or quantity as necessary to serve Public Lands to be a Public Works maintenance yard as part of the applicable Phase. Master Developer shall, at its sole cost and expense, rough grade the site for the Public Maintenance Yard.

9.10 Water Treatment. Owner shall dedicate Public Land to the Town for two (2) well sites. Owner shall dedicate Public Land to the Town for a water treatment plant site. The well sites and water treatment plant site acreages are included in the overall Public Land dedications as shown on the PDP.

9.11 Trails. Master Developer shall, at its sole cost and expense, design and construct all on-site soft-surface and hard-surface trails, in conformance with the PDP. Final trail alignments and surface material will be determined by the Town at time of SDP. Trails within drainage ways shall be constructed concurrently with construction of Drainageway Improvements.

ARTICLE X DEFAULT AND REMEDIES

10.01 Event of Default. Failure of any Party to perform any covenant, agreement, obligation or provision of this Agreement constitutes an event of default under this Agreement.

10.02 Default Notice. In the event either Party alleges that the other is in default, the non-defaulting Party shall first notify the defaulting Party in writing of such default and specify the exact nature of the default in such notice. Except as otherwise provided herein, the defaulting Party shall have twenty (20) business days from receipt of such notice within which to cure such default before the non-defaulting party may exercise any of its remedies hereunder. If such default is not of a type which can be cured within such twenty (20)-day period and the defaulting Party commenced the cure within the twenty (20)-day period and is actively and diligently pursuing such cure, the defaulting Party shall have a reasonable period of time, given the nature of the default, following the end of the twenty (20)-day period to cure such default, provided that such defaulting Party is at all times within such additional time period actively and diligently pursuing such cure in good faith.

10.03 Remedies. In addition to specific remedies provided elsewhere in this Agreement (including the Town's right to withhold development approvals on portions of the Property burdened with the unperformed obligation), upon notice of default and failure to cure in accordance with Section 10.02, the non-defaulting Party shall have the right to take whatever action, at law or in equity, which appears necessary or desirable to enforce performance and observation of any obligation, agreement or covenant of the defaulting party under this Agreement, or to collect the monies then due and thereafter to become due. In any such legal action, the prevailing Party shall be entitled to recover its reasonable attorney's fees and litigation costs from the other Party.

The Parties acknowledge and agree that any mortgagee has a right, but not the obligation, to remedy or cure any event of default or breach by Owner or Master Developer under this Agreement, and that the Town will accept such remedy or cure if properly and timely carried out by a mortgagee, provided that any remedy or cure by a mortgagee shall not be construed as an assumption by the mortgagee of, or create any liability to, mortgagee with respect to the obligations

of Owner or Master Developer under this Agreement, unless the mortgagee acquires ownership of the Property.

ARTICLE XI VESTING

11.01 Vested Property Rights. Owner has demonstrated that the PDP meets the criteria under Chapter 17.08 of the Code and the Vested Property Rights Statute for vesting of property rights by agreement for a term in excess of three years. The PDP and this Agreement each constitute a “site specific development plan” as defined in Section 104 of the Vested Property Rights Statute and Chapter 17.08 of the Code and, accordingly, vested property rights are established with respect to the PDP and this Agreement in accordance with statute and applicable Code provisions. Pursuant to Section 17.08.080 of the Code, the following provision shall be placed on the PDP:

This Planned Development Plan, inclusive of the embedded PD Zoning Regulations, constitutes a site-specific development plan pursuant to Chapter 17.08 of the Castle Rock Municipal Code and §24-68-101, *et seq.*, C.R.S., and establishes vested property rights that may extend through October 6, 2052, with the option of, upon Town Council approval, a single ten (10)-year extension, to undertake and complete the development and use of the property according with this Planned Development Plan.

11.02 Duration. Development of the Property requires Owner and the Master Developer to make substantial up-front capital investment in Public Improvements, as well as off-site infrastructure mandated by this Agreement. Given the scale of the Project, much of such infrastructure will serve multiple phases of the Project, and the recoupment of such investment by Owner and the Master Developer will occur incrementally as development of the Project progresses. The ability of the Owner and the Master Developer to finance development of the Property is dependent on demonstration to the capital markets that there is an extended period of time in which the Project may be developed and marketed as currently envisioned, and that material modifications to the vested PDP will not be unilaterally imposed by the Town.

Accordingly, the Parties find that the Vesting Term, as provided in this Section 11.02, is necessary and appropriate.

Property rights in the PDP and this Agreement are vested pursuant to Chapter 17.08 of the Code and the Vested Property Rights Statute until October 6, 2052, however, such term shall be extended by one day for each day during which the PDP or this Agreement are subject to any Legal Challenge. In addition, such term may be extended, upon Town Council approval, for a single ten (10)-year extension (“**Vesting Term**”).

11.03 Vesting Term Restrictions. During the Vesting Term, the Town shall not take any zoning or land use action (whether by action of the Town Council or pursuant to an initiated ordinance), which would alter, impair, prevent, diminish, impose a moratorium on development, or otherwise delay development or the use of the Property in accordance with the PDP and this Agreement, nor shall the Town unilaterally amend the PDP, except the following actions shall not be precluded during the Vesting Term (“**Permitted Actions**”):

- (a) The enforcement and application of the Town Regulations in effect as of the Effective Date, except as expressly provided in the PDP or this Agreement; or
- (b) The enforcement and application of Town Regulations in effect at any point in time during the Vesting Term which are generally applicable to all similarly situated property, development, or construction within the Town; or
- (c) The enforcement and application of Town Regulations to which Owner consents; or
- (d) Any action with respect to the PDP or this Agreement for which the Town pays just compensation as prescribed under §24-68-105(c), C.R.S.; or
- (e) The imposition of regional, state or federal regulations which are beyond the control of the Town as reasonably determined by the Town.

11.04 Reservation of Rights. Although Owner will not have a claim against the Town for the occurrence of a Permitted Action, Owner reserves the right to challenge the legality of such

action on any basis other than contractual breach of this Agreement, subject to the limitation and remedies under Section 11.05.

11.05 Limitation of Remedies. During the Vesting Term, and provided that Town is not in breach of its obligations under Article XI of this Agreement, Owner shall not assert estoppel or “common law vesting,” or any other legal or equitable cause of action or claim against the Town, as a result of Owner’s investment in Public Improvements or other expenditures in furtherance of development of the Property under the vested PDP. Upon expiration of the Vesting Term, or in the event the Town is in breach of Article XI of this Agreement, (i.e. the Town has failed to timely cure a noticed default), this Section 11.05 shall no longer restrict Owner’s legal remedies. Owner acknowledges that the limitation of its remedies during the Vesting Term is a material factor and an inducement to the Town in granting vested property rights pursuant to this Article XI.

11.06 Rights Which Are Vested. Prior to expiration of the Vesting Term, Master Developer or Owner(s) shall have the right to undertake and complete the development and use of the Property in accordance with this Article XI, including, without limitation, (1) the right to develop the Project as described in this Agreement and in the PDP, including the uses, density and intensity of use; (2) the right to submit, and for the Town to process, development applications and applications for grading permits, building permits, water taps, sewer taps, certificates of occupancy, and other permits in accordance with the procedures set forth in Town Regulations, the PDP, and this Agreement; and (3) in the event of any adverse action as contemplated in C.R.S. § 24-68-105(1), the rights and remedies as set forth in C.R.S. § 24-68-105, and subject to the requirements in Section 11.10. After expiration of the Vesting Term, the PDP shall remain valid and effective; however, the vested property rights in the PDP shall then terminate. The termination of such vested property rights shall not affect any equitable right or entitlement, if any, Owner or Master Developer may have to complete the PDP under law.

11.07 Effective Date. The effective date of the vested property rights in the PDP is the Effective Date. The public notice of vesting required under C.R.S. §24-68-103 shall be included in the publication of the ordinance approving the PDP (“**Ordinance**”). The Town shall publish the Ordinance within 14 days of approval of the Ordinance on second reading.

11.08 Natural and Manmade Hazards. Nothing in this Agreement or otherwise shall require the Town to approve development or use of any portion of the Property where there exist natural or manmade hazards on, or in the immediate vicinity of, the proposed area of use, provided that such natural or manmade hazards could not reasonably have been discovered as of the Effective Date but such hazards, if uncorrected, would pose a serious threat to the public health, safety and welfare.

11.09 Effect of Referendum. Any referendum filed pursuant to Section 104(2) of the Vested Property Rights Statute and approved by the voters of the Town, which purports to invalidate the vested property rights established pursuant to this Article XI of this Agreement, shall not, except as may be expressly set forth therein, have the effect of invalidating the PDP. or any other Town approvals pertaining to the Property.

11.10 Remedy for Breach or Impairment of Vested Property Rights.

(a) In consideration of the establishment of the vested property rights, together with the benefits to the Parties that this Agreement otherwise assures, the Parties, on behalf of themselves and their respective successors and assigns as applicable, have determined that it is in their respective interests to address and to waive certain potential claims, rights and remedies that might otherwise be construed to apply in a manner contrary to the Parties' intent in entering into, and performing their respective obligations pursuant to, this Agreement.

(b) The Town Council has established in its legislative capacity as the legislative governing body of the Town that, although the Vested Property Rights Statute provides for the payment of certain monetary damages upon a deprivation, impairment, violation or other divestment of the vested property rights, the Town desires not to be subject to liability for monetary damages pursuant to the Vested Property Rights Statute as a remedy for breach or default with respect to the vested property rights. Accordingly:

(i) In implementation of the foregoing policy to protect the Town from potential monetary liability under the Vested Property Rights Statute, while

securing to Master Developer and other Owners, as applicable, the benefits of the vested property rights under and pursuant to the Vested Property Rights Statute:

- (A) Owner hereby knowingly, intentionally, voluntarily and irrevocably waives, for itself and for its successors and assigns (including but not limited to any successor Master Developer or Owner), any remedial right it or they, as applicable, may have pursuant to Section 105(1)(c) of the Vested Property Rights Statute to be paid money damages as just compensation upon a deprivation, impairment, violation or other divestment of the vested property rights.
- (B) The Town hereby knowingly, intentionally, voluntarily and irrevocably waives, for itself and for its successors and assigns, any right the Town may have pursuant to Section 105(1)(c) of the Vested Property Rights Statute to pay money damages to any Landowner as just compensation upon a deprivation, impairment, violation or other divestment of the vested property rights.
- (C) The Parties have executed and entered into the foregoing mutual waivers, with the express intent that such waivers will be mutually binding and enforceable as to each them and their respective successors and assigns, having been given in consideration of the mutual benefits accruing to each of them as a result of such mutual waivers, and otherwise accruing to each of them pursuant to this Agreement, and with the intent and mutual understanding that the effect of such mutual waivers will be that the Town is precluded from taking such actions as are set forth in C.R.S. § 24-68-105(1).

(ii) The Town Council, acting in its legislative capacity as the legislative governing body of the Town, expressly authorizes, determines and directs that

Master Developer and other Owners will be entitled to seek and to be awarded, and the Town will be subject to, such mandatory or prohibitory equitable remedies as may be required to secure to the Parties the remedies, limitations on remedies, and enforcement of the other terms and conditions set forth in this Section 11.10(b).

(c) Contingent Remedy. Only if, notwithstanding the foregoing mutual waivers and the Parties' express intent as to the enforceability and remedial effect of such waivers, it is judicially determined that the terms and conditions (either in whole or in part) set forth in Section 11.10(b) will not be enforced against the Town as written, Master Developer and other Landowners will be entitled to pursue and be awarded just compensation pursuant to Section 105(1)(c) of the Vested Property Rights Statute to the extent the Town takes any action which has the effect of divesting, depriving, impairing or violating the vested property rights under any circumstances other than those stated in Section 11.10(b) and such action constitutes a compensable action under the Vested Property Rights Statute.

ARTICLE XII GENERAL PROVISIONS

12.01 Amendment. Any and all changes to this Agreement, in order to be mutually effective and binding upon the parties and their successors, must be in writing and duly executed by the Town and the Master Developer. To the extent any such amendment has the effect of changing an obligation of an Owner as set forth herein, the prior written consent of the Owner shall be required in addition to the consent of the Town and the Master Developer.

12.02 Interpretation. In this Agreement, unless the context otherwise requires:

(a) all definitions, terms and words shall include both the singular and the plural;

(b) words of the masculine gender include correlative words of the feminine and neuter genders, and words importing singular number include the plural number and vice versa; and

(c) the captions or headings of this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision, article or section of this Agreement.

12.03 Notice. The addresses of the parties to this Agreement are listed below. Any and all notices allowed, or required to be given, in accordance with this Agreement may be given personally, sent via nationally recognized overnight carrier service, or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same will be deemed to have been given and received three days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered or sent via nationally recognized overnight courier service, a notice will be deemed to have been given and received, the first to occur of, one business day after being deposited with a nationally recognized overnight air courier service, or upon delivery to the party to whom it is addressed. In the event of transfer of the Property, notice shall be sent to the address of such grantee as indicated in the recorded instrument whereby such grantee acquired an interest in the Property.

If to Town:	Town Attorney Town of Castle Rock 100 NWilcox Street Castle Rock, CO 80104
If to Owner:	Dawson Trails I, LLC and Dawson Trails II, LLC 4100 East Mississippi Avenue, Suite 500 Glendale, CO 80246 Attn: Andrew R. Klein, Lawrence P. Jacobson, Jake Schroeder
If to Districts:	Dawson Trails Metropolitan Districts Nos. 1-5 Westfield Trade Center Metropolitan Districts Nos. 1-2 c/o White Bear Ankele Tanaka & Waldron 2154 East Commons Avenue, Suite D1 Centennial, CO 80122 Attn: Jennifer Gruber Tanaka, Esq.

12.04 Severability. It is understood and agreed by the parties hereto that, if any part, term, or provision of this Agreement is found by final judicial decree to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall

not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.

12.05 Conflicts. If the terms and provisions of this Agreement are in conflict with any prior agreement between the Town and the Owner or the Town Regulations, the terms and provisions of this Agreement, as it may be amended from time to time, shall control.

12.06 Verification. The Town and the Owner shall provide the other written verification regarding the status, performance or completion of any action required of the Town or the Owner under the Agreement, or by the terms of any other agreement.

12.07 Additional Documents or Action. The Parties agree to execute any additional documents or take any additional action including, but not limited to, estoppel documents requested or required by lenders or the parties hereto, that is necessary to carry out this Agreement or is reasonably requested by any Party to confirm or clarify the intent of the provisions of this Agreement, and to effectuate the agreements and the intent. If all or any portion of this Agreement, or other agreements approved in connection with this Agreement, are asserted or determined to be invalid, illegal or are otherwise precluded, the Parties, within the scope of their powers and duties, will cooperate in the joint defense of such documents and, if such defense is unsuccessful, the Parties will use reasonable, diligent, good faith efforts to amend, reform or replace such precluded items to assure, to the extent legally permissible, that each Party substantially receives the benefit that it would have received under this Agreement.

12.08 Entire Agreement. This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written.

12.09 Days. If the day for any performance or event provided for herein is a Saturday, Sunday or a day on which national banks are not open for regular transactions of business, or a legal holiday pursuant to Section 24-11-101(1), C.R.S, such day will be extended until the next day on which such banks and state offices are open for the transaction of business.

12.10 Recording. This agreement will be recorded in the Records after mutual execution by the Parties following the Effective Date.

12.11 Cooperation in Defending Legal Challenges. In the event of a third-party action challenging the validity of this Agreement or PDP approval, the Parties agree to cooperate in good faith with one another in the performance of their respective rights and obligations hereunder, in order that each may reasonably realize their respective benefits hereunder.

12.12 Relationship Between Owner and Master Developer. As of the date of execution of this Agreement, the Owner and Master Developer are the same entities. However, it is the Parties' intent that this Agreement will not create any obligation to construct Public Improvements, make certain payments as contemplated herein, or otherwise develop the Project, on individual lot owners that may become Owners of lots following the Town's approval of one or more Plats for the Property. Thus, unless expressly set forth otherwise in this Agreement, it is the Parties' intent that the obligations established herein are the obligations of the Master Developer.

12.13 Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the Town or to the Districts, their respective officials, employees, contractors, or agents, or any other person acting on behalf of the Town or the Districts and, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Michael J. Hyman, Town Attorney

COUNTY OF)
) **ss.**
STATE OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Lisa Anderson as Town Clerk and Jason Gray as Mayor for the Town of Castle Rock, Colorado.

Witness my official hand and seal.
My commission expires: _____.

(S E A L)

Notary Public

OWNER:

DAWSON TRAILS I LLC,
a Colorado limited liability company

OWNER

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____, as _____ of Dawson Trails I LLC, a Colorado limited liability company.

Witness my official hand and seal.

My commission expires: _____

(S E A L)

Notary Public

DAWSON TRAILS II LLC,
a Colorado limited liability company

OWNER2

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____, as _____ of Dawson Trails II LLC, a Colorado limited liability company.

Witness my official hand and seal.

My commission expires: _____

(S E A L)

Notary Public

DISTRICTS:**DAWSON TRAILS METROPOLITAN DISTRICTS NOS. 1-5**

By: _____

Its:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____, as _____ of Dawson Trails Metropolitan District Nos. 1-5.

Witness my official hand and seal.
My commission expires:

(S E A L)

Notary Public

WESTFIELD TRADE CENTER METROPOLITAN DISTRICTS NOS. 1-2

By: _____

Its: _____

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____, as _____ of Westfield Trade Center Metropolitan District Nos. 1-2.

Witness my official hand and seal.
My commission expires: _____

(S E A L)

Notary Public



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 11. **File #:** RES 2022-095

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Daniel Sailer, P.E., Public Works Director

Resolution Approving a Construction Contract with TechCon Infrastructure, LLC, for the Downtown Railway Crossing Improvement Project

Executive Summary

Staff is seeking Town Council approval of a Resolution approving a Construction Contract with TechCon Infrastructure, LLC. for construction of the Downtown Railway Crossing Improvements Project.

The Downtown Railway Crossing Improvement Project is part of the greater Town effort to implement a railroad quiet zone through the downtown area. In order to implement a quiet zone, where passing trains will no longer use their horns when traversing downtown, safety improvements must be made at multiple street crossings. The proposed construction contract contains portions of the needed improvements that are not performed by the railroad (Union Pacific) and other town forces as outlined in the Construction and Maintenance agreements for the Second and Third Street crossing locations.

The total recommended encumbrance for this construction contract is \$324,500. This is inclusive of the base contract value of \$295,000, and a 10% Town managed contingency of \$29,500. The information presented herein includes: notification and outreach efforts; history of past Town Council, Boards & Commissions and other discussions; discussion of improvement scope; and budget impacts.

Notification and Outreach Efforts

The project team will perform the following community notification and outreach efforts related to the project:

- Project website creation, including regular updates
- Social media posts to inform community of any impacts to traffic during construction
- Provide project article(s) to be included in Castle Rock Water Mailer at project completion

The primary goal related to community outreach for this project is twofold; (1) keeping the

community informed during construction and, (2) inform the community once the improvements are complete and the quiet zone is to be implemented.

History of Past Town Council, Boards & Commissions, or Other Discussions

There is extensive history of discussions surrounding the potential implementation of a Quiet Zone reaching back to 2007. The audience for these discussions has been Downtown Development Authority, Public Safety Commission, Public Works Commission and Town Council.

Recently, the project has been presented and adopted by Town Council earlier this year by way of resolution 2022-045, "A Resolution Approving the Pedestrian At-Grade Pathway Agreements Between the Union Pacific Railroad and the Town of Castle Rock for the Second and Third Street At-Grade Rail Crossings". The aforementioned resolution approved a budget allocation as well as Railroad Agreements that specified the improvements that are to be completed by the Union Pacific Railroad, and the remainder to be completed by the Town. This recommended contract with TechCon will complete the work that the Town has responsibilities for.

Discussion

The limit of the Quiet Zone includes three public crossings at Second, Third and Fifth Streets. The following map shows the three crossing locations.



Figure 1: Improvement Area

There are several entities that have responsibilities associated with the full implementation of the Quiet Zone: Town, Public Utilities Commission (PUC), Federal Railroad Administration (FRA), and the Union Pacific Railroad (UP). The proposed construction contract with TechCon covers a majority of the Town performed improvements that include; additional curb and gutter and new pedestrian sidewalks at each crossing. These improvements allow for appropriate tie ins to UP's track adjustments and new gate systems. Town staff will complete pavement striping and sign installations.

Contractor Selection

Following Town's Purchasing Policies and Procedures, a construction contract was drafted and an Invitation for Bid (IFB) was competitively advertised for pricing. The Town received two bids for the contract as indicated below:

TABLE 1: BID RESULTS	
*Budget	\$ 314,000
JARCCO	\$ 194,000
TechCon	\$ 295,000

*\$1,800,000 was encumbered with the approval of the Construction and Maintenance Agreements with the Union Pacific Railroad. Included within this amount was an estimated \$300,000 for this contract work plus a portion of the estimated contingency amount.

While the contract items fall within the allocated budget for this work, adding the recommended 10% contingency takes the total encumbrance recommendation of \$324,500 slightly higher. The balance of the \$1.8 Million total budget allocation is projected to be sufficient to cover the improvements that will be made by the Union Pacific under the Construction and Maintenance agreements.

The basis of the higher of the two bids is estimated to be related to the following:

- Production within the Railroad right of way may have been estimated lower than anticipated to account for disruptions of work related to trains passing by
- Insurance premiums related to the railroad's \$10M liability insurance may not have been estimated at the appropriate level within the engineer's estimate
- Inflationary pressures to labor, materials and equipment since the time the engineers estimate was completed
- Low total quantities of work may have caused the contractors estimated production to be lower, resulting in increased relative unit costs

Due diligence performed by Town staff of the two bids/bidders has resulted in a recommendation to award the construction contract to the second bidder (TechCon). While TechCon is not the low bidder, they offer the best value to the Town in performing the work over JARCCO for the following reasons:

1. The low bidder does not have past experience working within the Railroad Right-of-Way, whereas TechCon does. The Union Pacific Railroad has extremely stringent permit application, coordination, safety training and insurance requirements. Selecting a contractor not experienced in this process, or familiar with the requirements may result in schedule and cost impacts to project execution.
2. Interviews with both firms reinforced the recommendation to award the contract to TechCon. During these interviews the low bidder indicated that expensive insurance premiums to obtain the required 10M liability coverage had not been factored into their bid pricing whereas TechCon had. Additionally, discussions during the contractor interviews about project sequencing and obtaining required railway flagging services indicated that the low bidder had not identified a feasible approach, whereas TechCon did.

While both bidders meet the requirements of the invitation for bid/contract, TechCon will provide best value to the Town in executing the construction contract due to their previous project experience and their approach to completing the proposed construction work.

Project Values

This project aligns with the Department's Strategic Asset Management Plan's (SAMP) policies of maximizing safety, and reliability.

Improving Safety - This project includes the construction of pedestrian facilities that will provide

enhanced access across the railroad tracks at Second and Third streets. Additionally, the construction of new curb and gutter at these locations will allow for additional crossing gates (constructed by UP). These improvements result in high levels of safety for both traffic and pedestrians crossing the railway in the area.

Improving Reliability - The construction project will provide new and improved pedestrian facilities at the railway crossings. The new crossings will enhance the sidewalk and roadway network Downtown, improving reliability of transportation assets in the area.

An overview of the project area and proposed improvements to be constructed with this contract is depicted on Attachment A.

Construction Schedule

The proposed construction sequence/schedule is as follows:

1. Permitting, planning and preparation - through November 2022
2. Complete improvements - Early 2023

Budget Impact

Approval of resolution 2022-045, "A Resolution Approving the Pedestrian At-Grade Pathway Agreements Between the Union Pacific Railroad and the Town of Castle Rock for the Second and Third Street At-Grade Rail Crossings" assigned a budget for the Town and Union Pacific improvements of \$1.8 Million.

The total recommended encumbrance for this construction contract is \$324,500. This is inclusive of the base contract value of \$295,000, and the 10% Town managed contingency of \$29,500.

This leaves a balance of \$1,475,500 for improvements to be made by the Union Pacific under the current Construction and Maintenance agreements. This is estimated to be sufficient to cover their costs as outlined in the agreements. What could change this is if the Union Pacific provides a new construction estimate that is higher than what they estimated within the agreements. There is no indication from them at the time of this writing that this will occur.

Staff Recommendation

Staff recommends Town Council approve the resolution as introduced by title. The Public Works Commission did not provide a formal recommendation on this item. Obtaining a Commission recommendation would have added two weeks onto the time to gain Town Council approval. With the window of available warm weather shrinking this time of year, staff feels that these are valuable weeks to utilize in construction.

Proposed Motion

"I move that Town Council approve the Resolution as Introduced by title."

Item #: 11. File #: RES 2022-095

Alternative Motions:

“I move to approve the resolution as introduced by title with the following conditions: (list conditions).”

“I move to continue this item to the Town Council meeting on ____date to allow additional time to (list information needed).”

Attachments

Resolution

Contract

Attachment A: Project Improvements

RESOLUTION NO. 2022-

**A RESOLUTION APPROVING A CONSTRUCTION CONTRACT WITH
TECHCON INFRASTRUCTURE, LLC, FOR THE DOWNTOWN
RAILWAY CROSSING IMPROVEMENT PROJECT**

WHEREAS, on April 19, 2022, the Town Council adopted Resolution 2022-045, approving pedestrian at-grade pathway agreements between the Town of Castle Rock, Colorado (the “Town”) and the Union Pacific Railroad (“UPRR”) for the Second and Third Street at-grade rail crossings for the purpose of establishing a quiet zone; and

WHEREAS, in association with these agreements, the Town acknowledged the need to contract for and construct additional improvements, including roadway work to tie into the UPRR’s track adjustments, additional curb and gutter, new pedestrian sidewalks at each crossing, and pavement marking and sign adjustments (the “Downtown Railway Crossing Improvement Project” or “Project”); and

WHEREAS, the Town has solicited bids for the Project; and

WHEREAS, the Project selection team has determined TechCon Infrastructure, LLC, (the “Contractor”) is best qualified to perform work for the Project; and

WHEREAS, the Town and the Contractor have agreed to the terms and conditions by which the Contractor will provide work for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Construction Contract between the Town and Contractor is hereby approved in substantially the same form attached as ***Exhibit 1***, with such technical changes, additions, modifications, or deletions as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Agreement by and on behalf of the Town.

Section 2. Encumbrance and Authorization for Payment. In order to meet the Town's financial obligations under the Agreement, the Town Council authorizes the expenditure and payment from account no. 112-3160-431.40-35 in an amount not to exceed \$295,000.00, plus a Town-managed contingency in the amount of \$29,500.00, unless otherwise authorized in writing by the Town.

PASSED, APPROVED AND ADOPTED this 6th day of September, 2022 by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ____ for and ____ against.

ATTEST:

Lisa Anderson, Town Clerk

Approved as to form:

Michael J. Hyman, Town Attorney

TOWN OF CASTLE ROCK

Jason Gray, Mayor

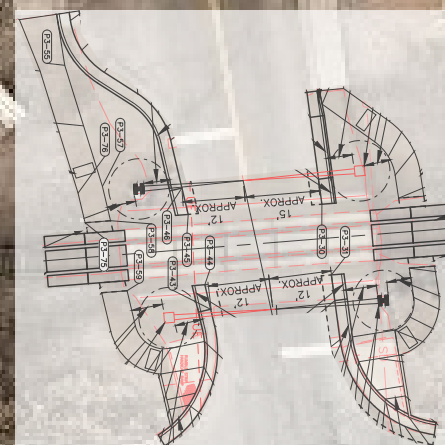
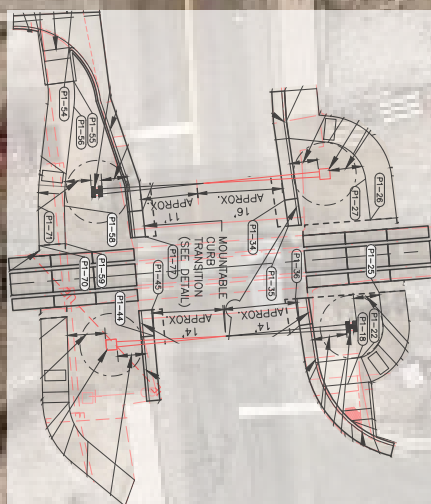
Approved as to content:

Daniel Sailer, P.E., Director of Public Works

PERRY ST.

THIRD ST.

SECOND ST.





Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 12. **File #:** RES 2022-096

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Shawn Griffith, Operations Manager

Resolution Waiving Formal Written Bidding Requirement on the Basis of Sole Source for Services Provided by Pall Corporation *[Entire Castle Rock Water Service Area]*

Executive Summary

Castle Rock Water (CRW) seeks Town Council approval of a Resolution (**Attachment A**) approving a sole source justification (**Exhibit 1**) with Pall Corporation, for the Plum Creek Water Purification Facility (PCWPF) Pall Interface Upgrade Project for the amount of \$106,866.

Notification and Outreach Efforts

This project is security sensitive and no public outreach is planned. Work will be performed at remote CRW sites and will be done out of the public eye

History of Past Town Council, Boards & Commissions, or Other Discussions

The engineering contract for PCWPF, which included the Pall Membrane system, with Burns and McDonnell was approved by Council on January 20, 2011 and constructed by Moltz Construction. The plant began operations in 2013 with four Pall Membrane filtration system racks. The expansion of the original Pall membrane system at PCWPF was approved by council on September 20, 2016, which increased capacity by 2 million gallons (MG).

Discussion

On a typical summer day, PCWPF receives 6 MG of surface water from Plum Creek. In the fifth step of water treatment at PCWPF, the water is pushed through Pall Aria Microfiltration membranes. Each membrane is less than 0.1 microns and helps remove particles such as bacteria, viruses and other microorganisms such as: E. coli, giardia, cryptosporidium and other microorganisms that may be present in surface water.

The Pall Aria Membrane System's Numatic Pneumatic Solenoid Bank Interface (PSBI), currently in service on the Pall Membrane racks have been declared obsolete by Emerson, and repair parts are not available. Staff has been utilizing existing spares for replacements, but stock is low. The current PSBIs are unable to communicate with new Numatics G3 PSBIs. The entire system must be upgraded in order to work properly. Any failure of the PSBI equipment is considered detrimental, causing the Pall system to become inoperable, compromising filter production. Considering the lead time for the Numatics G3 PSBI equipment, of 10-14 weeks, it is critical to get the equipment ordered immediately.

Budget Impact

Funding for this purchase will come from the Water Resources Plant Operations Repair & Maintenance Equipment fund, after a budget transfer from the Water Resources CIP Operations & Maintenance account, as follows:

Fund Name	Account Number	Cost	Budget Transfer Amount	Current Account Balance	Account Balance after Transfer
CIP Operations & Maintenance	211-4375-443.40-90		-\$100,000	\$590,359	\$490,359
Plant Operations Repair & Maintenance	211-4360-443.40-32	\$106,866	\$100,000	\$29,117	\$129,117
Total Cost		\$106,866			

Staff Recommendation

Staff recommends Town Council approval of a Resolution approving a sole source justification with Pall Corporation for the PCWPF Pall Interface Upgrade Project in the amount of \$106,471.

Proposed Motion

"I move to approve the Resolution as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions)."

"I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed)."

Attachments

Item #: 12. File #: RES 2022-096

Attachment A: Resolution

Exhibit 1: Sole Source Justification

Attachment B: Agreement

RESOLUTION NO. 2022-

**A RESOLUTION WAIVING FORMAL WRITTEN BIDDING
REQUIREMENT ON THE BASIS OF SOLE SOURCE FOR SERVICES
PROVIDED BY PALL CORPORATION**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) has identified a contractor to provide upgrades to the Pall Aria Membrane System’s Pneumatic Solenoid Bank Interface equipment at the Plum Creek Water Purification Facility (the “Services”); and

WHEREAS, the Town has determined Pall Corporation (the “Contractor”) is best suited to complete the Services as the Services are of a unique nature and Contractor is the sole manufacturer for the system and its components; and

WHEREAS, under the Town Procurement Code, in most instances, the Town Manager has the authority to approve contracts for the purchase of goods or procurement of services in an amount up to and including \$250,000; and

WHEREAS, an exception to this general rule, however, occurs where a contract is entered into without a competitive bidding process based upon a justification that only one known source exists or that only one single supplier can fulfill the requirements (“sole source”); and

WHEREAS, under these circumstances, Town Council must waive the requirement for formal written sealed bids on the basis of sole source for the procurement of services in excess of \$75,000; and

WHEREAS, pursuant to the Town of Castle Rock Municipal Code Section 3.02.060, Town Staff recommends Town Council waive the formal written sealed bid requirement on the basis of sole source for the Purchase in an amount of \$106,865.66.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The sole source justification form is hereby approved in substantially the same form attached as *Exhibit 1*, with such technical changes, additions, modifications, or deletions as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Agreement by and on behalf of the Town.

PASSED, APPROVED AND ADOPTED this 6th day of September, 2022 by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ____ for and ____ against.

ATTEST:

Lisa Anderson, Town Clerk

Approved as to form:


Michael J. Hyman, Town Attorney

TOWN OF CASTLE ROCK

Jason Gray, Mayor

Approved as to content:

Mark Marlowe, Director Castle Rock Water

	SUBJECT: APPENDIX J – SOLE SOURCE JUSTIFICATION FORM	Approval Date 1/1/2018
	DIVISION AND POLICY NUMBER PURCHASING	Revision Date N/A

COMMODITY OR SERVICE _____

VENDOR _____

AMOUNT OF PURCHASE \$ _____

REQUESTORS NAME _____

DEPARTMENT _____

DEPARTMENT DIRECTOR's Approval _____

FINANCE DEPARTMENT's Approval _____

TOWN MANAGER's (or Designee) Approval _____

PURCHASING POLICY EXCEPTION ITEM	CHECK ONE
1. Item(s) or service has been formally awarded to a vendor by the State of Colorado, MAPO, or other cooperative purchasing group and the product meets the needs of the Town of Castle Rock.	<input type="checkbox"/>
2. The product or service is of a unique nature, or allows for standardization with existing equipment and will provide exceptional value to the Town of Castle Rock.	<input type="checkbox"/>
3. Emergency purchases where the well-being of the citizens, employees or Town property may be endangered if the purchase is delayed.	<input type="checkbox"/>
4. Town of Castle Rock currently has a contract in place with a vendor for like products or services and the compatibility and/or continuity of those products or services are paramount to the success of the department or Town function.	<input type="checkbox"/>

Per Municipal Code 3.02.060:

Purchases over \$1,000 and up to \$5,000 require three (3) verbal bids unless approved by the Town Manager on the basis of sole source, emergency or unresponsive bidder.

Purchases over \$5,000 and up to \$75,000 require three (3) informal written bids unless approved by the Town Manager on the basis of sole source, emergency or unresponsive bidders.

Purchases over \$75,000 require formal written sealed bids unless waived by the Town Council on the basis of sole source, emergency or unresponsive bidders.

The requesting department must provide written justification in addition to the one bid/quote to the Finance Department for review and forward it to the Accounting Manager. **Attach additional sheets as necessary.**

**TOWN OF CASTLE ROCK
EQUIPMENT AND SERVICES ACQUISITION AGREEMENT
(PCWPF Pall Interface Upgrade)**

DATE: August 26, 2022

PARTIES: **TOWN OF CASTLE ROCK**, a Colorado municipal corporation, 100 N. Wilcox Street, Castle Rock, Colorado 80104 (“Town”).

PALL CORPORATION, a New York corporation, 839 State Route 13, Cortland, New York 13045 (“Contractor”).

RECITALS:

- A. The Town wishes to engage Contractor to provide the services more fully described in the following Agreement and Exhibits.

TERMS:

Section 1. Scope of Services. Contractor shall perform all of the services and provide all materials as set forth on ***Exhibit 1*** (“Work”). Contractor shall complete the Work consistent with standards and practices of the profession.

Section 2. Total Obligation. The Town’s total obligation to Contractor under this Agreement for the Work shall not exceed \$106,865.66, unless authorized in writing by the Town.

Section 3. Payment. Contractor shall invoice Town upon completion of the Work. Town may withhold payment in whole, or in part for the Work found by the Town to be defective, untimely, unsatisfactory, or otherwise not conforming to this Agreement, not in conformance with all applicable federal, state, and local laws, ordinances, rules and regulations, or if Contractor is in default of Section 6, below. Town shall remit payment, whether whole or in part within 15 days receipt of such invoice.

Section 4. Completion. Contractor understands time is of importance to this Agreement. Contractor shall commence the Work upon execution of this Agreement and complete the Work not later than December 31, 2022. Contractor shall devote adequate resources to assure timely completion of the Work in accordance with the standards specified in this Agreement. Contractor shall perform the Work under this Agreement using a standard of care, skill and diligence ordinarily used by reputable professionals performing under circumstances similar to those required by this Agreement.

Town shall have the right to terminate this Agreement at any time with 10 days written notice to Contractor. The Town’s obligation in the event of termination shall be payment of fees and expenses incurred up to and including the effective date of termination.

Section 5. Subcontractors. Contractor may utilize subcontractors to assist with specialized works as necessary to complete the Work. Contractor will submit any proposed subcontractor and the description of subcontractor services to the Town for its prior approval.

Section 6. Inspection and Warranty. Town reserves the right to inspect the Work provided under this Agreement at all reasonable times and places during the term of this Agreement. Alternatively, the Town may refuse the Work and cancel all or any part of this Agreement if Contractor fails to deliver all or any part of the Work in accordance with the terms and conditions of this Agreement. Failure by the Town to inspect and test the Work shall not relieve Contractor of such responsibility. Any acceptance by the Town shall not be deemed a waiver or settlement of any defect or nonconformity in such Work.

Contractor expressly warrants that all materials and/or equipment furnished under this Agreement shall be free from defects in materials or workmanship, are installed properly and in accordance with the manufacturer recommendations or other industry standards, and will function in a failure-free manner for a period of one (1) year from the date of delivery or installation ("Warranty Period"). Town shall notify Contractor promptly in writing of any claims within the Warranty Period and provide Contractor with an opportunity to inspect and test the materials and/or equipment claimed to fail to meet this warranty. All claims must be accompanied by full particulars, including system operating conditions, if applicable. If the defects are of such type and nature as to be covered by this warranty, Contractor shall, at its option and in its sole discretion, either: (a) accept return of the defective materials and/or equipment and furnish replacement materials and/or equipment; (b) furnish replacement parts for the defective materials and/or equipment; or (c) repair the defective materials and/or equipment. If Contractor determines that any warranty claim is not, in fact, covered by this warranty, Town shall pay Contractor its then customary charges for any additionally required service or products. Additionally, Contractor agrees to assign to the Town all written manufacturer warranties relating to the supplies and to deliver such written warranties to the Town.

Contractor further warrants that all services performed hereunder, if any, will be performed in a workmanlike manner in accordance with applicable law and industry standards by qualified personnel ("Warranty for Services"); this Warranty for Services shall survive for 30 days following Contractor's completion of the services (the "Service Warranty Period"). In the event of a warranty claim under this Warranty for Services, Town shall inform Contractor promptly in writing of the details of the claim within the Service Warranty Period. Contractor's liability under any service warranty is limited, in Contractor's sole discretion, to repeating the service that during the Service Warranty Period does not meet this Warranty for Services or issuing credit for the nonconforming portions of the service. If Contractor determines that any warranty claim is not, in fact, covered by the foregoing Limited Warranty for Services, Town shall pay Contractor its then customary charges for all services performed by Contractor.

Contractor does not warrant against, and in no event shall Contractor be liable for, damages or defects arising out of improper or abnormal use, misuse, abuse, improper installation (other than by Contractor), application, operation, maintenance or repair, alteration, accident, or for negligence in use, storage, transportation or handling or other negligence of

Town. In no event shall Contractor be liable for any material and/or equipment repaired or altered by someone other than Contractor other than pursuant to written authorization by Contractor. All product warranties and performance guarantees shall only be enforceable if (a) all equipment is properly installed, inspected regularly and is in good working order, (b) all operations are consistent with Contractor recommendations, (c) operating conditions at the job site have not materially changed and remain within anticipated specifications, and (d) no reasonably unforeseeable circumstances exist or arise.

Section 7. Risk of Loss. With respect to any equipment provided under this Agreement, risk of loss shall not pass to the Town until such equipment has been received and accepted by the Town, pursuant to Section 6, above, at the destination specified by the Town. Contractor assumes full responsibility for packing, crating, marking, transporting, and liability for loss or damage in transit, notwithstanding any agreement by the Town to pay freight, express or other transportation charges.

Section 8. Annual Appropriation. The continuance of this Agreement is contingent upon the appropriation of funds to fulfill the requirements of the Agreement by the Town. If the Town fails to appropriate sufficient monies to provide for the continuance of the Agreement, the Town shall provide Contractor with immediate written notification, stating that the Agreement shall terminate on the final day preceding the date of the beginning of the first fiscal year for which funds are not appropriated. The Town's only obligation in the event of termination shall be payment of fees and expenses incurred up to and including the effective date of termination.

Section 9. Assignment. This Agreement shall not be assigned by Contractor without prior written notice to the Town.

Section 10. Notice. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the first page of this Agreement, or at such other address as has been previously furnished in writing to the other party or parties. Such notice shall be deemed given when deposited in the United States mail.

Section 11. Insurance. Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. Contractor shall not be relieved of any liability, claims, demands or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

A. Contractor shall procure and maintain, and shall cause each subcontractor of the Contractor to procure and maintain a policy with the minimum insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to the Town. All coverage shall be continuously maintained from the date of commencement of services hereunder. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

1. Workers Compensation insurance to cover obligations imposed by the Workers Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract, and Employer's Liability insurance with minimum limits of FIVE HUNDRED THOUSAND DOLLARS (\$500,000) each accident, FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease-policy limit, and FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease-each employee.

2. Comprehensive General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision.

3. Comprehensive Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate with respect to each of Contractor's owned, hired and/or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision.

4. Professional Liability insurance with minimum limits of ONE MILLION DOLLARS (\$1,000,000) per claim and ONE MILLION DOLLARS (\$1,000,000) aggregate.

B. The policies required above, except Workers' Compensation insurance, Employers' Liability insurance and Professional Liability insurance shall be endorsed to include the Town, its officers and employees, as an additional insured. Every policy required above, except Workers' Compensation and Professional Liability insurance, if applicable, shall be primary insurance, and any insurance carried by the Town, its officers, or its employees, shall be excess and not contributory insurance to that provided by Consultant. The additional insured endorsement for the Comprehensive General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.

C. Certificates of insurance shall be completed by Contractor's insurance agent and submitted at the time of execution of this Agreement as **Exhibit 2** as evidence that policies providing the required coverage, conditions and minimum limits are in full force and effect, and shall be subject to review and approval by the Town. Each certificate shall identify the Project and shall provide that coverage afforded under the policies shall not be cancelled, terminated or changed until at least 30 days prior written notice has been given to the Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the

certificate. The Town reserves the right to request and receive a certificate of insurance of the listed policies and any endorsement thereto.

D. Failure on the part of Contractor to procure or maintain policies providing the required coverage, conditions, and minimum limits shall constitute a material breach of contract upon which at the Town's discretion may procure or renew any such policy or any extended connection therewith, and all monies so paid by the Town shall be repaid by Contractor to the Town upon demand, or the Town may offset the cost of the premiums against any monies due to Contractor from the Town.

Section 12. Colorado Governmental Immunity Act. The parties understand and agree that the Town is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently \$424,000 per person, \$1,195,000 for two or more persons, per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to Town, its officers, or its employees.

Section 13. Indemnification. Contractor expressly agrees to indemnify and hold harmless Town or any of its officers or employees from any and all claims, damages, liability, or court awards including attorney's fees that are awarded as a result of any loss, injury or damage sustained or claimed to have been sustained by anyone, including, but not limited to, any person, firm, partnership, or corporation, to the extent caused by the negligent acts, errors or omissions of Contractor or any of their employees or agents in performing work pursuant to this Agreement. In the event that any such suit or action is brought against Town, Town will give notice within ten (10) days thereof to Contractor.

Section 14. Delays. Any delays in or failure of performance by any party of his or its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, fires, floods, strikes, labor disputes, accidents, regulations or orders of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party.

Section 15. Additional Documents. The parties agree to execute any additional documents or take any additional action that is necessary to carry out this Agreement.

Section 16. Entire Agreement. This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties. If any other provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect.

Section 17. Time of Importance. Time is of importance. If any payment or any other condition, obligation, or duty is not timely made, tendered or performed by either party, then this Agreement, at the option of the party who is not in default, may be terminated by the non-defaulting party if the defaulting party does not commence to cure the default within thirty (30) days of receiving a written notice of default from the non-defaulting party.

Section 18. Default and Remedies. In the event either party should default in performance of its obligations under this Agreement, and such default shall remain uncured for more than 10 days after notice of default is given to the defaulting party, the non-defaulting party shall be entitled to pursue any and all legal remedies and recover its reasonable attorney's fees and costs in such legal action. In addition, no Party will be entitled to lost profits, economic damages, or actual, direct, incidental, consequential, punitive or exemplary damages in the event of a default. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, LOST PROFITS OR REVENUES OR DIMINUTION IN VALUE, INCLUDING WITHOUT LIMITATION, REMANUFACTURING COSTS AND REWORK COSTS, DE-INSTALLATION OR REINSTALLATION COST, WHETHER OR NOT THE POSSIBILITY OF SUCH DAMAGES HAS BEEN DISCLOSED IN ADVANCE BY TOWN OR COULD HAVE BEEN REASONABLY FORESEEN BY TOWN, REGARDLESS OF THE LEGAL OR EQUITABLE THEORY (TORT, CONTRACT, OR OTHERWISE) UPON WHICH THE CLAIM IS BASED, AND WHATEVER THE FORUM, WHETHER ARISING OUT OF OR IN CONNECTION WITH THE MANUFACTURE, PACKAGING, DELIVERY, STORAGE, USE, MISUSE OR NON-USE OF ANY OF ITS WORK OR ANY OTHER CAUSE WHATSOEVER. IN NO EVENT SHALL CONTRACTOR'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNTS PAID TO CONTRACTOR FOR THE WORK SOLD HEREUNDER.

Section 19. Waiver. A waiver by any party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

Section 20. Governing Law. This Agreement shall be governed by the laws of the State of Colorado in the Douglas County District Court.

Section 21. Independent Contractor. Contractor has completed the Affidavit of Independent Contractor Status, attached as *Exhibit 3*, and submitted same at the time of execution of this Agreement. In addition to the Affidavit, Contractor and the Town hereby represent that Contractor is an independent contractor for all purposes hereunder. Contractor represents and warrants that they are free from the Town's direction and control in the performance of their work or services and that they have an independent business doing the specific type of work or services which are the subject of this Agreement. More specifically, Contractor represents and warrants that the Town does not control what work or services they will perform or the manner in which such work or services will be performed. As such, Contractor is not covered by any worker's compensation insurance or any other insurance maintained by Town except as would apply to members of the general public. Contractor shall not create any indebtedness on behalf of the Town.

Section 22. No Third Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to Town and Contractor, and nothing contained

in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than Town or Contractor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

Section 23. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall be deemed to constitute one and the same instrument. Each of the Parties hereto shall be entitled to rely upon a counterpart of the instrument executed by the other Party and sent by electronic mail.

Section 24. Intellectual Property; Information Technology; Privacy. Contractor retains all rights in and to any intellectual property and confidential information created or procured by it or its representatives at any time, and Contractor grants Town a non-exclusive, non-transferable license to use such intellectual property and information to the extent necessary and solely for Town's use of Work purchased hereunder. No Town information technology requirements apply, except the extent such requirements specifically apply to equipment being sold to Town. To help ensure mutual compliance with applicable privacy laws, Town will not provide to or share with Contractor any personal data or personally identifiable information.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

David L. Corliss, Town Manager

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Director Castle Rock Water

CONTRACTOR:

PALL CORPORATION

By: _____ 

Its: _____

EXHIBIT 1

SCOPE OF WORK AND FEE SCHEDULE

Contractor shall upgrade the Pall Aria Membrane System's Pneumatic Solenoid Bank Interface equipment at the Plum Creek Water Purification Facility as follows:

Scope of Services

Pall Water will provide, configure and install an upgraded G3 Numatics solenoid manifold for each of four Valve Racks, Feed System and CIP system for the Town of Castle Rock, CO water treatment plant.

- 1) Valve Rack Manifold - 21 Valve Numatics Bank, G3, qty 4
- 2) Feed System Manifold - 8 Valve Numatics Bank, G3, qty 1
- 3) CIP Manifold - 11 Valve Numatics Bank, G3, qty 1
- 4) Sixteen (16) Spare Single Valve Solenoid Numatics Part Number 051BA4Z5MN11B61 for G3 Numatics Block

The new manifolds will be shipped completely assembled. Once the materials are received and engineering is complete, Pall will work with the customer to schedule a Field Service Engineer (FSE) to the customer's site to

- complete the physical change-out of the Numatics hardware
- complete necessary wiring changes for power connections to the new Numatics hardware,
- install the updated programming,
- test the new installation and make any needed adjustments.

Work will be considered complete when the FSE demonstrates that the new manifolds are working as intended. Pall expects the FSE will require up to seven (7) full working days to complete this work. Within two weeks of completion, Pall will send updated electrical drawings to the customer for their records and use.

Programming changes will be done remotely via TeamViewer connection. This eliminates the expense of sending a software engineer to the customer's site. Pall Water will coordinate the timing of this work with the customer to minimize any potential disruptions to production.

Disclaimer: This proposal is based on information and conditions known at the time of quotation. Pall Water reserves the right to revise this proposal through change order(s) should conditions vary significantly from those known at the time of quotation and require additional work or materials.

PROPOSAL SUMMARY

G3 Upgrade with Installation by an FSE

\$106,865.66


EXHIBIT 2

CONTRACTOR'S CERTIFICATE OF INSURANCE



EXHIBIT 3

TOWN OF CASTLE ROCK AFFIDAVIT OF INDEPENDENT CONTRACTOR STATUS

I, _____  (print name), an authorized representative of **PALL CORPORATION**, holding legal authority to sign this Affidavit declare under oath that I am 18 years or older and have the capacity to sign this Affidavit.

In accordance with Section 8-70-115, C.R.S., I certify the following:

- With respect to the Agreement, I represent and warrant that it is my express intention to be employed as an independent contractor of the Town of Castle Rock (the “Town”) for purposes of performing the work or services which are the subject of the Agreement. I understand and confirm that the Town reasonably relied on this intention in entering into the Agreement.
- The Town does not require I work exclusively for the Town, except that I may choose to work exclusively for the Town for a finite period of time specified in the document.
- The Town does not establish a quality standard for the work or services performed pursuant to the Agreement, except that the Town may provide plans and specifications regarding the work but cannot oversee the actual work or provide instruction as to how the _____ work _____ is _____ performed.
- The Town does not pay a salary or hourly rate but rather a fixed or contract rate, as noted in the terms and conditions of the Agreement, and any Exhibits made part of the Agreement.
- The Town cannot terminate the work or services performed during the contract period unless otherwise agreed to in the terms and conditions of the Agreement.
- I am not provided with anything, if at all, more than minimal training from the Town.
- The Town does not provide me with tools or benefits for the performance of the work or services which are the subject of the Agreement, except materials and equipment may _____ be _____ supplied.
- The Town does not dictate the time of performance, except that a completion schedule and a range of mutually agreeable work hours may be established in the Agreement.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 13. **File #:** RES 2022-097

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Matt Benak, P.E., Water Resources Manager
Lauren Moore, Water Resources Program Analyst

Resolution Approving the 2022 Spot Water Lease Agreement Between the Town of Castle Rock and the Chatfield East Property Owners Association, Inc. [Chatfield Reservoir, Douglas and Jefferson Counties]

Executive Summary

Castle Rock Water is seeking Town Council approval of a resolution (**Attachment A**) for a spot water lease with Chatfield East Property Owners Association (Chatfield East POA). As the Town is not currently able to fully utilize excess storage supplies in Chatfield, Chatfield East POA wishes to lease some of the Town's surplus water stored in Chatfield Reservoir for use in their Substitute Water Supply Plan (SWSP). The leased water will be used by Chatfield East POA to replace any Denver Aquifer well depletions that they have from Plum Creek in 2022 and 2023.

If Council approves this lease, up to 21.045 acre feet (AF) of water would be released from the Town's Chatfield Reservoir storage into the main stem of the South Platte River. This release would occur between November 1, 2022 and October 31, 2023. The Town will assess a \$355 per acre-foot (AF) price for the water. The initial payment of the 21.045 AF lease will be required upon approval of this lease, with any remaining unused quantity refunded at the end of each year. The potential revenue for this lease is up to \$7,470.98. The agreement will terminate at the end of 2023.

History of Past Town Council, Boards & Commissions, or Other Discussions

On October 27, 2021, Castle Rock Water Commission recommended Town Council approval of the 2021 Spot Water Lease with Chatfield East POA.

On November 16, 2021, Town Council approved the 2021 Spot Water Lease with Chatfield East POA.

Castle Rock Water staff presented this item to the Castle Rock Water Commission at their meeting held on August 31, 2022, and the Castle Rock Water Commission voted unanimously (7 to 0) to

recommend Town Council approve the Resolution as presented.

Discussion

Castle Rock Water has a strategic goal to strive to maintain sustainable rates and fees, and demonstrate fiscal responsibility, accountability, and transparency. One of the tactics to achieve this goal is to maximize leasing opportunities for idle water rights. Over the past four years, the Town has generated over \$630,000 by leasing idle water rights to downstream users (see **Table 1** below). Until these water rights can be fully utilized by the Town, Staff will continue to seek out users that can put these rights to beneficial use.

Table 1. Revenue generated from leasing idle water rights to downstream users over the past four years.

2018	2019	2020	2021
\$29,019.13	\$30,606.65	\$70,699.75	\$499,449.73

The Town currently owns 719 AF of storage space in Chatfield Reservoir and plans to eventually reach 2,000 AF of storage by 2031. As part of the option agreement the Town has with CWCB, the Town will purchase blocks of storage over the next 10 years. The Town recently purchased 129 AF in 2022, bringing the Town's total storage to 719 AF. The Town will then have two deferrals remaining until the full storage space is realized within the 10-year period.

As mentioned in the Executive Summary, the Town has been able to store excess supplies in Chatfield Reservoir over the past year, which have exceeded the purchased storage amounts (719 AF). Since the Town does not physically have a way to utilize these excess storage supplies at this point in time, CWCB has developed, and Town Council has approved, a lease agreement with the Town to lease the optioned storage space for \$50/AF. With a current annual lease rate for 1,281 AF (2,000 AF minus 719 AF), the Town will pay the State \$64,050 in 2022. The spot lease with Chatfield East POA would allow the Town to further maximize storage space within the reservoir and will help to cover the annual lease option of storage space with CWCB.

Budget Impact

If Council approves the agreement, Castle Rock Water would receive up to \$7,470.98 of additional revenue in 2022. The revenue will be deposited into the Water Resources Fund Capital Leases account 211-4375-393.70-00

Staff Recommendation

Staff recommends approval of the resolution as presented.

Proposed Motion

"I move to approve the as introduced by title."

Alternative Motions

Item #: 13. File #: RES 2022-097

“I move to approve the resolution as introduced by title, with the following conditions: (list conditions).”

“I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed).”

Attachments

Attachment A: Resolution
Exhibit 1: Agreement

RESOLUTION NO. 2022-

**A RESOLUTION APPROVING THE 2022 SPOT WATER LEASE
AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND THE
CHATFIELD EAST PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, the Town of Castle Rock, Colorado (the "Town") and the Chatfield East Property Owners Association ("Association") have agreed to enter into a Spot Water Lease Agreement; and

WHEREAS, the Town owns certain water in the Chatfield Basin that is reusable and fully consumable after its first use for municipal purposes by the Town; and

WHEREAS, from time to time, a certain amount of this water is surplus to the needs and obligations of the Town ("Surplus Water"); and

WHEREAS, the Town anticipates it will have Surplus Water available from time to time in 2022 and 2023; and

WHEREAS, the Association desires to lease a certain portion of the Surplus Water from the Town for use in a Substitute Water Supply Plan as an additional source of water to replace depletions to Plum Creek from pumping and use of water from Denver aquifer wells on individual lots in the Chatfield East Subdivision pursuant to Decrees in case Nos. W-8568-77 and 89CW068.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Spot Water Lease Agreement between the Town and the Association is hereby approved in substantially the same form attached as *Exhibit 1*, with such technical changes, additions, modifications, or deletions as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Lease by and on behalf of the Town.

PASSED, APPROVED AND ADOPTED this 6th day of September, 2022 by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Director of Castle Rock Water

**TOWN OF CASTLE ROCK/ CHATFIELD EAST PROPERTY OWNERS ASSOC.
SPOT WATER LEASE AGREEMENT**

THIS SPOT WATER LEASE AGREEMENT (“Agreement”) is entered into _____, 2022 by and between the Town of Castle Rock, a home rule municipal corporation, acting by and through the Town the Castle Rock Water Enterprise (“Town”), as Lessor, whose address is 100 N. Wilcox Street, Castle Rock, Colorado 80104 and the Chatfield East Property Owners Association, Inc. (“Association”) as Lessee, whose address is: P.O. Box 192, Littleton, Colorado 80160, collectively referred to as the Parties.

RECITALS

WHEREAS, the Town owns certain water in the Chatfield Basin that is reusable and fully consumable after its first use for municipal purposes by the Town. From time to time, a certain amount of this water is surplus to the needs and obligations of the Town (“Surplus Water”);

WHEREAS, the Town anticipates it will have Surplus Water available from time to time in 2022 and 2023; and

WHEREAS, the Association desires to lease a certain portion of the Surplus Water from the Town in accordance with the terms and conditions of this Agreement for use in a Substitute Water Supply Plan (“SWSP”) as an additional source of water to replace depletions to Plum Creek from pumping and use of water from Denver aquifer wells on individual lots in the Chatfield East Subdivision pursuant to the Decrees in case Nos. W-8568-77 and 89CW068.

AGREEMENT

NOW THEREFORE, in consideration of the mutual agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Association agree as follows:

1. Water Rights Lease. The Town hereby leases to the Association a total of 21.045 acre-feet (AF) annually of the Surplus Water (“Leased Spot Water”), which will be made available from November 1, 2022 through October 31, 2023, with deliveries not to exceed 2 AF per day.

2. Deliveries.

A. Amount. The Town shall provide the Association each day with flow measurement data at the discharge point for the Leased Spot Water for the preceding day. Notwithstanding the notice requirements below, the Town may provide flow measurement data by phone, fax, email or other suitable means to assure effective delivery management. The Town shall deliver the Leased Spot Water to the Association on the following monthly schedule: 1.765 AF in November 2022, and 1.75 AF each month in December 2022 through October 2023. Actual day-to-day deliveries of Leased Spot Water to the Association will vary and are in the Town’s sole discretion, provided that the Town guarantees a minimum of 0.01 AF will be available daily. The Association may verify at any time the accuracy of the flow measurement device used by the Town to measure the Leased Spot Water at the discharge point.

B. Location. The point of delivery of the Leased Spot Water shall be at Chatfield Reservoir.

C. Acceptance of Deliveries. Subject to the non-refundable payment obligation below, the Association may either accept or decline delivery of any portion of the Leased Spot Water the Town delivers to Chatfield Reservoir in accordance with this Agreement. Acceptance of delivery will be confirmed only by inclusion of Leased Spot Water in substitute water supply plan or augmentation plan accounting described below.

D. Accounting. The Association must provide the Town with a weekly accounting of the water beginning on the 1st of each month it uses this supply as a replacement source. The Association must supply the Town its augmentation accounting on a monthly basis, no later than the fifteenth day of the month following the month of accounting, or on a more frequent basis and at the times required to report to the water commissioner or division engineer as required by the Division of Water Resources.

3. Fees and Costs.

A. Lease Rate. The Association shall pay to the Town \$355.00 per acre foot for each acre-foot of Leased Spot Water measured at Chatfield Reservoir and used for replacement of depletions by the Association. The total amount owed for delivery of the Leased Spot Water is \$7,470.98, payable at the time of execution of this Agreement. The Town will reconcile the accounting for deliveries made through December 31 each year and send an invoice to the Association for the balance due or refund as necessary.

4. Quality of Leased Water. Leased Water shall be delivered “as is,” but shall be of a quality that meets all standards and effluent limitations specified in Colorado Discharge Permit System Permit No. CO-0038547, as amended, or in any other discharge permit issued by the Water Quality Control Division or by the U.S. EPA authorizing discharges from the Plum Creek Water Reclamation Authority facility, such quality to be measured at the authorized discharge point(s) specified in any such discharge permit. By entering into this Agreement and utilization of the Leased Spot Water, The Association acknowledges that water meeting the requirements of this paragraph is suitable for replacement purposes and will accept such water as meeting the terms of this Agreement.

5. Lease Term. The term of this Agreement shall commence on its execution and expire December 31, 2023. By mutual written agreement of the Parties, this Lease Agreement may be renewed on the same or on different terms.

6. Lessee’s Obligations. The Association’s obligations under this Agreement are limited to making the payments as described in paragraph 3 above.

7. Notice. All notices which may be required to be given by either Party to the other shall be made in writing and either hand delivered or sent by first class United States mail, postage prepaid, addressed as follows, or by facsimile, or via electronic means:

If to Town:

Town of Castle Rock (Castle Rock Water)
Attn: Water Resources Manager (Matt Benak)
175 Kellogg Court
Castle Rock, CO 80109

with copy to: Town of Castle Rock
Attn: Town Attorney (Mike Hyman)
100 N. Wilcox Street
Castle Rock, CO 80104

If to Lessee: Chatfield East Property Owners Association
Attn: Nina McVicker
P.O. Box 192
Littleton, Colorado 80160

9. Assignment. Lessee may not assign its rights hereunder without the prior written consent of Lessor, which may be withheld in Lessor's sole discretion. In the event that Lessor consents to an assignment of Lessee's rights hereunder, the assignee shall execute an assumption agreement pursuant to which it shall assume Lessee's obligations hereunder. The terms of such assumption agreement must be approved by Lessor.

10. Entire Agreement. This Agreement represents the entire Agreement between the Parties on the matters set forth herein and supersedes all prior negotiations, representations or agreements respecting said matters whether written or oral.

11. Binding Effect. The execution of the Agreement by the Town as lessor and the Association as lessee constitutes the execution of a binding lease agreement by the Parties on the terms and conditions contained herein and may not be modified except in writing signed by both Parties. This Lease shall be binding on the Parties' respective successors and assigns.

12. Controlling Law. This Lease Agreement shall be governed under, and construed pursuant to the laws of the State of Colorado.

(signature page to follow)

LESSOR:

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Dir. of Castle Rock Water

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument as acknowledged before me this ___ day of _____, 2022 by
Lisa Anderson as Town Clerk and Jason Gray as Mayor of the Town of Castle Rock, Colorado.

Witness my official hand and seal.
My commission expires:

Notary Public

LESSEE:

Chatfield East Property Owners Association

By: _____
Kathy Kirchner, President

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument as acknowledged before me this ___ day of _____, 2022 by
Kathy Kirchner as President of Chatfield East Property Owners Association.

Witness my official hand and seal.
My commission expires:

Notary Public



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 14. **File #:** RES 2022-098

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: **Mark Marlowe, P.E., Director of Castle Rock Water**
Matt Benak, P.E., Water Resources Manager
Lauren Moore, Water Resources Program Analyst

Resolution Approving the First Amendment to the Water Rights Lease with Turnpike, LLC [Weld County, CO]

Executive Summary

Castle Rock Water is seeking ratification by Town Council of a resolution (**Attachment A**) for the First Amendment to the 2022 Agricultural Water Rights Lease with Turnpike LLC (Turnpike). Turnpike is a farmer located in Weld County adjacent to the Lost Creek Basin wells we purchased in 2017 as part of our Alternate Source of Supply Project. As part of the 2022 lease, the farmer has used 277.08 acre feet (AF) to date of water from these wells in 2022 for irrigation (their current lease expires November 15, 2022), for total revenues year to date of \$10,113. Turnpike LLC is interested in an additional 100 AF lease of our Lost Creek Basin water rights this season as one of the three wells leased has failed and there is a delay in being able to repair the well in a timely manner. Turnpike plans to supplement their irrigation with one of the adjacent wells. The Town's Lost Creek Wells have a three-year water banking provision, and those wells currently have enough water banked that would allow for Turnpike's additional request, despite the annual maximum for each well. The amendment would increase the available water from 485 AF to 585 AF. The lease rate of \$36.50 per acre-foot would remain the same. The reason for the request for Town Council ratification is due to the fact that Turnpike's crops are nearing the end of their growing cycle and additional water is needed to finish them prior to harvest.

History of Past Town Council, Boards & Commissions, or Other Discussions

February 28, 2018, Castle Rock Water Commission unanimously recommended that Town Council approve the 2018 water lease agreement.

March 6, 2018, Town Council unanimously approved the 2018 water lease agreement.

January 23, 2019, Castle Rock Water Commission recommended that Town Council approve the 2019 water lease agreement.

February 5, 2019, Town Council unanimously approved the 2019 water lease agreement.

October 23, 2019, Castle Rock Water Commission recommended that Town Council approve the 2020 water lease agreement.

November 5, 2019, Town Council unanimously approved the 2020 water lease agreement.

July 21, 2020, Town Council approved the First Amendment to the 2020 water lease agreement, increasing the water lease by 30 AF.

February 24, 2021, Castle Rock Water Commission recommended that Town Council approve the 2021 water lease agreement.

March 2, 2021, Town Council unanimously approved the 2021 water lease agreement.

January 26, 2022, Castle Rock Water Commission recommended that Town Council approve the 2022 water lease agreement.

February 15, 2022, Town Council unanimously approved the 2022 water lease agreement.

Castle Rock Water staff presented this item to the Castle Rock Water Commission at their meeting held on August 31, 2022, and the Castle Rock Water Commission voted unanimously (7 to 0) to recommend Town Council approve the Resolution as presented.

Discussion

As part of the Town's hybrid renewable water solution, the Town purchased several Lost Creek Basin wells in 2017 and 2021. These wells came with approximately 1,492 AF (annually) of fully exportable water rights which could be used for municipal and other purposes. Eventually, the Town intends to use these water rights directly or as an augmentation source in conjunction with the Box Elder project. However, until infrastructure is built to transport this water to a treatment plant or place of augmentation, leasing this water for other purposes helps to generate some revenue for Castle Rock Water. In 2022, Turnpike LLC has used 277.08 AF of water to date from these wells for irrigation for total year to date revenues of \$10,113. The farmers have requested an additional 100 AF from well 31527-FP in 2022.

The key terms of the First Amendment to the 2022 Water Rights Lease agreement are summarized below:

- Agreement will terminate on November 15, 2022.
- Turnpike LLC will lease up to 585 AF (addition of 100 AF to the original 485 AF permitted in 2022) of water at a rate of \$36.50 per AF.

The following table outlines the wells that will be used and the amount of water we will be leasing to Turnpike LLC.

Well	Maximum Water to be Leased**, AF	Annual Water Rights, AF
31526	190	144.4
31527	180 + 100*** = 280	139.1
31643	115	111.3
14860	0*	74.3
Total	585	738.6

*Well not operational

**Maximum water to be leased may exceed annual water rights of an individual well if banked water is available

***First Amendment to the 2022 Water Rights Lease

Budget Impact

If Council approves the agreement, Castle Rock Water could receive up to \$3,650.00 in additional revenue in 2022 beyond the original potential lease revenue of \$17,702.50. The revenue will be deposited into Water Resources Fund Capital Leases account 211-4375-393.70-00 <WRAWL>.

Staff Recommendation

Staff recommends approval of the First Amendment to the 2022 Water Rights Lease agreement with Turnpike LLC for 585 acre-feet of water, which will generate additional revenue of up to \$3,650.00.

Proposed Motion

"I move to approve the Resolution as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions)."

"I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed)."

Attachments

Attachment A: Resolution
Exhibit 1: Agreement
Attachment B: Map

RESOLUTION NO. 2022-

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE
WATER RIGHTS LEASE WITH TURNPIKE, LLC**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) and Turnpike, LLC, (“Turnpike”) are parties to the Water Rights Lease, dated January 15, 2022 (the “Lease”); and

WHEREAS, due to a lack of water from Well No. 31526, Turnpike and the Town wish to amend the Lease to allow Turnpike to supplement its irrigation by using 100 AF of water from Well No. 31527; and

WHEREAS, the Town and the Turnpike have agreed to the terms and conditions by which Turnpike will utilize additional water from Well No. 31527.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

Section 1. Approval. The First Amendment to the Lease between the Town and Turnpike is hereby approved in substantially the same form attached as ***Exhibit 1***, with such technical changes, additions, modifications, or deletions as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Agreement by and on behalf of the Town.

PASSED, APPROVED AND ADOPTED this 6th day of September, 2022 by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Director of Castle Rock Water

**FIRST AMENDMENT TO THE
WATER RIGHTS LEASE**

DATE: _____

PARTIES: **TOWN OF CASTLE ROCK**, a Colorado municipal corporation, acting by and through its Town of Castle Rock Water Enterprise, 100 N. Wilcox Street, Castle Rock, Colorado 80104 ("Lessor").

TURNPIKE, LLC, a Colorado limited liability company, 4202 Weld County Road 65, Keenesburg, Colorado 80643 ("Lessee").

RECITALS:

- A. Lessor and Lessee are parties to the Water Rights Lease, dated February 15, 2022 (the "Lease"), a copy of which is attached as *Exhibit 1*.
- B. Due to a lack of water from Well No. 31526, Lessor and Lessee wish to amend the Lease to allow Lessee to supplement its irrigation by using 100 AF of water from Well 31527.
- C. Lessor and Lessee wish to memorialize these changes in this First Amendment to the Water Rights Lease ("First Amendment").

TERMS:

Section 1. Amendment. Section 1 of the Lease is amended to read as follows:

Section 1. Water Rights and Equipment Lease. Subject to the terms and conditions set forth herein, Lessor hereby leases to Lessee the water rights associated with the following well permits:

<u>Well Permit No.</u>	<u>Power Consumption Coeff.</u> [kWh/AF]	<u>Acre Feet Leased</u> ("Permitted Maximum")
31526-FP	182.312	190
31527-FP	184.305	280
31643-FP	285.362	115
14860-FP	Not Operational	0

The water rights associated with the above-referenced well permits shall be referred to collectively as the "Water Rights." The Water Rights together with the wells, pumping equipment, electrical equipment and other equipment and facilities associated with the Water Rights (collectively referred to as the "Equipment") are described on the attached *Exhibit A*. Except as otherwise limited herein, Lessee shall use the wells in accordance

with each well permit and prevent degradation of the quality of the ground water. While the wells are commingled as follows 31526-FP/31527-FP, and 31643-FP/14860-FP, said commingling applies only to the area on which the water may be used. Lessee is required to use each well and neither well is to be used in excess of its Permitted Maximum (as listed above), however, in no event shall the commingled wells be permitted to act as alternate points of diversion to one another. Lessee is prohibited by this Lease from pumping more than the Permitted Maximum from the wells associated with the above-referenced permit numbers. Lessee also agrees that use of the Water Rights in excess of the Permitted Maximum shall be a default under Section 10 of this Lease, and (i) Lessee shall be liable for any and all damages caused to Lessor as a result of Lessee exceeding the Permitted Maximum; and (ii) Lessor, in its sole and absolute discretion, shall be entitled to immediately terminate this Lease. In the event that Lessee's use of the Water Rights associated with the Well Permit exceeds those quantities listed above, then Lessee shall pay to Lessor a \$60 per acre foot penalty.

Section 2. Ratification. In all other respects, the Lease shall remain in full force and effect.

LESSOR:

ATTEST:

Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK, acting by
and through the Town of Castle Rock
Water Enterprise

Approved as to form:

Jason Gray, Mayor

Michael J. Hyman, Town Attorney

Approved as to content:

Mark Marlowe, Director of Castle Rock Water

LESSEE:

TURNPIKE, LLC, a Colorado limited liability company

By:

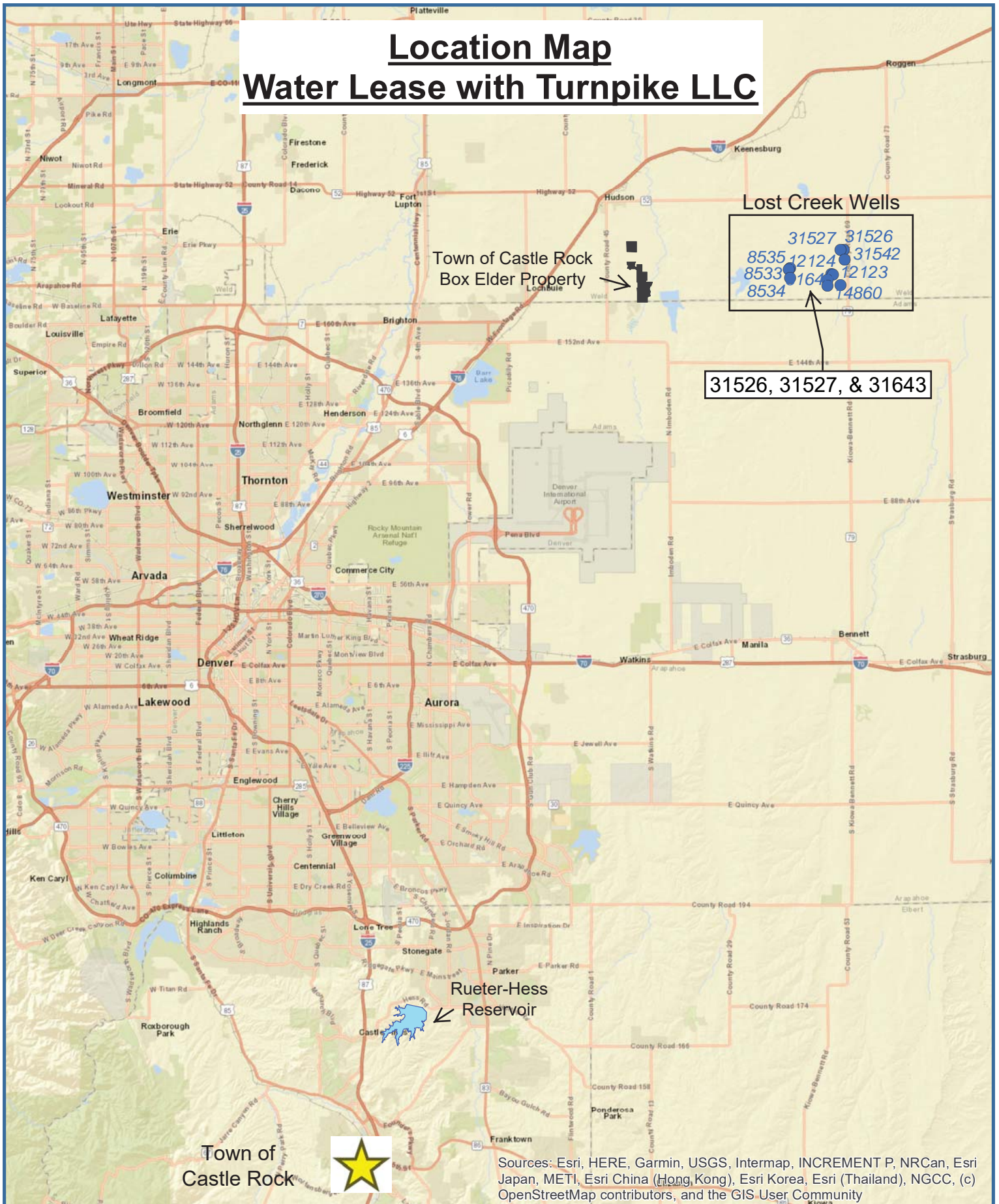
Richard F. Huma

Its:

Richard F. Huma
Authorized Member

Location Map

Water Lease with Turnpike LLC



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



0 16,500 33,000 66,000 Feet

Date: 1/21/2022

1 inch = 32,921 feet



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6087. Copyright 2017, Town of Castle Rock Utilities Mapping.

CASTLE ROCK UTILITIES MAP
(INTERNAL USE ONLY)



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 15. **File #:** PROC 2022-008

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Proclamation honoring Pam Ridler, President/CEO of the Castle Rock Chamber of Commerce (For Council Action - Presentation on September 20, 2022)

Executive Summary

Town Council action regarding a Proclamation honoring Pam Ridler, President/CEO of the Castle Rock Chamber of Commerce. Mayor Jason Gray will be presenting the proclamation at the September 20, 2022, Council meeting.

PROCLAMATION

HONORING

Pam Ridler

Whereas Pam Ridler became President/CEO of the Castle Rock Chamber of Commerce in 1998, having previously worked for the Fort Collins Area Chamber of Commerce and the United Way of Ellis County, Kansas; and

Whereas Pam earned undergraduate and masters degrees from Fort Hays (Kansas) State University, graduated from the U.S. Chamber of Commerce Institute for Organization Management in 2000 and became a Certified Chamber Executive in 2006; and

Whereas Pam developed the curriculum for and founded the Leadership Douglas County program, which has taught collaborative decision making to dozens of local leaders and which also has left its mark on the community with projects like the 9-11 monument outside Fire Station 151; and

Whereas Pam developed numerous other Chamber initiatives including the Castle Rock Chamber Foundation, the Castle Rock Economic Partnership, the Horizon Breakfast series, Tours for Teachers and the Workforce Talent Pipeline; and

Whereas Pam was instrumental in the Chamber receiving a 4-star rating from the U.S. Chamber of Commerce – our Chamber is one of only two in the State to have been so honored – and has been a leader among the Western Association of Chamber Executives; and

Whereas Pam and her team are the driving force behind local events including Artfest, the Douglas County Fair Parade, WineFest and Starlighting, the Town's most iconic event; and

Whereas Pam has provided amazing service to the community – and to its small businesses in particular – always in the spirit of collaboration and support, and we wish her the best on her upcoming retirement and relocation to Florida.

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK DOES HEREBY PROCLAIM
SEPTEMBER 30, 2022**

PAM RIDLER DAY

IN THE TOWN OF CASTLE ROCK AND ENCOURAGES RESIDENTS TO CELEBRATE THIS SPECIAL EVENT.

PASSED, APPROVED AND ADOPTED this 20th day of September 2022,
by the Town Council of the Town of Castle Rock, Colorado.

ATTEST:

Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

Jason Gray, Mayor





Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 16. **File #:** APPT 2022-006

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water

Appointing Roy Gallea, P.E., Engineering Manager at Castle Rock Water, as Alternate Board Member for Plum Creek Water Reclamation Authority (PCWRA)

Executive Summary

This memorandum is to recommend appointment of Roy Gallea, P.E. as alternate Board Member for PCWRA.

Discussion

Roy Gallea, P.E. was hired by Castle Rock Water in September of 2021 as the Engineering Manager. He graduated from Colorado State University with his Masters of Science in Civil Engineering in 2005. He currently has his professional engineering license in the State of Colorado #44679. He has 10 years of experience designing water and wastewater systems in the private sector and an addition 7 years of experience managing water and wastewater projects in the public sector.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 17. **File #:** MIN 2022-015

To: Honorable Mayor and Members of Town Council

From: Lisa Anderson, Town Clerk

Minutes: August 16, 2022 Town Council Meeting

Executive Summary

Attached are minutes from the August 16, 2022 Town Council meeting for your review and approval.



Town Council Meeting Minutes - Draft

Mayor Jason Gray
Mayor Pro Tem Kevin Bracken
Councilmember Ryan Hollingshead
Councilmember Laura Cavey
Councilmember Desiree LaFleur
Councilmember Caryn Johnson
Councilmember Tim Dietz

Tuesday, August 16, 2022

6:00 PM

**Town Hall Council Chambers
100 North Wilcox Street
Castle Rock, CO 80104
Phone in: 720-650-7664
Meeting code: 2488 754 2403
www.CRgov.com/CouncilMeeting**

This meeting is open to the public and will be held in a virtual format in accordance with the Town Council Electronic Participation, Connected, and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall, or electronically or by phone if preferred. This meeting will be hosted online and can be accessed at www.CRgov.com/CouncilMeeting, or phone in by calling 720-650-7664, meeting code 2488 754 2403 (if prompted for a password enter "Aug16Council"). All Town Council Meetings are also streamed online in real time at www.CRgov.com/WatchCouncil, and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast).

All times indicated on the agenda are approximate. Remote participants please visit www.CRgov.com/CouncilComments to sign up to speak to an item, and for related instructions. Public Comments may also be submitted in writing online by 1:00 p.m. August 16, 2022, to be included in the public record.

COUNCIL DINNER & INFORMAL DISCUSSION

INVOCATION - Mike Polhemus, The Rock Church

CALL TO ORDER / ROLL CALL

Present: 6 - Mayor Gray, Mayor Pro Tem Bracken, Councilmember Cavey, Councilmember LaFleur, Councilmember Johnson, Councilmember Dietz

Not Present: 1 - Councilmember Hollingshead

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray asked for a moment of silence for the students involved in the accident last week. He mentioned friends he recently lost and these tragedies put things in perspective. We cannot overuse the words I love you or the words I care about you. Being good to each other is far more important.

Councilmember Cavey commented that love is bringing the community together and it has been difficult. Her son was with those kids that night. She thanked the community for coming together, there is an amazing outpouring of love for these families, and what the Dads of Castle Rock have done along with Black Rock Coffee, Chick Filet and the Car Wash collectively raising over \$75,000 for these families. She expressed her condolences to Colton and Audrey's families.

Councilmember Johnson thanked Town staff for putting together the District 5 Open House with a good turnout. She thanked various staff members for their effort and support.

Councilmember Dietz echoed the sentiments of the Mayor and Councilmember Cavey. He also reminded citizens of the District 6 open house coming up.

Mayor Pro Tem Bracken stated the response from the community was made with love to provide for these families.

UNSCHEDULED PUBLIC APPEARANCES

No public comment.

TOWN MANAGER'S REPORT

[ID 2022-083](#) **Update: Calendar Reminders**

[ID 2022-084](#) **Update: Monthly Department Reports**

David Corliss, Town Manager, commented that he, the Mayor and the Assistant Town Manager went to the reaccreditation of the Castle Rock Fire department.

[ID 2022-085](#) **Update: Second Quarter Major Projects**

[ID 2022-086](#) **Teen Court Training Update**

[ID 2022-087](#) **Update: 2022 Service Contract Midyear Reports**

[ID 2022-088](#) **Development Services Project Updates**

[ID 2022-089](#) **Update: Quasi-Judicial Projects**

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

Moved by Mayor Pro Tem Bracken, seconded by Councilmember Johnson, that the Agenda be Approved as presented. The motion passed by the following vote:

Yes: 6 - Gray, Bracken, Cavey, LaFleur, Johnson, Dietz

Not Present: 1 - Hollingshead

CONSENT CALENDAR

[ORD 2022-015](#) **Ordinance Amending Section 3.02.060 of the Castle Rock Municipal Code Regarding Bid Requirements for the Purchase of Goods or Procurement of Services (Second Reading - Approved on First**

Reading on July 19, 2022, by a vote 7-0)

- [ORD 2022-014](#) Ordinance Approving the Second Amendment to the 2022 Fiscal Year Budget by Making Supplemental Appropriations for the 2022 Fiscal Year (Second Reading - Approved on First Reading on July 19, 2022, by a vote 7-0)
- [RES 2022-083](#) Resolution Waiving Formal Written Bidding Requirement On the Basis of Sole Source for Services Performed by Academy Sports Turf, Inc., for the Paintbrush Park Synthetic Turf Conversion Project and Approving an Equipment and Services Agreement
[Location: 3492 Meadows Blvd, Castle Rock, CO 80109]
- [RES 2022-084](#) Resolution Waiving Formal Written Bidding Requirement On the Basis of Sole Source for Services Performed by Cartegraph Systems, LLC, for Software Support and Approving a Service Agreement
- [RES 2022-085](#) Resolution Waiving Formal Written Bidding Requirement On the Basis of Sole Source for Services Performed by Microsoft Corporation for Software Upgrades and Approving a Service Agreement
- [RES 2022-086](#) Resolution Approving the First Amendment to the Town of Castle Rock Construction Contract with 53 Corporation, LLC, for the 2021 Police Department Parking Lot Improvement Project
- [RES 2022-087](#) Resolution Approving an Amendment to the Master Services and Purchasing Agreement with Axon Enterprise, Inc., for the Additional Purchase of Axon Fleet 3 Cameras and Renewal of Software Maintenance
- [RES 2022-088](#) Resolution Approving an Intergovernmental Agreement with Dominion Water and Sanitation District and Parker Water and Sanitation District for the Canyons Waterline Extension Project
[Parker Water and Sanitation District/Town of Castle Rock Interface]
- [RES 2022-089](#) Resolution Approving a Construction Contract with Reynolds Construction, LLC, for the Tank 18 Blue Zone Transmission Project
[Pleasant View Drive]
- [RES 2022-090](#) Resolution Approving an Equipment and Services Acquisition Agreement with Techneaux Technology Services, LLC for the SCADA Founders Water Treatment Plant and Remote Site Upgrades Project *[Entire Castle Rock Water Service Area]*

[RES 2022-091](#) **Resolution Approving a Services Agreement with W.W. Wheeler & Associates, Inc., for the Castle Rock Reservoir No. 1 Expansion Project** [*Plum Creek Trust Property in Douglas County near Sedalia, CO*]

[RES 2022-092](#) **Resolution Approving the Amended and Restated Property Lease Agreement Between the Town of Castle Rock and Cellco Partnership D/B/A Verizon Wireless for a Communication Tower in Downtown Castle Rock**[*Reservoir Road east of Craig & Gould Neighborhood*]

[RES 2022-093](#) **Resolution Waiving Formal Written Bidding Requirement on the Basis of Sole Source for Well 47 and Well 84 VFD Replacement with Applied Ingenuity** [Entire Castle Rock Water Service Area]

[MIN 2022-014](#) **Minutes: July 19, 2022 Town Council Meeting**

NOTE: Councilmember Cavey abstained from the vote on Resolution 2022-087 as she works for Verizon.

Moved by Councilmember Johnson, seconded by Mayor Pro Tem Bracken to approve the Consent Calendar as read. The motion passed by a vote of:

Yes: 6 - Gray, Bracken, Cavey, LaFleur, Johnson, Dietz

Not Present: 1 - Hollingshead

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[ORD 2022-016](#) **Ordinance Directing that the November 8, 2022 Regular Municipal Election of the Town of Castle Rock be Conducted by Douglas County as a Coordinated Election and Authorizing Approval of the Intergovernmental Agreement and Providing for its Emergency Adoption on First and Final Reading** (*Emergency Adoption on First and Final Reading*)

Lisa Anderson, Town Clerk, provided an overview of the election duties and requirements and the need for an emergency adoption on first and final reading due to the timing of when the IGA was received by the County and the due date that is determined by Statute.

Moved by Councilmember Johnson, seconded by Councilmember Cavey, that Ordinance 2022-016 be Approved on An Emergency Basis for First and Final Reading as presented. The motion passed by the following vote:

Yes: 6 - Gray, Bracken, Cavey, LaFleur, Johnson, Dietz

Not Present: 1 - Hollingshead

[RES 2022-094](#) **Resolution Authorizing the Execution of a Memorandum of Understanding Concerning the Formation of the Douglas County**

Economic Development Collaborative

Frank Gray, CEO, introduced the economic development collaborative. A sub group has been working to up the level of sharing of information and resources and involve the County more in the process with the communities working together for the development of Douglas County.

Councilmember Johnson noted that an elected official is included from each organization, and the Mayor would be Castle Rock's representative.

No public comment.

Councilmember Cavey asked if it puts us in any position to give money to the County. Corliss confirmed there is no financial obligation for the Town, and the hope is the County will fund county-wide collaborative efforts.

Moved by Councilmember LaFleur, seconded by Councilmember Dietz, that Resolution 2022-094 be Approved as presented. The motion passed by the following vote:

Yes: 6 - Gray, Bracken, Cavey, LaFleur, Johnson, Dietz

Not Present: 1 - Hollingshead

QUASI JUDICIAL HEARINGS

Mayor Gray noted that this topic has been discussed a lot and asked everyone to act appropriately and courteous.

Mayor Gray read the quasi-judicial script into the record.

No councilmember noted any conflict of interest.

Lisa Anderson, Town Clerk, confirmed the item has been published as required by law.

[ORD 2022-017](#) **Ordinance Amending the Town's Zone District Map by Approving the Dawson Trails Planned Development Plan and Zoning Regulations (First Reading)**

Ordinance 2022-017 and 2022--018 will be presented together but voted on separately.

Tara Vargish, Director of Development Services presented the two Ordinances. Dawson Trails consists of 2,064 acres and is west of I-25 and north and south of Territorial Road. This parcel of land was already annexed into the Town in 1984 and zoned for residential and commercial/office/retail that is split into two parcels. The north end (Westfield Trade Center) was zoned in 1986/1989 for commercial/R&D. Dawson Ridge was rezoned in 1986 with 7,900 residential units. It is surrounded by unincorporated Douglas County. There is a small portion that will not be rezoned. The Westfield portion has had no platting, site planning or development; and zoning entitlements remain in effect. Dawson Ridge

did have roads and infrastructure constructed with some residential lots platted but the land went into bankruptcy in 1990. They entered into a suspension agreement in 1992 which remains until the owner submits a new development plan. The current applicant is bringing a new development plan. No development activity has occurred for 30 years.

Westside is proposing 748 acres of open space (202% increase), 5,850 dwelling units (26% decrease), 2,400 high density units (56% decrease), 3.2 M sf commercial/office/retail (82% decrease), 228 acres of public land (2% increase which more than exceeds their requirements), 250-1,506 foot buffers (150% -1,406% increase). In addition, they will contribute \$50M toward the Crystal Valley interchange. They will have a 5 mills Metro District Regional mill levy in addition to their regular metro district mill levy which will be remitted to the Town (our typical mill levy is 1.4 mills). They will also provide critical roadway connections.

Vargish showed a map showing high density, retail, commercial areas that will be along I-25. The central area is where it will be a neighborhood area. The west area is the least dense portion of the property for only single family detached homes and allows density transfer. They could take units from less dense areas to the higher density areas but cannot increase density in the western boundary area.

288 acres of public land dedication is required. 44 acres will be dedicated to the Town on the north end and 109 acres on the southern area could include a school, fire station or a public works service yard. There is also an area next to the rail road tracks that could be used for mobility use i.e. a park and ride. Zoning also includes architectural standards and a sign plan with no LED signs allowed, and they must ensure open spaces are mitigated for wildland fire risk.

The applicant held five neighborhood meetings (three were required) in a hybrid format. Community concerns raised were traffic issues in the rural areas, water resources, wildlife corridors affected, open space, buffers and trails and emergency services. Staff has worked to address residents' concerns.

From a water perspective, Castle Rock Water has included this portion of Town in their long-term planning. They are required to dedicate all the water rights and no lots can be platted without appropriate water credits. They must also dedicate land for future wells and water plants. The area is required to have a water system in place prior to development. They have a water efficiently plan requirement that is the most stringent in the Town. Front yards may not have turf and backyards are limited to 500 sf of turf. Commercial may not have any irrigated turf. Multi-family may only have turf in certain outdoor amenity areas. Homes and businesses are required to have water efficient fixtures. If Town Code requires further conservation it would also apply to this development.

The Crystal Valley Interchange Town project includes the interchange as well as the continuing road to the south on the west side (relocation of frontage road). Estimated costs are \$118M. It is part of this development agreement to contribute \$50M which could increase to \$68M if not paid in 2023. No building permits are allowed on the property until that contribution is paid. The Costco building permit is the only one allowed prior to the interchange opening.

Southern Dawson Trails Blvd will be two lanes that are built to current standards vs. the two lanes of the current frontage road. The road will be widened as they develop areas on either side. The County is paying for the southern end of that road.

Northern Dawson Trails Blvd: The current frontage road will end at Yucca Hills road. Dawson trails is required to build portions of the road. It would move the road west of the railroad tracks and be built to Town standards by the developer of at least two lanes and signaling where it meets Plum Creek Parkway. They will acquire right of way and can construct it while the interchange construction is going on. They would then allow 500 residential units prior to the interchange being open.

Other obligations include removing old existing infrastructure of roads, water, sewer, stormwater, etc. They must dedicate land for a fire station and \$4M toward the station and equipment. They must conduct wildfire urban interface assessment, emergency vehicle access to Keene Ranch, and redesign the entrance to Twin Oaks to discourage traffic. They must dedicate two large public land areas and the remainder at the time of adjacent development plats. They must collect 5 mills to go to the Town. If construction of less than \$500,000 in infrastructure is complete and no building permits are applied for in 10 years, they must come back to Council. The applicant is requesting vested property rights for 30 years and may have Council approve a 10 year extension.

Staff finds that it represents significant reduction in density, increase in public open space and buffers and meets Town requirements. Planning Commission voted unanimously to approve. The Planning Commission added two recommendations for the Town to work with the County on the southern road to ensure it is safe and provides fire egress; and to encourage the water department to work with neighboring communities who may be interested in access the Town's central water system.

Staff recommends approval of the Development Agreement.

Councilmember Cavey confirmed that the 5 mills is in addition to our current property mill levy.

Councilmember Johnson inquired about the traffic study. Vargish stated when it hits 25,000 trips a day they are required to build the road north of the interchange to Plum Creek Parkway. Johnson inquired about how trips are allocated.

Johnson inquired difference between public land and open space which can contain drainages, etc. Vargish stated open space areas do not allow development of homes or businesses but can have drainage improvements and detention ponds, trails, and trailhead parking, etc. for the public to enjoy. The majority of these will be along the eastern edge and some on the west. Vargish stated the public land can include school sites, rec center, fire station, public works service yard, parks, etc.

Councilmember Cavey inquired about the County portion of the southern Dawson

road if they plan on 4 lanes. Vargish is uncertain, but the right of way they acquired shows three lanes and turn lanes, 4-6 foot shoulders which exceeds what is needed, and a safer design adequate for emergency response standards.

David Corliss, Town Manager, discussed related items. The Costco incentive overlaps into the development agreement and an incentive agreement Council will consider at a later meeting. The interchange at Crystal Valley is the top infrastructure priority for the community. The impact on the Plum Creek and I-25 interchange has been identified that in 2028 traffic will back up into I-25 based on a study in 2018. This is needed regardless of the Dawson Ridge development.

Corliss showed a June 1985 article that talks about the Town with a community of 3,800 and in 20 years was planned to grow to 115,000 and showed a proposed interchange at that time.

Corliss went over the funding for the interchange from the Town, County, developer and grants.

Councilmember Cavey referenced that Plum Creek and I-25 will fail and asked why CDOT isn't doing more. This is I-25 that is failing which is a federal and state highway. Corliss stated they will continue to talk to them. CDOT is charging us for the interchange for \$100k to process the paperwork. Bipartisan federal legislators requested funding.

They will provide the site and put in the infrastructure. Costco is a significant sales tax generator - estimated as a \$200M store representing about \$8M in sales tax. David Corliss, Town Manager, provided an update on contributions and Costco.

8:07 pm. Councilmember Hollingshead joined the meeting remotely.

Corliss provided information on incentives given to Costco. They would be required to pay Town fees. The incentive goes to the Dawson Trails metro district because they provide the land and infrastructure. The interchange is a 24 month project, and Costco wants to open when the interchange opens.

Larry Jacobson, applicant, stated his consulting team is present. In 1992 the property was acquired by an out of state investor. They will provide shopping, jobs, employment, and homes. It has been part of the Town vision since its inception in the 1980's. He provided details on how it complies with the 2030 Comprehensive Master Plan, The Southwest Quadrant Plan, and the Transportation Master Plan from 2017. They have held 5 community meetings and additional meetings.

Jake Schroeder from Westside. They are proud of this project. They assembled their team and walked the property. The ridge is magnificent on all sides and they wanted to preserve that ridge. There are 5 drainages and they need to preserve and stabilize the drainageways. The views are spectacular and they laid out areas to preserve the view sheds. They want to preserve stands of pines and scrub oak in open space. They looked at where roadways would exist and to move the future roadway closer to the highway and maintain the topography. They reached out to the neighbors and HOAs to come up with a new plan that would stop cut through

traffic and provide them a nice entrance.

Mitch Black, Norris Design, stated they looked at the Town's vision and looked at the land itself. He went over the public land, open space and three character areas, and density can only decrease and move to the east.

Jacobson stated they have gone through a variety of changes from their original PDP. They collaborated with neighbors and the Town, moved densities around, installed building heights, increased buffer areas, lighting standards, landscaping requirements, transition zone standards, wildlife friendly fences, committed to a large land dedication, identified pedestrian oriented district in the center area, coordinated access points with Twin Oaks and an emergency vehicle access for Keene Ranch. They reduced the density, reduced commercial, exceeded open space, preserved the high points/ridge, providing 25 miles of trails, increased public land dedication, financial responsibility for the fire station, instilled architectural guidelines, signage plan, and water efficiency plan.

Councilmember Johnson asked the traffic consultants to explain their traffic study.

Councilmember Johnson referenced the skyline ridgeline. Vargish stated the majority of the skyline ridgeline are in the open spaces. Johnson wanted confirmation if they would be requesting variances. Jacobson stated there is no intention because their fundamental decision is to preserve the ridgeline.

Councilmember Johnson wanted to confirm the applicant accepts the terms regarding transportation improvements. The applicant confirmed they accepted the terms.

Citizens that addressed Council:

Rory Hodgson stated the character of the Town attracted him to live here. His biggest fear is how much it will change that character. This development will be bringing in people that don't share the same views projections are questionable.

Clark Hammelman, resident of Castle Rock, urges Council to approve this. He moved here 20 years ago and lives south of downtown. One of the things he heard at that time was that the interchange would be built any time, and he is excited that an interchange will be built. To make it a reality we should adopt this entire package.

Kevin McHugh sits on the Executive Committee for the Castle Rock Chamber and lives in Crystal Valley and previously is from Larkspur. He is in full support of the new development and excited for new businesses in Town, job opportunities in construction and in new businesses, easing traffic with the new interchange, and improving the safety of the west frontage road. He stated if you aren't growing and improving responsibly you are dying. This reduces density, brings in sales tax revenue and is on the leading design of water conservation.

Diane Evans, resident, has been here to see the Town develop and this is the last core area to be developed. It brings the interchange that is critical to our existing infrastructure and growth, compromises with the impact with neighbors, and brings revenue we need. They own a piece of property adjacent to it that will be

affected by it, but they support it.

Lesli Fritts has lived on Tomah Road since 1982. The Planning Commission passed this with two recommendations to widen the entire southern road. She feels it is not sufficient for emergency evacuations and the high traffic times during the summer and Renfest. She feels it should be 4 lanes. Regarding the water issue, they want to have hookups available to connect to Castle Rock water if their wells run dry.

Frank Gray, CEO, Castle Rock Economic Development, stated this project has been 30 years in the making. The hospital, higher education, Whole Foods, revitalize downtown...all things the community wanted and they have accomplished these priorities. The number one project for economic impact is the Crystal Valley interchange to bring jobs and opportunities to residents. He gave thanks to the County, Dawson Trails, and federal partners and feels it will improve traffic flow and brings vital services and revenue to the Town. Costco has 35,000 customers that go to other communities to shop there that we will retain here.

Peter Smith, 43 year resident in Keene Ranch, understands it was annexed in the 80's. This is next to 5-10 acre lots. He realizes they are powerless because of past Council actions. What is the will of the Castle Rock voters is that 65% said growth was too much and 45% said growth is too fast. He feels they should ask citizens if this is what they want. John Malone preserved Greenland and is his hero.

Katrina Jennings, president of Twin Oaks homeowners association, stated they have 10 acre rural homes and not a single lot won't be impacted by traffic, noise, light, wildlife and views. They are a rural equestrian community. They want to preserve their quality of life. Westside has been amenable to their recommendations. Their biggest concern is variance requests. They feel the developer has worked with them to address their concerns and they support approval.

Online comments:

Cameral McClelon, resident in Twin Oaks, supports the development after they have made the accomodattions to be a good neighbor.

DR Britton, Owner of The Oaks at Plum Creek, supports the project especially the interchange.

Quinn Hull works on Plum Creek golf course and there is nothing affordable in Castle Rock and feels this will provide affordable housing. He is surprised the development isn't denser and feels they should be denser. He asks Council to support the application.

Mayor motioned to extend meeting to 10 pm.

Moved by Mayor Gray, seconded by Councilmember Johnson, to extend the meeting to 10pm. The motion passed by the following vote:

Yes: 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

Amy O'Brien on behalf of Wendy Bowen a realtor in southern Douglas County stated new homeowners ask about the interchange and are excited it is finally coming. It benefits current and future residents. The mix of housing is a benefit. She asked for approval of this item.

David Martin is a 4th generation native in the Meadows and now lives in Bell Mountain. People moved here for a certain ambiance and lifestyle. It is changing on a constant basis. Some of the events like Starlighting are so big now there is no parking. We will lose that quality of life and it is slowly eroding it. He knows it will pass and these things were put in place decades ago, but he asked them to slow down the development.

Taylor supports the project and feels it creates a sense of community and supports having a Costco nearby.

Councilmember LaFleur appreciates everyone's opinion. She is a lifetime resident and has seen the growth, has been a small business owner and been on boards and commissions. We've made it work. We depend on sales tax, we are a full service municipality. This has been planned.

Councilmember Deitz the future of Castle Rock is growth with planning and infrastructure. The interchange is needed to provide relief to the Plum Creek interchange.

Mayor Pro Tem Bracken asked Larry Jacobson at Westside to confirm his development plan reduced the density and asked their timeline of homes per month/year. Jacobson feels the buildout would be around 20 years. Bracken asked when do they anticipate the northern road to Plum Creek. Jacobson feels it would be about halfway through at the worst case but they are looking at building that now and widen it later. Bracken stated it was zoned in 1984 and knows that Costco will benefit the Town. We have agreements with Westside that holds them accountable. This property is not open space, it was someone's property. He wishes it would slow down too, but the reality is developer made the concessions to protect the residents there.

Councilmember Cavey knows it is a double edged sword and has seen a lot of changes in 16 years. There are property rights, and the developer has tried to do the right thing far more than anyone along with giving a \$50M donation to the interchange. She understands people enjoy open space, but we do need the interchange, and appreciates that the developer is preserving the ridgeline and the wildlife.

Councilmember Johnson appreciates that the developer has worked with the community.

Mayor Gray stated this is a big project. The interchange has been delayed a long time and will help out other parts of Castle Rock as well. This will also increase primary jobs as 80% of our residents leave to go to work. The Costco sales tax will help our police and fire. He believes it is a good plan and knows there are people that won't like it.

Moved by Councilmember LaFleur, seconded by Councilmember Dietz, that Quasi-Judicial Ordinance 2022-017 be Approved on First Reading as presented. The motion passed by the following vote:

Yes: 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

[ORD 2022-018](#) **Ordinance Approving the Dawson Trails Development Agreement; and Vesting a Site Specific Development Plan Through October 6, 2052 (First Reading)**

After voting on both Ordinances, David Corliss, Town Manager, requested direction from Council to put these two Ordinances on the Consent Calendar since they passed Unanimously.

Consensus of Town Council to place Ordinance 2022-017 and 2022-018 on the Consent Calendar at the September 6, 2022 Town Council meeting.

Moved by Councilmember LaFleur, seconded by Councilmember Dietz, that Quasi-Judicial Ordinance 2022-018 be Approved on First Reading as presented. The motion passed by the following vote:

Yes: 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None

ADJOURN

Moved by Councilmember Johnson, seconded by Councilmember Dietz, to Adjourn. The motion passed by the following vote:

Yes: 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

Meeting adjourned at 9:56 pm.

Submitted by:

Lisa Anderson, Town Clerk



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 18. **File #:** RES 2022-099

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Resolution Approving the Dawson Trails Retail Infrastructure Assistance Agreement (Costco)

Executive Summary

Costco is known to be a large sales tax generator supporting key governmental services. In Castle Rock, sales tax is the primary funding source for police, fire and roads, while also supporting recreation and other government administration. Adding Costco sales tax revenue in Castle Rock would allow for 35 FTEs (32 public safety, 3 general) between 2023 - 2027. Without Costco, the Town would need to reduce its hiring plan by 18 public safety personnel from 2025 - 2027. In order to bring Costco to a new area, it is common for municipalities to approve financial assistance packages. Therefore, Town staff is recommending approval of the Dawson Trails Retail Infrastructure Assistance Agreement (Agreement) in **Attachment A**.

The Agreement provides \$10 million to the Dawson Trails Metro District to support infrastructure construction required to build a Costco facility. An initial \$3.5 million would be paid upon opening of the Costco store and the remaining \$6.5 million would be paid over a period of no more than 10 years as a shareback of actual sales tax revenue generated from the location. In no event would total assistance exceed \$10 million.

Costco Wholesale Corporation is a global company with over 800 locations around the world, with 14 in Colorado as of December 31, 2021. Colorado locations include Arvada, Aurora, Colorado Springs (2), Denver, Gypsum, Littleton (2), Parker, Sheridan, Superior, Thornton, Timnath and Westminster. A new Costco location is proposed at the Dawson Trails development in the southwest portion of Castle Rock. While exact timing is unknown, planning is to finish Costco construction so it can open concurrently with the Crystal Valley Interchange.

Discussion

The attached Agreement, if approved, will provide \$10 million to the Dawson Trails Metro District to support construction of the infrastructure necessary for a new Costco location in Castle Rock. Costco is a significant sales tax generator for the community which would provide new revenue to support core Town priorities including public safety, roads and recreation. Costco also serves as a retail anchor, thereby attracting other retailers to the area.

The Castle Rock Costco location includes a warehouse facility plus a fuel station totaling roughly 158,000 square feet. Based on 2022 fees, total Town development costs to construct these Costco facilities are roughly \$1.6 million including impact fees, system development fees, use tax and other permitting costs. Prior to construction of the Costco, the Dawson Trails Metro District will be responsible for installing all necessary infrastructure to prepare a “shovel-ready” Costco building site. To support this project, the Town has prepared the infrastructure assistance agreement included in **Attachment A**.

Financial assistance for this infrastructure would be provided in two ways. First, \$3.5 million would be paid upon opening Costco to the public. This initial payment would come from existing non-residential use tax revenue in the Economic Development Fund. Use tax is paid into this fund by other non-residential development in town and is used to support a number of economic assistance agreements. Second, a one-third shareback of actual sales tax revenues up to \$6.5 million would be provided for a period not to exceed 10 years. Using conservative estimates, and factoring cannibalization of existing sales tax revenue, staff estimates a Castle Rock Costco would generate \$6 million in gross sales tax per year. Therefore, a one-third shareback would result in an additional \$4 million of Town sales tax. It is expected that the shareback would be fulfilled within two to three years of Costco operation. Town sales tax collections would increase by another \$2 million following fulfillment of the shareback. Note that this is based on conservative estimates - any additional revenues will shorten the shareback timeframe and increase Town sales tax collections.

Without Costco revenue, General Fund sales tax collections are projected to grow \$13.8 million between 2022 and 2027. During the same period, police and fire expenditures are expected to grow \$19.3 million - adding 10 FTEs in 2023, seven FTEs in 2024 and no new personnel added after 2024. With the additional Costco revenue discussed previously, the Town would be able to add 18 more public safety personnel between 2024 - 2027.

It is common practice for municipalities to offer assistance to bring large sales tax producers to the community. Specific Costco incentives in Colorado have included \$8 million in Parker, CO (2007), \$10 million in Timnath, CO (2014) and \$10.9 million in Longmont, CO (2022). Costco incentives have occurring in other locations including Georgetown, TX and Kyle, TX.

Incentives for attracting and retaining sales tax generators is not only common among Colorado municipalities, it is an important strategy for Castle Rock. As part of the incentive to attract and retain the Promenade development, the following major incentives were provided: The Town initially shared 27.5% of the sales tax generated on all of the property, except King Soopers on the Promenade site. In 2021, the Town successfully negotiated, as part of a re-financing, a reduction in the sales tax share back to 13.75%. So today, the Town shares back 13.75% of the sales tax generated at Promenade, including sales tax at Sam’s Club. This shareback will continue until 2039 or whenever the metro district bonds are retired, whichever occurs first. Additionally, the Town rebated a sum equal to Town fees for the Promenade development up to \$4.45 million. This total amount has been met. This included a 2017 Town rebate back for the Sam’s Club development of \$891,264.96 in Town fees.

Budget Impact

The Economic Development Fund has available fund balance to support the initial \$3.5 million payment that would be released to upon store opening. The remaining \$6.5 million will be paid over a period of no more than 10 years as a one-third shareback of actual sales tax generated after store opening. During this time, the Town would experience a net increase to sales tax revenue.

Staff estimates that Costco will generate roughly \$6 million per year in sales tax revenue to the Town. During the shareback period, the Town is estimated to receive an additional \$4 million per year. Although the Agreement allows the shareback to occur over a 10-year period, staff estimates that the \$6.5 million shareback allowance would be fulfilled after two to three years of operation. Following fulfillment of the shareback allowance, the Town will receive roughly \$2 million more in annual sales tax revenue.

Recommendation

Staff recommends Town Council approval of the assistance agreement as presented.

Proposed Motion

"I move to approve the assistance agreement as introduced by title."

Alternate Motions

"I move to approve the assistance agreement as introduced by title, with the following conditions: (list conditions)."

"I move to continue this item to the Town Council meeting on ____date to allow additional time to (list information needed)."

Attachments

Resolution

Attachment A: Dawson Trails Retail Infrastructure Assistance Agreement

RESOLUTION NO. 2022-___

**A RESOLUTION APPROVING THE DAWSON TRAILS RETAIL
INFRASTRUCTURE ASSISTANCE AGREEMENT**

WHEREAS, Dawson Trails I, LLC, and Dawson Trails II, LLC, (collectively, the “Owner”) have obtained Town Council approval for the rezoning of all of the Dawson Ridge planned development, a 1,883-acre site located in the Town west of Interstate 25 and south of Territorial Road, and a portion of the Westfield Trade Center planned development, a 339-acre site located in the Town west of Interstate 25 and north of Territorial Road, as the new “Dawson Trails” planned development; and

WHEREAS, the planned development plan for Dawson Trails proposes the development of 5,850 dwelling units and approximately 3.2 million square feet of commercial, office, restaurant and industrial uses; and

WHEREAS, the Owner has reached an agreement in principle with Costco Wholesale Corporation (“Costco”) to provide a site in Dawson Trails for a new wholesale and retail general merchandise facility that will be owned, constructed, and operated by Costco (the “Project”); and

WHEREAS, Dawson Ridge Metropolitan District No. 1 (the “District”) is charged with the responsibility of providing public improvements for the use and benefit of the residents and taxpayers of the District, including Costco, as well as the general public; and

WHEREAS, for the purpose of paying a portion of the costs of acquiring, constructing, and installing certain public improvements, including certain public improvements for the Costco Project, it is anticipated that the District will issue its bonds pursuant to an Indenture of Trust between the District and a qualified trustee thereunder; and

WHEREAS, the Owner and the District are seeking economic development assistance from the Town to fund the public and private improvements necessary to support development of the Project in the form of a \$3,500,000 payment from the Town Economic Development Fund upon opening of the Project, and up to and including \$6,500,000 in incremental Town sales tax revenues generated from the first ten (10) years of operation of the Project; and

WHEREAS, the Town is willing to provide economic assistance for the Project, as the Project (i) conforms with the Town’s Comprehensive Master Plan, Economic Strategic Action Plan and Economic Development Assistance Policies, and (ii) meets the criteria for the dedication of incremental sales tax revenue under Section 3.04.025 of the Town Code; and

WHEREAS, operation of the Project will generate a significant increase in Town sales tax revenues and will provide a ready source of patronage to the other tax-generating businesses that are expected to locate within Dawson Trails, thereby providing the Town with a much-needed source of funding to provide municipal services, including police and fire protection, to its residents; and

WHEREAS, the Town, the Owner, and the District have agreed to the terms of the Dawson Trails Retail Infrastructure Assistance Agreement (the “Agreement”) which specifically provides that the economic assistance authorized under the Agreement is subject to future budgeting and appropriation of funds by the Town Council.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Approval. The Dawson Trails Retail Infrastructure Assistance Agreement is hereby approved in substantially the same form attached as ***Exhibit 1***, with such technical changes, additions, modifications, or deletions as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Agreement by and on behalf of the Town.

PASSED, APPROVED AND ADOPTED this 6th day of September, 2022, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

David L. Corliss, Town Manager

DAWSON TRAILS RETAIL INFRASTRUCTURE ASSISTANCE AGREEMENT

THIS RETAIL INFRASTRUCTURE ASSISTANCE AGREEMENT is made and entered into this _____ day of _____, 2022, by and between the **TOWN OF CASTLE ROCK**, a home rule municipal corporation of the State of Colorado (the “Town”), **DAWSON TRAILS I, LLC**, and **DAWSON TRAILS II, LLC**, both Colorado limited liability companies (collectively, the “Owner”), and **DAWSON RIDGE METROPOLITAN DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”).

WITNESSETH:

WHEREAS, the Owner has sought and obtained approval from the Town Council for the rezoning of all of the Dawson Ridge planned development, a 1,883-acre site located in the Town west of Interstate 25 and south of Territorial Road, and a portion of the Westfield Trade Center planned development, a 339-acre site located in the Town west of Interstate 25 and north of Territorial Road, as the new “Dawson Trails” planned development; and

WHEREAS, the development plan for Dawson Trails proposes the development of 5,850 dwelling units and approximately 3.2 million square feet of commercial, office, restaurant and industrial uses; and

WHEREAS, the Owner has reached an agreement in principle with Costco to provide a site in Dawson Trails for the Costco Project; and

WHEREAS, the District is charged with the responsibility of providing public improvements for the use and benefit of the residents and taxpayers of the District, including Costco, as well as the general public; and

WHEREAS, for the purpose of paying a portion of the costs of acquiring, constructing, and installing certain public improvements, including certain public improvements for the Costco Project, it is anticipated that the District will issue its bonds (the “Bonds”) pursuant to an Indenture of Trust (the “Indenture”) between the District and a qualified trustee thereunder (the “Trustee”); and

WHEREAS, the Owner and the District are seeking economic development assistance from the Town to fund the Costco Improvements in the form of a \$3,500,000 payment from the Town Economic Development Fund upon opening of the Costco Project and up to and including \$6,500,000 in incremental Town sales tax revenues generated from the first ten (10) years of operation of the Costco Project; and

WHEREAS, the Town Economic Development Fund is supported entirely by revenues from the Town’s use tax on building materials that are generated from new commercial development and not from taxes paid by Town residents; and

WHEREAS, the Costco Project conforms with the Town's Comprehensive Master Plan, Economic Development Strategic Action Plan, Economic Development Assistance policies and all applicable Town Regulations; and

WHEREAS, Town sales tax revenues are generated from both Town residents and visitors alike; and

WHEREAS, operation of the Costco Project will generate a significant increase in Town sales tax revenues and will provide a ready source of patronage to the other tax-generating businesses that are expected to locate within Dawson Trails, thereby providing the Town with a much-needed source of funding to provide municipal services, including police and fire protection, to its residents; and

WHEREAS, accordingly, the Town finds that the Owner and District's request qualifies for economic assistance from the Town under Section 3.04.025 of the Town Code.

NOW, THEREFORE, in reliance on the matters set forth above, and in consideration of the mutual covenants and promises expressed herein, the Town, the Owner, and the District hereby agree as follows:

ARTICLE I DEFINITIONS

1.01 Defined Terms. Unless the context expressly indicates to the contrary, the following words, when capitalized in the text, shall have the meanings indicated:

Agreement: this Dawson Trails Retail Infrastructure Assistance Agreement.

Costco: Costco Wholesale Corporation, a Washington corporation whose address is 999 Lake Drive, Issaquah, Washington 98027.

Costco Improvements: the public and private improvements necessary to support development of the Costco Property as identified in ***Exhibit 1*** of this Agreement.

Costco Project: the wholesale and retail general merchandise facility that will be owned, constructed, and operated by Costco and located within Dawson Trails, which facility, upon completion, may include, without limitation, a pharmacy, liquor sales, photo processing, butcher, deli, and bakery services, optometry services, a tire sales and installation center, a propane sales and fueling center, a vehicle fueling facility, a car wash, e-commerce sales and delivery, related office space, related parking and other improvements.

Costco Property: the property described and/or depicted in the attached ***Exhibit 2***.

Crystal Valley Interchange: the future highway interchange that is planned to be constructed to provide direct connectivity between Interstate 25 and Crystal Valley Parkway.

Dawson Trails: the Dawson Trails Planned Development, as further described in the Planned Development Plan Amendment approved by Ordinance No. 2022-017 and recorded in the real estate records kept and maintained by the Douglas County Clerk and Recorder's Office at Reception No. _____.

Project Approvals: the construction permits required under the Town Regulations for the Project, inclusive of applicable public works and building permits.

Town Code: the Castle Rock Municipal Code, as amended from time to time.

Town Regulations: the Town Charter, ordinances, resolutions, rules, regulations and technical criteria of the Town, including the Town Code, and other provisions of all zoning, subdivision and building codes, as the same may be amended from time to time.

Certain other terms are defined in the text of the Agreement and shall have the meaning indicated.

1.02 Cross-Reference. Any reference to a section or article number, without further description, shall mean such section or article in this Agreement.

ARTICLE II APPLICATION AND EFFECT

2.01 Applicability. This Agreement, and the financial incentives extended to the Costco Project, are exclusive to the Owner and the District, and to the Costco Project and are not assignable or transferable to any other property, development interests, activities, or operations, except as expressly set forth herein.

2.02 Town Regulations. Town Regulations shall apply to the development of the Costco Project in the same manner and effect as within other areas of the Town. The development and use of the Costco Property shall be subject to the payment of all fees and taxes imposed by the Town through the Town Regulations.

2.03 Non-Exclusivity. This Agreement does not restrict the Town from extending financial assistance incentives to any other project or enterprise, including projects that may offer similar goods and services to those of the Costco Project, and any other project or enterprise within Dawson Trails.

ARTICLE III FINANCIAL ASSISTANCE

3.01 Qualifying Project. All financial assistance contained in this Article III is conditioned on (a) the receipt of an application for a building permit for the Costco Project not later than the date that is two (2) years after the completion and opening to the public of the Crystal Valley Interchange, and (b) the opening of the Costco Project to the public not later than the date that is two (2) years after the Town has issued a building permit for the Costco Project

("Compliance Date(s)"). If, (i) any of the Costco Improvements are not constructed or installed and/or the Costco Project is not constructed in substantial conformance with the criteria set forth in *Exhibit 1*, or (ii) either of the Compliance Dates is not met by the Owner and/or the District, as applicable, then, at the option of the Town, this Agreement may be terminated. In such event, the Agreement shall have no force or effect, and all financial assistance established in this Article III shall lapse. The date the Costco Project is open to the public shall be referred to as the "Opening Date."

Alternatively, the Town, at its sole option and discretion, may waive any deviation from *Exhibit 1* criteria and/or extend the Compliance Date(s). Any action taken by the Town under this Section shall be effected by written notice to the Owner and the District by the Town Manager and shall become effective and irrevocable as of the date of such notice. The cure rights afforded to the Owner and the District under Section 4.03 shall be applicable to notice given pursuant to this Section 3.01.

3.02 Lump Sum Payment. Within 30 days following the Opening Date, the Town shall pay to the Owner the sum of \$3,500,000 (the "Town Contribution") out of the Town's Economic Development Fund or other lawfully available source of Town revenues as partial consideration for the construction and installation of the Costco Improvements; provided, however, that, if and to the extent, the Town Contribution is pledged by the District to the repayment of the Bonds pursuant to the Indenture on the date of issuance of the Bonds, the Town shall pay the Town Contribution to the District for deposit thereunder as pledged revenue under the Indenture, and no portion of the Town Contribution may be transferred to the Owner or otherwise made available to the Owner.

3.03 Sales Tax Rebate. Provided that (i) the Costco Improvements have been constructed and installed and (ii) the Costco Project develops and opens for business in substantial conformance with this Agreement, pursuant to Section 3.04.025 of the Town Code, and subject to the conditions set forth below, the Town shall rebate to the District one-third (33.33%) of the Town's 4% sales tax actually collected and received for taxable sales at the Costco Project for a period not to exceed ten (10) years (120 months) commencing on the Opening Date, provided that the total amount of such payments shall not exceed the aggregate sum of \$6,500,000 (the "Sales Tax Rebate"). The Sales Tax Rebate will be forwarded to the District to be remitted to the Trustee for deposit pursuant to the Indenture on a quarterly basis in accordance with the following schedule:

Date Received	Payment Due Date
First Quarter (January, February, March)	May 31
Second Quarter (April, May, June)	August 31
Third Quarter (July, August, September)	November 30
Fourth Quarter (October, November, December)	February 28

Notwithstanding any language in this Agreement to the contrary, the Town, at its sole discretion, may elect to prepay the Sales Tax Rebate, in whole or in part, at any time throughout

the term of this Agreement, from any lawfully available source of Town revenues that have been budgeted and appropriated for this purpose.

For avoidance of doubt, the parties agree that no portion of the Sales Tax Rebate may be transferred to the Owner or otherwise made available to the Owner.

3.04 No Creation of Debt or Multiple-Fiscal-Year Financial Obligation. The Town's commitment to pay the Sales Tax Rebate to the District is expressly made subject to the limitations of the Colorado Constitution. Nothing herein shall constitute, nor be deemed to constitute, the creation of a debt or a multiple-fiscal-year financial obligation by the Town contrary to Article X, Section 20 of the Colorado Constitution, or any other constitutional, statutory, or charter debt limitation. The Town's performance hereunder shall be conditioned upon the annual budget and appropriation by the Town Council of the Sales Tax Rebate for the next ensuing fiscal year, which decision shall be at the sole discretion of the Town Council. In the event Town Council should fail to so authorize the Sales Tax Rebate for the next ensuing fiscal year, the Town's obligation to pay the Sales Tax Rebate to the District shall expire and lapse with the Sales Tax Rebate of those taxes collected on taxable sales through December 31 of the immediately preceding fiscal year, without any penalty or further recourse to the Town.

3.05 Business Termination. This Agreement is specific to the Costco Project and the Costco Property, including the continued operation of a Costco wholesale and retail general merchandise facility. If, at any time throughout the term of this Agreement, Costco terminates its business operations on the Costco Property (except for temporary closures necessitated by remodeling, etc., damage or destruction due to casualty or other force majeure events), this Agreement shall terminate. In the event of such early termination, the Town shall make a final payment of that portion of the Sales Tax Rebate accrued to the date of termination.

3.06 Subordination. The Town's obligation to pay the Sales Tax Rebate to the District is subordinate to the Town's obligation to pay any current or future bonds, or other indebtedness which are backed by a Town sales tax pledge. In addition, the Town's obligation to pay the Sales Tax Rebate under Section 3.03 is contingent upon the existence of surplus in sales tax revenues in excess of the sales tax revenues necessary to meet such existing or future bond or debt services.

ARTICLE IV OTHER PROVISIONS

4.01 Event of Default. Failure of the Town, the Owner, or the District to perform any covenant, agreement, obligation or provision of this Agreement, shall constitute an event of default under this Agreement.

4.02 Remedies. Upon default of this Agreement and failure to timely cure, the non-defaulting party shall have the right to take whatever action at law or in equity necessary or desirable to enforce performance and compliance with this Agreement, or to collect the monies then due and thereafter to become due; provided, however, in the event of a default by the Owner and/or the District, as applicable, the Town's sole remedy shall be to deny payments under Article III which become due to the Owner and the District, respectively, after the uncured event of

default. In any such legal action, the prevailing party shall be entitled to recover its reasonable attorney's fees and litigation costs from the other party.

4.03 Default Notice. In the event a party alleges that another party is in default, the non-defaulting party shall first notify the defaulting party in writing of such default and specify the exact nature of the default in such notice. The defaulting party shall have twenty (20) business days from receipt of such notice within which to cure such default before the non-defaulting party may exercise any of its remedies.

4.04 Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado.

4.05 Venue. Venue for any action to enforce or interpret the terms of this Agreement shall be in the District Court, Douglas County, Colorado.

4.06 Amendment. Any and all changes to this Agreement, in order to be mutually effective and binding upon the parties and their successors, must be in writing.

4.07 Non-Assignability. This Agreement and all interests and benefits of the Owner and the District thereunder, including the financial assistance extended to the Owner and the District, may be assigned by the Owner and the District, respectively, with the prior written consent of the Town, which consent shall not be unreasonably withheld, conditioned or delayed.

4.08 No Third-Party Beneficiaries. No third-party shall have any claim to the Sales Tax Rebate or the right to enforce or benefit from this Agreement. This Agreement creates no third-party beneficiaries. The Town will have fully discharged its obligation to pay the Sales Tax Rebate in any particular fiscal year by disbursement to the District. Accordingly, the Owner and, to the extent provided by law, the District shall indemnify and defend the Town against any claims to the Sales Tax Rebate made by any third-party. Such indemnification shall extend to any reasonable attorney's fees incurred by the Town.

4.09 Governmental Immunity. Nothing in this Agreement is to be construed as a waiver of any limitations upon, or immunity from, suits against the Town, its officers, agents, or employees, as may be provided by law.

4.10 Notice. Any and all notices allowed or required to be given in accordance with this Agreement are deemed to have been given when delivered to a party, or three (3) days following the date the same is deposited in the United States mail, registered or certified, postage prepaid, return receipt requested, addressed to the other party at the address noted; or such address as is subsequently endorsed in writing.

If to Town:

Town of Castle Rock
100 N. Wilcox Street
Castle Rock, Colorado 80104
Attn: Town Manager
With a copy to: Town Attorney

If to Owner Dawson Trails I. LLC
Dawson Trails II, LLC
4100 E. Mississippi Avenue, Suite 500
Glendale, Colorado 80246
Attn: Andrew Klein, Lawrence Jacobson and Jake Schroeder

If to District: Dawson Trails Metropolitan District No. 1
c/o White Bear Ankele Tanaka & Waldron, P.C.
2154 E. Commons Avenue, Suite 2000
Centennial, Colorado 80122
Attn: Jennifer Tanaka

4.11 Entire Agreement. This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written.

(SIGNATURE PAGES TO FOLLOW)

EXECUTED as of the day and year first above written.

TOWN:

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

David L. Corliss, Town Manager

DEVELOPER:

DAWSON TRAILS I, LLC,
a Colorado limited liability company.

By: _____

Its: _____

DAWSON TRAILS II, LLC,
a Colorado limited liability company.

By: _____

Its: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 1,
a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____

Its: _____

Print**Castle Rock Town Council Meeting Comments - Submission #127664****Date Submitted: 9/6/2022****September 6, 2022 Castle Rock Town Council Meeting Comments**

Thank you for your interest in Town Council's upcoming discussions. Please use the form below to submit your comments no later than 1 p.m. Tuesday, September 6. Comments received by that time will be forwarded to Council and included as part of the public record for the meeting, just as if you had come to comment in person. All listed fields are required.

Agenda item on which to comment*

18. Resolution Approving the Dawson Trails Retail Infrastructure Assistance Agreement (Costco) ▼

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

In Support of CostCo

First Name*

Wendy

Last Name*

Bowen

Address*

509 Wilcox St Suite 100

City*

Castle Rock

State*

CO

Zip*

80104

Email address*

denvertrio3@gmail.com

Do you wish to address Council on this item?*

- ☒ Yes: Online or phone-in
☐ Yes: In-person
☐ No

To participate remotely, please visit <https://www.CRgov.com/CouncilMeeting> for access instructions to get connected, and be prepared to speak during the virtual meeting. We will help you unmute your microphone when Mayor Gray calls your name, or you can use the "raise your hand" feature (or phone-in callers press *3).

In-person speakers please join us at Town Hall Council Chambers, 100 N. Wilcox Street, Second Floor. Please arrive at the start of the meeting, as agenda times are approximate.

Those not wishing to comment live can watch the meeting at <http://CRgov.com/WatchCouncil> or on Comcast Channel 22.

What is your affiliation?*

Check all that apply.

- ☐ Resident
☒ Nonresident representing Castle Rock business
☐ Nonresidents and businesses outside the Town of Castle Rock

COSTCO INFRASTRUCTURE INCENTIVE AGREEMENT

SEPTEMBER 6, 2022



LOCATION

Dawson Trails – planned location of future Costco Warehouse facilities – encompasses roughly 2,000 acres located west of Interstate 25, primarily south of Territorial Road and one mile north of Tomah Road



OVERVIEW

DAWSON TRAILS

Annexed November 1984

Original zoning allowed 7,900 dwelling units and 17.5 million square feet of commercial, office and retail uses

Proposed plan downzones allowed development to 5,850 dwelling units and roughly 3.2 million square feet of commercial, office and retail uses

Public meetings:

- Planning Commission – August 11, 2022 (Approved 7-0)
- Town Council – August 16, 2022 (Approved 7-0)
- Town Council – September 6, 2022



OVERVIEW

COSTCO INFRASTRUCTURE

Dawson Trails Metro District to construct infrastructure to provide “shovel ready” site for Costco development

Costco is a significant sales tax generator to support Town services including public safety (Police/Fire), roads and recreation

Anchor that will bring other sales tax producing retailers into the area

Incentive packages are common practice to attract large retailers



COSTCO OVERVIEW

COSTCO

As of December 31, 2021:

- 828 locations (globally)
- 572 locations in the United States and Puerto Rico
- 14 locations in Colorado – Arvada, Aurora, Colorado Springs (2), Denver, Gypsum, Littleton (2), Parker, Sheridan, Superior, Thornton, Timnath and Westminster

INCENTIVE EXAMPLES

Longmont, CO (2022)

\$10,861,534

Timnath, CO (2014)

\$10,000,000

Parker, CO (2007)

\$8,000,000

Georgetown, TX (2019)

\$4,400,000

Kyle, TX (2021)

\$5,100,000 + \$2,500,000 in county support

TOWN INCENTIVES

CASTLE ROCK PROMENADE

Incentives also used to attract and retain the Promenade development – another large sales tax generator

Promenade incentives included:

- 27.5% sales tax shareback (except King Soopers Marketplace)
 - Subsequently reduced shareback to 13.75%
 - Shareback ends by 2039 or when metro district bonds are retired, whichever occurs first
- Fee rebate of up to \$4.45 million
 - Included \$891,264.96 of Sam's Club development fees

COSTCO - CASTLE ROCK

PROJECT

The Castle Rock Costco location is proposed to include the building plus a fuel station totaling **~158,000 square feet**

FEES

Based on 2022 fees, Town development costs to construct the Costco are total **~\$1.6 million** including impact fees, system development fees, use tax and other permitting costs

CONSTRUCTION OVERVIEW & TIMING

Infrastructure for the Castle Rock Costco location would be constructed by the Dawson Trails Metro District

Dawson Trails Metro District and developer to provide land that is ready for development to Costco

Infrastructure and Costco facility construction planned to be concurrent with Crystal Valley Interchange

Goal is for Costco to open to the public when the Crystal Valley Interchange construction is complete

INCENTIVE OVERVIEW

PROPOSED INCENTIVE

\$10 million to Dawson Trails Metro District to construct necessary infrastructure for Costco and fuel center

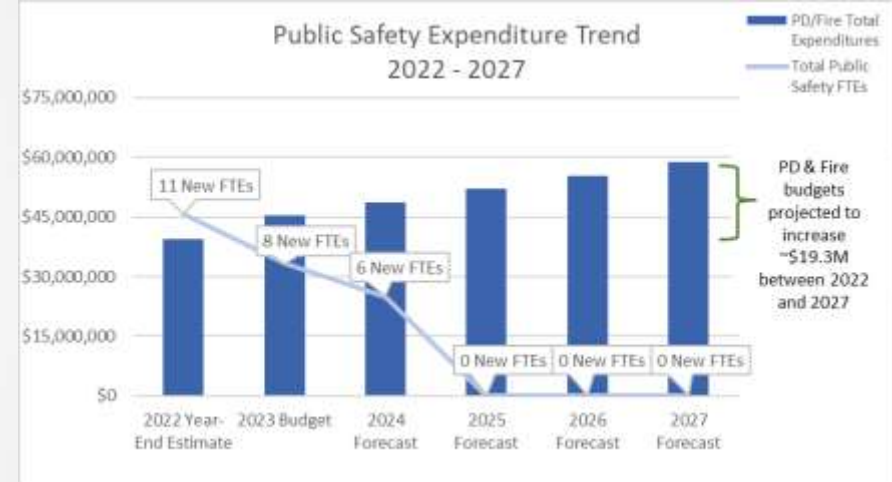
- \$3.5 million up front from Economic Development Fund (Commercial Use Tax)
- \$6.5 million from 33.33% sales tax shareback based on actual Costco sales after opening
 - Shareback anticipated to be fulfilled after the first 2-3 years of Costco operations

Town collected revenue during shareback period expected to be ~\$4 million per year supporting General Fund, Transportation Fund and Community Fund services – Town revenue expected to increase to more than \$6 million/year following fulfillment of the shareback

TOWN NEEDS

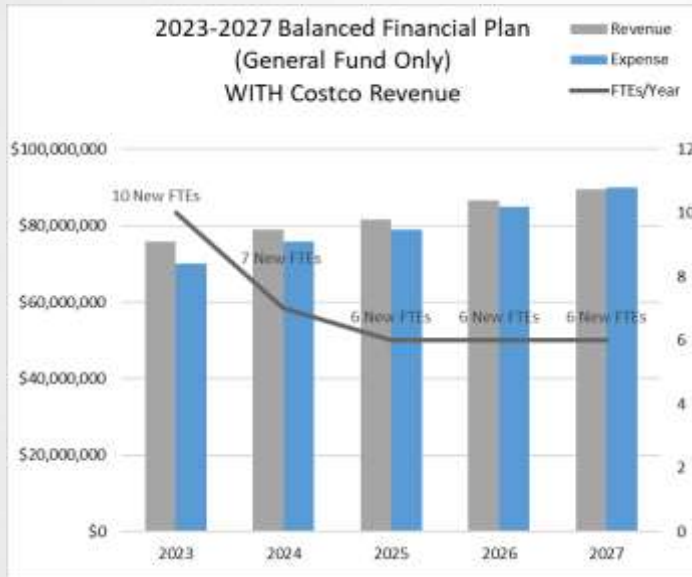
Without Costco revenue, General Fund sales tax collections are projected to grow \$13.8 million between 2022 and 2027

Police and Fire expenditures increase \$19.3 million during the same period, with no new public safety personnel added after 2024



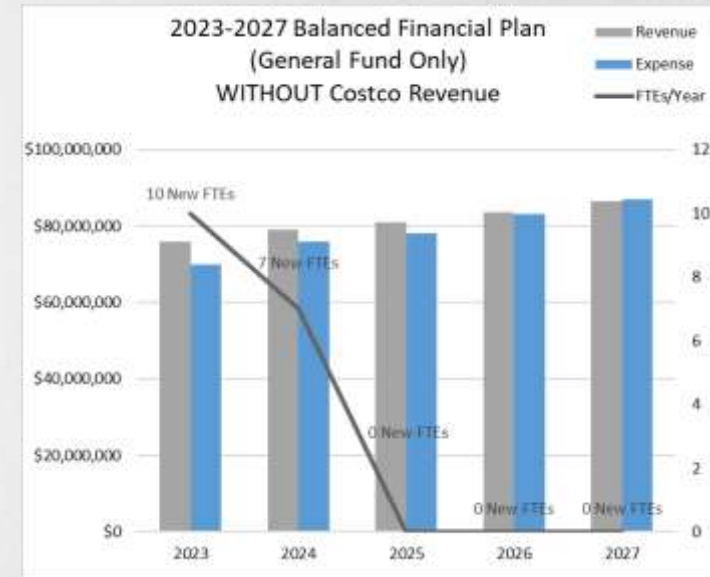
	2022	2027	Difference
Police	\$20,132,427	\$29,539,813	\$9,407,386
Fire	\$19,282,271	\$29,181,712	\$9,899,441

TOWN FINANCIAL PLAN



With projected Costco revenue, Town can hire 32 Public Safety and 3 General Gov't FTEs in 2023-2027 balanced financial plan

FTEs With Costco	FTEs W/O Costco
2023 DoIT (1) Town Atty (1) PD (4) Fire (4)	2023 DoIT (1) Town Atty (1) PD (4) Fire (4)
2024 Facilities (1) PD (3) Fire (3)	2024 Facilities (1) PD (3) Fire (3)
2025 PD (3) Fire (3)	2025 -
2026 PD (3) Fire (3)	2026 -
2027 PD (3) Fire (3)	2027 -



Without projected Costco revenue, Town will reduce hiring plan by 18 Public Safety FTEs to balance the 2023-2027 financial plan



QUESTIONS?



Proposed Motion

"I move to approve the assistance agreement as introduced by title."

Alternate Motions

"I move to approve the assistance agreement as introduced by title, with the following conditions: (list conditions)."

"I move to continue this item to the Town Council meeting on ____date to allow additional time to (list information needed)."



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 19. **File #:** RES 2022-100

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Michael J. Hyman, Town Attorney

Resolution Approving the Amended and Restated Service Plan for Dawson Ridge Metropolitan District Nos. 1-5 and Westfield Metropolitan District Nos. 1-2; and Authorizing the Execution of an Intergovernmental Agreement by and Among the Town of Castle Rock and Said Districts

Executive Summary

Dawson Ridge Metropolitan District Nos. 1-5 (the "Dawson Ridge Districts") and Westfield Metropolitan District Nos. 1-2 (the "Westfield Districts") are seeking approval from the Town Council for their Amended and Restated Service Plan under the provisions of the Special District Control Act, §§32-1-101, et seq., C.R.S., and Chapter 11.02 of the Castle Rock Municipal Code.

Background

History of the Dawson Ridge Districts

The original service plans for the Dawson Ridge Districts were approved by the Town Council in 1985. In 1992, after issuing debt and constructing the initial phase of public improvements, Dawson Ridge Metropolitan District No. 1 ("District No. 1") advised the Town of its intent to confirm a Chapter 9 Bankruptcy Plan. The Town objected, leading to negotiations that eventually resulted in the execution of the October 8, 1992, Suspension Agreement between the Town and the Districts (the "Suspension Agreement").

Under the terms of the Suspension Agreement, the Town agreed that District No. 1 could move forward with its Bankruptcy Plan. In exchange, the Districts agreed to suspend their authority to undertake improvements and issue debt until such time as amendments to their service plans were submitted to the Town for review and approval. Due largely to market conditions, the Dawson Ridge Districts have remained inactive since that time.

History of the Westfield Districts

The original service plans for the Westfield Districts were also approved by the Town Council in 1985.

No debt has ever been issued by the Westfield Districts, nor have the Districts undertaken the construction of any improvements. It should be noted, however, that a 10-mill property tax levy has been imposed against the Districts to pay an outstanding judgment in favor of MSP Investment Co., which levy will remain in place until the judgment is fully paid. Again, due to market conditions, the Westfield Districts have remained inactive for the entirety of their existence

Dawson Trails Planned Development

At its August 16th meeting, following a public hearing, Town Council approved the application of Dawson Trails I, LLC, and Dawson Trails II, LLC (collectively, the “Developers”), to rezone a substantial portion of the property within the Districts as the Dawson Trails Planned Development. In order to accommodate the revised development plan for the property and ensure the most efficient and cost-effective financing of public improvements, the Developers, in consultation with legal counsel for the Districts, have determined that it is necessary to amend and replace the Districts’ original service plans.

Discussion

Special District Control Act

Prior to the organization of a special district, a service plan must be submitted to the proper authority for review and approval. For those districts wholly contained within the boundaries of the Town, the approving authority is the Town Council. A public hearing on the service plan must be conducted by the Town Council and a decision made based solely upon the service plan and evidence presented at the hearing. Any decision of the Town Council approving the service plan must be memorialized in a resolution.

Here, the Dawson Ridge and Westfield Districts are already in existence. Each District has a service plan that is out of date and needs to be rewritten in order to conform to existing state and local law and current Town policy. Material modifications (i.e., “changes of a basic or essential nature”) of an existing service plan must be approved in substantially the same manner as the original plan. Further, per the Suspension Agreement, the Districts and the Town have agreed that any new or revised service plan will require a public hearing before the Town Council.

Model Service Plan

In preparing their Amended and Restated Service Plan, the Districts have agreed to substantially adhere to the Town’s Model Service Plan, as approved by the Town Manager. Key operational features of the model service plan include the following:

- A district cannot operate and maintain public improvements absent an IGA with the Town.
- A district cannot use the power of dominant eminent domain against Town property.
- A district cannot include property within its boundaries without Town consent.
- A district must enter into an intergovernmental agreement with the Town relating to the

limitations imposed on a District's activities by the plan.

The model service plan also places limitations on district financial powers to protect the Town and future district residents. Important financial features of the model service plan include:

- A maximum debt service and overall property tax mill levies.
- A maximum debt service mill levy imposition term.
- A limit on the total amount of debt that the District may issue.
- A limit on the ability of the District to impose development fees against the end users of residential and commercial property.
- A district cannot issue or refinance debt without first submitting the proposed financing for Town review and comment.
- A district cannot compete with the Town by applying for or accepting Conservation Trust Funds or Great Outdoor Colorado Trust Funds
- The ability of a district to issue debt to reimburse developer advances is limited - (i) a developer advance must be paid within 20 years or otherwise forgiven; (ii) the interest rate cannot exceed the market by more than 650 basis points; and (iii) interest cannot compound.

Lastly, the model service plan is designed to ensure a greater level of transparency for residents on district finances and operations. Significant transparency features of the model service plan include:

- A district must submit an annual report of its significant activities and financial events to the Town.
- A district must procure and maintain a website and email listserv to update residents on District matters.
- A district must provide advanced notice of its board meetings to the Town.
- A district must use reasonable efforts to require sellers of newly-constructed residences to disclose the existence of district taxes and debt to their purchasers

Amended and Restated Service Plan - Key Changes from the Model

Per the Development Agreement, the Master Developer of the Dawson Trails Planned Development has agreed to contribute \$50,000,000 to the cost of building the Crystal Valley Interchange. The Master Developer's contribution is expected to be financed through debt issued by the Districts. In consideration of this substantial contribution to Town infrastructure, the Town has agreed to relax certain of the requirements of its model service plan to facilitate such financing.

One significant departure from the model service plan that the Town has agreed to is the relaxation of the Districts' total debt limit. The model service plan prohibits a district from issuing debt in excess of 95% of the estimated public improvement cost, plus costs of issuance. According to the Districts'

financial plan, the estimated cost of public improvements to be constructed is \$765,248,081. The Districts total debt limit, however, is \$1,062,390,000, or approximately 138% of the estimated cost of public improvements. This works out to be approximately 120% of the par amount of bonds in the Districts' financial plan - a common limit found in model service plans adopted by other jurisdictions.

Another change from the model service plan concerns the Districts' maximum debt service and overall mill levy. The model service plan prohibits a district from imposing a debt service mill levy in excess of 50 mills and an aggregate mill levy (including a mill levy for operations) in excess of 60 mills. Here, the Town has agreed to allow the Districts to impose a debt service mill levy of up to 64.044 mills, and an aggregate mill levy of up to 74.044 mills. It should be noted that, similar to many of our existing metro district service plans, the Districts' mill levies are subject to future adjustments in assessed valuation, thereby preventing the diminution of actual tax revenues. As a result, the mill levies that the Districts' will be assessing are comparable to many of the metro district mill levies approved by the Town prior to the adoption of the model service plan.

A third change has to do with the Districts' maximum debt service mill levy imposition term. The model service plan prohibits a district from imposing a debt service mill levy on any single residential property in excess of 35 years. That limit may be exceeded only if (i) a majority of the district's board are end users of the property and have voted to approve the extension and (ii) the extension is authorized for the purpose of issuing refunding bonds that will result in a net present value savings. Again, the Town has agreed to raise this limit, allowing the Districts to impose a debt service mill levy for up to and including 50 years.

Two other changes from the model service plan are worth noting. First, in order to allow the Districts to generate additional revenues and debt capacity, the Town has agreed to remove a requirement for the Districts to remit all specific ownership taxes they receive to the Town. Second, to facilitate the financing of the Crystal Valley Interchange contribution, the Town will permit the Districts to organize special improvement districts within their boundaries. A special improvement district is a mechanism by which public improvements may be financed through the levy of a special assessment (as opposed to a tax) upon only those properties that receive a special benefit from such improvements.

Regional Mill Levy - A New Benefit to the Town

Perhaps the most important feature of the model service plan is the Regional Mill Levy. Here, the Districts will be required to impose a Regional Mill Levy of five mills on all of the property located within their boundaries. Such levy, like all others imposed by the Districts is subject to future adjustments in assessed valuation.

The model service plan requires that the Districts impose the Regional Mill Levy in every year that they also impose a debt service mill levy. The revenues from the Regional Mill Levy must be remitted to the Town annually and used by the Town for the purpose of defraying the costs it incurs in providing services and improvements. This will provide the Town with an important source of revenue for years to come.

Legal Standard

Under the Special District Control Act and the Town Code, at the public hearing, evidence satisfactory to the Town must be presented that:

- There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
- The existing service in the area to be served by the Districts is inadequate for present and projected needs;
- The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries;
- The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- Adequate service is not, and will not be, available to the area through the Town, Douglas County, or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
- The facility and service standards of the Districts are compatible with the facility and service standards of the Town;
- The Service Plan is in substantial compliance with the Town's Comprehensive Master Plan;
- The Service Plan is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
- The creation of the Districts is in the best interests of the area proposed to be served

With respect to the approval of new service plans and material modifications to existing service plans, Town Council has the following authority under the Special District Control Act and the Town Code:

- To approve the service plan without condition or modification
- To disapprove the service plan
- To conditionally approve the service plan subject to the submission of additional information or the modification of the proposed service plan

Recommendation

Town Staff submits that the Amended and Restated Service Plan for the Districts satisfies each of the evidentiary requirements set forth in the Special District Control Act and the Town Code. It should be noted, however, that in the weeks before the public hearing, Westfield Metropolitan District No. 2 has received requests from two property owners for the exclusion of their respective properties from the boundaries of such District. The District and its representatives are amenable to the exclusion of these properties. Accordingly, Town staff recommends that the Amended and Restated Service Plan be approved subject to the condition that Westfield Metropolitan District No. 2 shall not issue debt or impose a debt service mill levy unless and until the properties owned by (i) SDM Family Corporation

Item #: 19. File #: RES 2022-100

and (ii) Thomas J. Rathman, Mary E. Blackstad, Jeffrey P. Rathman, William W. Fischer (Fischer Investment Properties, LLC), and Diane M. Fischer are excluded from said District.

Proposed Motion

"I move to approve the Resolution as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions)."

"I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed)."

Attachments

Resolution

Exhibit 1: Service Plan

Exhibit 2: Intergovernmental Agreement

Attachment A - Letter Regarding Requests for the Exclusion of Property

Attachment B - Certificate Concerning Notices of Public Hearing

RESOLUTION NO. 2022-

A RESOLUTION APPROVING THE AMENDED AND RESTATED SERVICE PLAN FOR DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1-5 AND WESTFIELD METROPOLITAN DISTRICT NOS. 1-2; AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND AMONG THE TOWN OF CASTLE ROCK AND SAID DISTRICTS

WHEREAS, in 1985, the Town Council for the Town of Castle Rock (the “Town”) approved the original service plans for Dawson Ridge Metropolitan District Nos. 1-5 (the “Dawson Ridge Districts”) and Westfield Metropolitan District Nos. 1-2 (the “Westfield Districts”) (collectively, the Dawson Ridge Districts and the Westfield Districts are referred to as the “Districts”); and

WHEREAS, the Town and the Dawson Ridge Districts are parties to that certain Suspension Agreement, dated October 8, 1992 (the “Suspension Agreement”), wherein the Town agreed that Dawson Ridge Metropolitan District No. 1 (“District No. 1”) could declare bankruptcy and issue refunding bonds to effectuate its bankruptcy plan, on the condition that the Dawson Ridge Districts collectively agreed to suspend their authority to construct additional capital facilities and to issue additional debt until and unless their service plans were amended; and

WHEREAS, although District No.1’s bankruptcy plan has been fully satisfied and all its debt discharged, both the Dawson Ridge Districts and Westfield Districts have remained largely inactive due to market conditions, conducting only ministerial duties in order to maintain their existence; and

WHEREAS, given recent trends in the regional real estate market, development is preparing to proceed within the Districts; and

WHEREAS, as a result, an Amended and Restated Service Plan for the Districts (the “Service Plan”) has been submitted to the Town for review and approval by the Town Council; and

WHEREAS, the Service Plan has been reviewed by Town staff and public hearings held in accordance with the Special District Act, §32-1-101, et seq., C.R.S., and Chapter 11.02 of the Town Code; and

WHEREAS, the Town Council finds that the Service Plan generally complies with the Town’s Model Service Plan and meets the requirements set forth in Section 11.02.150 of the Town Code; and

WHEREAS, the Town Council further finds that the Service Plan, as required by §32-1-203(2), C.R.S., establishes that

- (i) There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;

- (ii) The existing service in the area to be served by the Districts is inadequate for present and projected needs;
- (iii) The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries;
- (iv) The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- (v) Adequate service is not, and will not be, available to the area through the Town, Douglas County, or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
- (vi) The facility and service standards of the Districts are compatible with the facility and service standards of the Town;
- (vii) The Service Plan is in substantial compliance with the Town's Comprehensive Master Plan;
- (viii) The Service Plan is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
- (ix) The creation of the Districts is in the best interests of the area proposed to be served;

; and

WHEREAS, the Town Council deems it to be in the best interests of the Town and its taxpayers, residents, and property owners to enter into an Intergovernmental Agreement setting forth the respective rights, responsibilities, and obligations of the Town and the Districts with respect to the property served by the Districts (the "IGA").

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Suspension Agreement. The powers and the authority of the Dawson Ridge Districts, as set forth in the Service Plan and the IGA, shall hereby resume as of the effective date of this Resolution.

Section 2. Service Plan. The Amended and Restated Service Plan for Dawson Ridge Metropolitan District Nos. 1-5 and Westfield Metropolitan District Nos. 1-2 is approved in substantially the same form attached as ***Exhibit 1***, with such technical changes, additions, modifications, or deletions as the Town Manager may approve upon consultation with the Town Attorney, subject to the following condition:

Westfield Metropolitan District No. 2 shall not issue debt or impose a debt service mill levy unless and until the properties owned by (i) SDM Family Corporation and (ii) Thomas

J. Rathman, Mary E. Blackstad, Jeffrey P. Rathman, William W. Fischer (Fischer Investment Properties, LLC), and Diane M. Fischer are excluded from said District.

The original service plans for the Dawson Ridge and Westfield Districts and the resolutions approving said plans are hereby superseded by this Resolution.

Section 3. Intergovernmental Agreement. The Intergovernmental Agreement among the Town, Dawson Ridge Metropolitan District Nos. 1-5, and Westfield Metropolitan District Nos. 1-2 is approved, in substantially the same form attached as ***Exhibit 2***, with such technical changes, additions, modifications, or deletions as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute such agreement by and on behalf of the Town. All prior IGA's between the Town and the Dawson Ridge and Westfield Districts and the resolutions approving said IGA's are hereby superseded by this Resolution.

Section 4. No Representation. The Town's approval of the Service Plan does not in any manner constitute a representation by the Town that the Districts will necessarily achieve the development and financial projections set forth in the Service Plan.

PASSED, APPROVED AND ADOPTED this 6th day of September, 2022, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

David L. Corliss, Town Manager

**AMENDED AND RESTATED SERVICE PLAN
FOR THE
DAWSON RIDGE METROPOLITAN DISTRICT NO. 1,
DAWSON RIDGE METROPOLITAN DISTRICT NO. 2,
DAWSON RIDGE METROPOLITAN DISTRICT NO. 3,
DAWSON RIDGE METROPOLITAN DISTRICT NO. 4,
DAWSON RIDGE METROPOLITAN DISTRICT NO. 5,
WESTFIELD METROPOLITAN DISTRICT NO. 1
AND THE
WESTFIELD METROPOLITAN DISTRICT NO. 2

TOWN OF CASTLE ROCK, COLORADO**

Prepared By:
WHITE, BEAR, ANKELE, TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
(303) 858-1800

Approved _____, 2022

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Purpose and Intent.	1
B.	History of the Districts.	1
C.	Need for the Districts.	2
D.	Capital Plan.	2
E.	Financial Plan.	2
F.	Financial Impact on Existing Residents.	3
G.	Objective of the Town Regarding Service Plan.	3
II.	DEFINITIONS	3
III.	BOUNDARIES	7
IV.	PROPOSED LAND USE/ POPULATION PROJECTIONS/ ASSESSED VALUATION	7
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES	8
A.	Powers of the Districts and Service Plan.	8
B.	Preliminary Engineering Survey.	11
C.	Other Powers.	11
D.	Facilities to be Constructed and/or Acquired.	12
VI.	FINANCIAL PLAN	12
A.	General.	123
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount.	133
C.	Maximum Debt Mill Levy.	133
D.	Maximum Debt Mill Levy Imposition Term.	13
E.	Debt Repayment Sources.	144
F.	Security for Debt.	14
G.	Debt Instrument Disclosure Requirement.	14
H.	TABOR Compliance.	155
I.	District's Operating Costs.	155
J.	Regional Mill Levy.	15
K.	Developer Debt.	166
VII.	ANNUAL REPORT	16
A.	General.	16
B.	Reporting of Significant Events.	16
C.	Additional Reporting Requirements	17
VIII.	DISSOLUTION	17
IX.	DISCLOSURE TO PURCHASERS	17
X.	INTERGOVERNMENTAL AGREEMENT	17
XI.	CONCLUSION	188

LIST OF EXHIBITS

EXHIBIT A-1	Initial District Legal Descriptions
EXHIBIT A-2	Inclusion Area Legal Description
EXHIBIT B-1	Initial District Boundary Maps
EXHIBIT B-2	Inclusion Area Boundary Map
EXHIBIT C	Town of Castle Rock Vicinity Map
EXHIBIT D	Intergovernmental Agreement Among the Districts and the Town of Castle Rock
EXHIBIT E	Capital Plan
EXHIBIT F	Financial Plan
EXHIBIT G	Ballot Questions

I. INTRODUCTION

A. Purpose and Intent.

This Service Plan is submitted in accordance with the Special District Act and Chapter 11 of the Town Code. It defines the powers and authorities of the Districts and describes the limitations and restrictions placed thereon.

The Districts are each independent units of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan and the Town Code. The purpose of each of the Districts will be to provide all or a part of the Public Improvements, as further defined and described in this Service Plan, for the use and benefit of the residents and taxpayers of the Districts and the general public, subject to such policies, rules, and regulations as may be permitted under applicable law. Such Public Improvements may be located within and without a District's boundaries, as determined by the Board to be in the best interest of such District, and in accordance with the Service Plan. Upon completion to Town standards, the Districts will convey, or cause to be conveyed, to the Town such Public Improvements as may be required by the Town Land Use Approvals.

It is the intent of the Districts to finance the construction or acquisition of all or a part of the Public Improvements. To this end, the Districts are authorized to implement the Capital Plan and Financial Plan within their respective boundaries. The Districts are further authorized to provide ongoing operations and maintenance services for Public Improvements that are not dedicated to the Town or to another governmental entity to perform such services, subject to the limitations set forth in this Service Plan. The Districts are also authorized, but not required, to provide covenant enforcement and design review services in accordance with State statute.

B. History of the Districts.

The Original Service Plans for the Dawson Ridge Districts were approved by Town Council on or about August 15, 1985, and the Dawson Ridge Districts were formally organized shortly thereafter. In 1992, after issuance of general obligation debt, Dawson Ridge District No. 1 advised the Town of its intent to confirm a Bankruptcy Plan adjusting its debts under Chapter 9 of the United States Bankruptcy Code, which plan included Dawson Ridge District No. 1's intent to issue exchange refunding bonds pursuant to an indenture of trust. Dawson Ridge District Nos. 2 through 5, inclusive, participated in the Bankruptcy Plan to the extent of pledging a limited mill levy for the purpose of fulfilling obligations pursuant to a reimbursement agreement. The Town objected to the Bankruptcy Plan, and the Town and the Dawson Ridge Districts entered into the Suspension Agreement wherein, *inter alia*, the parties thereto agreed that Dawson Ridge District No. 1 could proceed with the Bankruptcy Plan and could issue exchange refunding bonds to effectuate the Bankruptcy Plan; however, as a condition thereto, the Dawson Ridge Districts agreed to suspend their authority to construct additional capital facilities and to issue additional debt until and unless the Original Service Plans were amended in accordance with Town Code. Since execution of the Suspension Agreement, the Bankruptcy Plan has been fully satisfied, and

all debt has since been discharged. The Dawson Ridge Districts have since remained largely inactive due to market conditions and have existed solely for conducting ministerial duties in order to maintain their existence.

The Original Service Plans for the Westfield Districts were approved by Town Council on or about August 15, 1985, and the Westfield Districts were formally organized shortly thereafter. The Westfield Districts have since remained largely inactive due to market conditions and have existed solely for conducting ministerial duties in order to maintain their existence. No debt has been issued by the Westfield Districts.

Recent developments in real estate activity have renewed activity within the Districts, and development is preparing to proceed. Because the Districts were originally organized in 1985, the projections, capital plan, and financial plans contained in the Original Service Plans are severely outdated. Further, Chapter 11 of the Town Code, as it relates to special districts, has been modified over the years to better meet the needs of the Town, residents, property owners, and taxpayers.

In order to accommodate phasing to ensure that Public Improvements are constructed when they are necessary and not sooner, to incorporate revised land use plans and build out projections, and to ensure the most efficient and cost-effective financing of the Public Improvements for its residents, property owners, and taxpayers, and to comply with the provisions set forth in the Suspension Agreement, it is necessary to amend and replace the Original Service Plans. As a result, this Service Plan, upon approval by the Town Council, amends and restates in their entirety the Original Service Plans.

C. Need for the Districts.

There are currently no other governmental entities located in the immediate vicinity of the Districts that have the means or desire to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is, therefore, necessary in order to provide the Public Improvements required for the Project in the most economic manner possible.

D. Capital Plan.

This Service Plan includes a Capital Plan set forth in **Exhibit E**, which matches the anticipated public infrastructure needs of the Project. This Service Plan will facilitate the issuance of Debt necessary to finance and construct the Public Improvements for the Project.

E. Financial Plan.

A Financial Plan reflecting the approximate development absorption rates, projected annual revenues and expenditures, anticipated debt issuances and amortization schedules, and a projection of anticipated capital outlays for the construction of Public Improvements to serve the Project is set forth in **Exhibit F**. The parameters in the Financial Plan are based upon current estimates; however, actual results may differ from the Financial Plan based on actual development of the Project and market conditions.

F. Financial Impact on Existing Residents.

At this time, no residents live in the Districts. Therefore, this Service Plan will not impact existing residents.

G. Objective of the Town Regarding Service Plan.

The Town's objective in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, demolition, construction, installation, relocation and redevelopment of the Public Improvements for the Project, *inter alia*, from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a mill levy no higher than the Maximum Debt Mill Levy and/or repaid by Development Fees, as limited by Section V.A.10. Debt which is issued within these parameters will insulate property owners from excessive taxes and fees to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the Districts and financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs.

It is the intent of this Service Plan to assure to the extent possible that no property bears an economic burden that is greater than that associated with the Maximum Debt Mill Levy and that no property bears an economic burden for Debt that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts. The Districts are authorized to implement the Capital Plan and Financial Plan within and without their respective boundaries. The Districts are also being organized to provide operations and maintenance services to the Districts.

Approval of this Service Plan shall not indicate, implicitly or expressly, that any land use applications now on file with the Town, or any land use applications filed in the future, will be approved by the Town.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Assessed Valuation Adjustment: means if, on or after the date of approval of this Service Plan by the Town, changes are made in the method of calculating assessed valuation or any constitutionally or statutorily mandated tax credit, cut or abatement, then the Maximum Debt Mill Levy, the Maximum Aggregate Mill Levy, and the Regional Mill Levy may be increased or decreased to reflect such changes so that, to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after the date of approval of this Service Plan by the Town, are neither diminished nor enhanced as a result of such changes. For

purposes of the foregoing, a change in residential rate as defined in Section 39-1-104.2, C.R.S., and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation.

Bankruptcy Plan: means the plan of adjustment of debts entered into by Dawson Ridge District No. 1 pursuant to Chapter 9 of the United States Bankruptcy Code.

Board: means the board of directors of one District or the boards of directors of all Districts, in the aggregate.

Capital Plan: means the pro forma capital plan regarding the Public Improvements as set forth in **Exhibit E**.

County: means the County of Douglas, Colorado.

Dawson Ridge District No. 1: means the Dawson Ridge Metropolitan District No. 1.

Dawson Ridge District No. 2: means the Dawson Ridge Metropolitan District No. 2.

Dawson Ridge District No. 3: means the Dawson Ridge Metropolitan District No. 3.

Dawson Ridge District No. 4: means the Dawson Ridge Metropolitan District No. 4.

Dawson Ridge District No. 5: means the Dawson Ridge Metropolitan District No. 5.

Dawson Ridge Districts: means the Dawson Ridge District No. 1, Dawson Ridge District No. 2, Dawson Ridge District No. 3, Dawson Ridge District No. 4, and Dawson Ridge District No. 5, collectively.

Debt: means bonds or other obligations for the payment of which a District has promised to impose an *ad valorem* property tax mill levy. The definition of Debt shall not include intergovernmental agreements that do not contain a pledge of an *ad valorem* property tax mill levy in such District. The obligation of a District to remit revenues from the Regional Mill Levy to the Town, as required by this Section VI.J. below, shall not be deemed a Debt for purposes of this Service Plan.

Developer: means the owner or owners of the Project, any affiliates of such owner or owners, and their respective successors and assigns other than an End User.

Developer Debt: means bonds, notes, or other multiple-fiscal-year financial obligations issued to or entered with the Developer for reimbursement of sums advanced or paid by the Developer for funding of Public Improvements and/or operations and maintenance expenses, for the payment of which a District has promised to impose, charge, assess and/or levy a mill levy or fees, and/or pledge other revenues. Developer Debt shall be subordinate to other Debt of such District, and any interest on Developer Debt shall be simple and shall not compound.

Development Fee: means the one-time development fee imposed by a District on a per-unit basis, at or prior to the issuance of a certificate of occupancy for the unit, to assist with the planning, development, and financing of the Public Improvements, subject to the limitations set forth in

Section VI.E of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District: means any one of the Dawson Ridge Districts or the Westfield Districts.

Districts: means the Dawson Ridge Districts and the Westfield Districts, collectively.

End User: means any third-party owner, or tenant of any third-party owner, of any taxable improvement within a District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The Developer or the business entity that constructs homes or commercial structures is not an End User.

External Financial Advisor: a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities, and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Marketplace; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the pro forma financial plan described in Section VI and set forth in **Exhibit F** which describes generally (i) how the Public Improvements are anticipated to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year. The parameters in the Financial Plan are based upon current estimates; however, actual results may differ from the Financial Plan based on actual development of the Project and market conditions.

Inclusion Area Boundaries: means the boundaries of the area described in **Exhibit A-2**.

Inclusion Area Boundary Map: means the map attached hereto as **Exhibit B-2**, describing the property proposed for inclusion within any District.

Initial District Boundaries: means the legal boundaries of each District as described in **Exhibit A-1**, as may be altered pursuant to Section III of this Service Plan, or pursuant to the inclusion and exclusion procedures set forth in the Special District Act.

Initial District Boundary Map: means the map attached hereto as **Exhibit B-1**, describing the Initial District Boundaries.

Maximum Aggregate Mill Levy: means the maximum aggregate mill levy a District is permitted to impose as set forth in Section VI.I below, including the Maximum Debt Mill Levy and any mill levy imposed to pay or offset such District's operating costs, but excluding the Regional Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy a District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a debt service mill levy on a particular property as set forth in Section VI.D below.

Original Service Plan(s): means the original Service Plan for each District as approved by Town Council on or around August 15, 1985.

Project: means the development or property commonly referred to as Dawson Trails.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed by a District, as generally described in the Special District Act, and in conformance with the Town Code and regulations, except as specifically limited in Section V below, to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of a District.

Regional Mill Levy: means a property tax of five (5) mills, subject to future Assessed Valuation Adjustments, to be imposed by the District and remitted to the Town on an annual basis in accordance with the requirements of Section VI.J. below, for the purpose of defraying costs incurred by the Town in providing such services and improvements as the Town, in its sole and reasonable discretion, believes are: (i) public in nature; (ii) for the benefit of the residents and taxpayers of the District; and (iii) permitted by State law to be paid for from taxes imposed by the District. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final.

Residential Unit: means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single-family dwelling units) located within the District Boundaries which has been transferred to an End User.

Service Area: means the property that is served or is intended to be served by the District, which consists of the combined acreage of the Initial District Boundaries and the Inclusion Area Boundaries.

Service Plan: means this service plan for the Districts as approved by the Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by the Town Council in accordance with the Town Code and applicable State law.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Suspension Agreement: means the Suspension Agreement, dated October 8, 1992, entered into by, between and among the Dawson Ridge Districts and the Town.

TABOR: means Article X, Section 20 of the Colorado Constitution.

Taxable Property: means real or personal property within the District Boundaries that is subject to *ad valorem* taxes.

Town: means the Town of Castle Rock, Colorado.

Town Code: means the Municipal Code of the Town of Castle Rock, Colorado, inclusive of the Town's technical design criteria manuals, as the same may be amended from time to time.

Town Council: means the Town Council of the Town of Castle Rock, Colorado.

Town Land Use Approvals: means a Preliminary Development Plan for the Project, or other agreement with the Town, which identifies, among other things, Public Improvements necessary for facilitating development for property within the Project, as approved by the Town pursuant to the Town Code, which approval shall not be unreasonably withheld by the Town, and as may be amended pursuant to the Town Code from time to time.

Westfield District No. 1: means the Westfield Metropolitan District No. 1.

Westfield District No. 2: means the Westfield Metropolitan District No. 2.

Westfield Districts: means the Westfield District No. 1 and Westfield District No. 2, collectively.

III. BOUNDARIES

The area of the Initial District Boundaries for the Districts, combined, includes approximately 2,260.958 acres and the total area proposed to be included in the Inclusion Area Boundaries is approximately 2,260.958 acres. A legal description of the Initial District Boundaries for each of the Districts is attached hereto as **Exhibit A-1**, and a legal description of the Inclusion Area Boundaries is attached hereto as **Exhibit A-2**. An Initial District Boundary Map for each of the Districts is attached hereto as **Exhibit B-1**, and a map of the Inclusion Area Boundaries is attached hereto as **Exhibit B-2**. A vicinity map is attached hereto as **Exhibit C**. It is anticipated that a District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Article V.A.6 below.

IV. PROPOSED LAND USE/ POPULATION PROJECTIONS/ ASSESSED VALUATION

The Service Area consists of approximately 2,260.958 acres of vacant land, which land is designated for residential and commercial development. The projected population of the Service Area is expected to be 14,625. The current and projected assessed valuations of the Service Area are set forth in the Financial Plan attached hereto as **Exhibit F**. At build-out, the projected assessed valuation is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan, or any of the exhibits attached thereto, unless the same is contained within Town Land Use Approvals.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan.

Each District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the Districts, as such power and authority is described in the Special District Act and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein. Each District may provide the following services: parks and recreation, water and sanitary sewer service (including stormwater management services and improvements), and street improvements, subject to the limitations set forth herein and the limitations of the ballot questions approved by the voters of such District as set forth in **Exhibit G** hereto, and as may be approved by the voters of such District in the future.

1. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. Each District is authorized to implement the Capital Plan and Financial Plan within and without its boundaries. Each District shall dedicate the Public Improvements to the Town, or other appropriate jurisdiction or owners' association, in a manner consistent with the Town Land Use Approvals and other rules and regulations of the Town and applicable provisions of the Town Code. A District shall not be authorized to operate and maintain any part or all of the Public Improvements unless the provision of such operation and maintenance is pursuant to an intergovernmental agreement with the Town.

2. Fire Protection Limitation. A District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision. The Project will obtain its fire protection and emergency response services from the Town.

3. Construction Standards Limitation. Each District will ensure that Public Improvements are designed and constructed in accordance with the standards and specifications of the Town, and of any other federal, state, or local governmental entities having proper jurisdiction, including the Colorado Department of Public Health and Environment. Each District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for the construction and installation of Public Improvements prior to performing such work.

4. Dominant Eminent Domain Limitation. A District shall not be authorized to utilize the power of dominant eminent domain against Town-owned property or Town-leased property without the prior written consent of the Town.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the issuing District will obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high-yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

For purposes of this Section, "privately placed debt" includes any Debt that is sold to a private entity, including financial institutions, developers, or other private entities, and which no offering document related to such sale is required.

6. Inclusion Limitation. A District shall not include within its boundaries any property outside the Service Area without the prior written consent of the Town. A District shall not include within any of its boundaries any property inside the Inclusion Area Boundaries without the prior written consent of the Town, except upon petition of the fee owner or owners of one hundred percent (100%) of such property as provided in Section 32-1-401(1)(a), C.R.S.

7. Overlap Limitation. The boundaries of a District shall not overlap a previously formed metropolitan district providing the same services as such District unless the aggregate mill levy for payment of Debt of such District and the overlapping District will not at any time exceed the Maximum Debt Mill Levy of such District. Additionally, a District shall not consent to the overlap of boundaries for a subsequently formed metropolitan district providing the same services as such District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of such District.

8. Initial Debt Limitation. On or before the effective date of Town Land Use Approvals, a District shall not, without the written consent of the Town: (a) issue any Debt or Developer Debt; nor (b) impose a mill levy for the payment of Debt or Developer Debt by direct imposition, or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Development Fees used for the purpose of repayment of Debt or Developer Debt.

9. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$1,062,390,000, in the aggregate. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt, so long as the principal amount of the Debt after such refunding or restructuring does not exceed the principal amount of the Debt that was refunded.

A District shall not be permitted to issue Debt, nor refinance any Debt, without first submitting the proposed financing to the Town for review and comment pursuant to Section 11.02.110 of the Town Code, as may be amended from time to time.

Notwithstanding anything herein to the contrary, any obligation of a District for the repayment of Developer Debt shall be included in the debt issuance limitation set forth above.

10. Fee Limitation. A District may impose and collect a Development Fee and/or levy special assessments as a source of revenue for repayment of Debt and/or capital costs; provided, however, that no Development Fee shall be authorized to be imposed upon, nor collected from, Taxable Property owned or occupied by an End User, which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this section shall not apply to any fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of such District or limit a District's ability to levy special assessments.

In accordance with the requirements of Section 32-1-1101.7, C.R.S., each District shall be authorized to: (a) establish and organize a special improvement district within the boundaries of each District to finance public improvements authorized under this Service Plan; (b) levy special assessments on property specially benefitted by such improvements ("Assessments") and (c) upon organization, each special improvement district shall be authorized to issue bonds secured and to be repaid by such Assessments.

11. Monies from Other Governmental Sources. The Districts shall not apply for nor accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or nonprofit entities that the Town is eligible to apply for, except pursuant to an intergovernmental agreement with the Town. In the event a District collects any of the aforementioned funds, it shall remit any and all monies collected to the Town within forty-five (45) days of receipt.

Nothing herein shall limit a District's ability to collect, receive or spend tax increment financing revenues or public improvement fee revenues.

12. Consolidation Limitation. A District shall not file a request with any court to consolidate with another Title 32 district without the prior written consent of the Town.

13. Bankruptcy Limitation. All of the limitations contained in this Service Plan including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Development Fee, have been established under the authority of the Town to approve the Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason, or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary

under applicable non-bankruptcy law,” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

14. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. To the extent permitted by law, a District may seek formal approval in writing from the Town of modifications to this Service Plan which are not material, but for which such District may desire a written amendment and approval by the Town. Such approval may be evidenced by any instrument executed by the Town Manager, Town Attorney, or other designated representative of the Town as to the matters set forth therein and shall be conclusive and final.

Any Debt issued with a pledge, or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S.

B. Preliminary Engineering Survey.

Each District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance and financing of the Public Improvements within and without the boundaries of the Districts. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the preliminary zoning on the property in the Service Area and is approximately \$765,248,081. The Capital Plan attached hereto as **Exhibit E** includes a description of the type of capital facilities to be developed by the Districts, an estimate of the cost of the proposed facilities, and a capital expenditure plan correlating expenditures with development. The actual Public Improvements to be constructed will be determined by the Town Land Use Approvals, notwithstanding the Capital Plan.

All of the Public Improvements constructed by a District will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Town Land Use Approvals. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

C. Other Powers.

Each District shall also have the following authority:

1. Service Plan Amendments. To amend the Service Plan as needed, subject to the appropriate statutory procedures and Town Code.

2. Phasing, Deferral. Without amending this Service Plan, to defer, forego, reschedule, or restructure the financing parameters as anticipated in the Financial Plan, attached hereto as **Exhibit F**, to better accommodate capital market conditions relating to the

issuance of Debt, the pace of growth, resource availability, and potential inclusions of property within the District; provided, however, that any such rescheduling or restructuring shall not include any changes or modifications to the Maximum Debt Mill Levy or Mill Levy Imposition Term.

3. Additional Services. Except as specifically provided herein, to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

D. Facilities to be Constructed and/or Acquired.

The Districts propose to provide and/or acquire Public Improvements necessary for the Project as set forth in the Town Land Use Approvals. The Capital Plan, attached hereto as **Exhibit E**, provides a general description and preliminary engineering survey, as appropriate, of the currently anticipated on-site or off-site improvements. The Public Improvements generally depicted and described in the Capital Plan have been presented for illustration only, and the exact design, sub-phasing of construction and location of the Public Improvements will be determined at the time of Town Land Use Approvals and Town Public Works Department approvals. Such decisions shall not be considered to be material modifications of the Service Plan.

Notwithstanding anything herein to the contrary, each District shall have the authority to enter into any intergovernmental agreements deemed necessary to effectuate the long-term plans of such District without further approval from the Town, so long as such intergovernmental agreements are consistent with the provisions of this Service Plan. In addition, each District shall have the authority to seek electorate authorization to effectuate all purposes set forth in this Service Plan in order to comply with all applicable constitutional and statutory requirements.

VI. FINANCIAL PLAN

A. General.

Each District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by such District. A Financial Plan is attached hereto as **Exhibit F**, which provides preliminary projections demonstrating that the Districts can reasonably discharge the proposed Debt, consistent with the requirements of the Special District Act. The Districts intend to issue only such Debt as the Districts can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, the Development Fee and other legally available revenues. The total Debt that the Districts shall be permitted to issue shall not exceed the Total Debt Issuance Limitation set forth in Section V.A.9. above, which Debt shall be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan referenced above and shall be phased to serve development as it occurs.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The “Maximum Debt Mill Levy” shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Debt, and shall be determined as follows: The Maximum Debt Mill Levy shall not exceed 64.044 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final. The Maximum Debt Mill Levy shall not apply to the assessment of mill levies to recoup or pay County-imposed refunds or abatements.

To the extent that a District is composed of, or subsequently organized into, one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term “District” as used herein shall be deemed to refer to that District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

For the portion of any aggregate Debt which is equal to or less than 50% of a District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate.

For purposes of the foregoing, once Debt has been determined to be within 50% debt ratio as specified above, so that a District is entitled to pledge to its payment an unlimited ad valorem mill levy, such District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in such District’s Debt to assessed ratio. All Debt issued by a District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Maximum Debt Mill Levy Imposition Term.

A District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds 50 years after the year of the initial imposition of such mill levy authorized under this Service Plan unless a majority of the Board of Directors of the District imposing the mill levy are End Users and have voted in favor of a refunding of a part or all of the Debt, and such refunding will result in a net present value savings as set forth in Section 11-56-101, *et seq.*, C.R.S.

Notwithstanding the above, any Debt instrument incurred by a District, including bonds, loans, or other multiple-fiscal-year financial obligations, and any refunding Debt instrument evidencing such District's repayment obligations, shall provide that the District's obligations thereunder shall be discharged 50 years after the date such Debt is issued, or such obligation is entered into, regardless of whether the Debt or obligations are paid in full. This Debt discharge date may be extended by approval by the District if, at such time, a majority of the Board are End Users.

E. Debt Repayment Sources.

A District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. A District may also rely upon various other revenue sources authorized by law. In no event shall the debt service mill levy in a District exceed the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, except pursuant to an intergovernmental agreement between such District and the Town, or unless as provided in Section (D) above.

A District may also collect a Development Fee, imposed for repayment of Debt and capital costs, which Development Fee shall be in an amount as determined at the discretion of the Board, but in no event to exceed \$5,000 per single-family residential unit equivalent and \$0.50 per square foot of commercial space, plus a one percent (1%) annual cost of living adjustment from the date of this Service Plan forward.

F. Security for Debt.

A District shall not pledge any revenue or property of the Town as security for the indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of a District's obligations, nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

G. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement, describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan, shall be included in any document used for the offering of the Debt for sale to persons including, but not limited to, a developer of property within the boundaries of the District. If no offering documents are used, then the issuing District shall deliver the statement to any prospective purchaser of such Debt. The

Town may, by written notice to the District, require modifications to the form of this disclosure statement.

H. TABOR Compliance.

Each District will comply with the provisions of TABOR. In the discretion of the Board, a District may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board.

I. Districts' Operating Costs.

The cost of planning services, engineering services, legal services and administrative services, together with the costs of the Districts' Service Plan, elections, and initial operations, are estimated to be \$150,000, which will be eligible for reimbursement from Debt proceeds, subject to applicable requirements of federal law.

The first year's operating budget for the Districts after approval of this Service Plan is estimated to be \$100,000, which amount is anticipated to be derived from property taxes and other legally available revenues, including developer advances or other payments.

Each District shall be authorized to impose a mill levy to pay or offset such District's operating costs. The Maximum Aggregate Mill Levy that each District is permitted to impose shall not exceed 74.044 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final. The limitations described above shall not apply to the assessment of mill levies to recoup or pay County-imposed refunds or abatements.

J. Regional Mill Levy.

At any time a District imposes a mill levy for Debt, such District shall also impose a Regional Mill Levy. There shall be submitted a ballot question to authorize the annual imposition of the Regional Mill Levy at a duly called election conducted by each District. Each District's obligation to impose and collect the revenues from the Regional Mill Levy shall begin when such District first imposes a mill levy for Debt, and shall continue to be imposed by the District until such time as the District no longer imposes a mill levy for any purpose or, subject to the limitations set forth in Section VIII below, is otherwise dissolved, whichever shall last occur. Each District's required imposition of the Regional Mill Levy shall be memorialized in the intergovernmental agreement required by Section XI below. The revenues received from the Regional Mill Levy shall be remitted to the Town on an annual basis by no later than December 1. The failure of the District to levy the Regional Mill Levy or remit the revenues generated by the Regional Mill levy to the Town within the timeframe required above shall constitute and be deemed a material departure from, and unapproved modification to, this Service Plan. The Town may enforce this provision of the Service Plan pursuant to applicable State statutes and exercise all such other available legal and equitable remedies in the event of such departure and unapproved modification, including those provided in the Town Code.

K. Developer Debt.

Developer Debt shall be subordinate to other debt of a District and shall be included in the Total Debt Issuance Limitation set forth in Section V.A.9. above. Developer Debt shall expire and be forgiven by no later than 20 years after the initial date of the Developer Debt, unless otherwise provided pursuant to an intergovernmental agreement with the Town. The interest rate on Developer Debt shall not exceed the Municipal Market Data (MMD) “AAA” General Obligation Yield Curve, 30-Year constant maturity, published by Refinitiv at www.tm3.com, plus 650 basis points, and interest on such Developer Debt shall bear interest at a simple rate and shall not compound.

VII. ANNUAL REPORT

A. General.

The Districts shall be responsible for submitting an annual report to the Town Clerk, which report may be consolidated among the Districts, at the Town’s administrative offices by no later than September 1st of each year following the year in which this Service Plan is approved. The annual report shall reflect activity and financial events of the Districts through the preceding December 31st (the “Report Year”).

B. Reporting of Significant Events.

In addition to the information required to be provided by Section 32-1-207(3)(c)(II), C.R.S., the annual report shall include the following:

1. A narrative summary of the progress of the Districts in implementing the Service Plan for the Report Year;
2. Unless disclosed within a separate schedule to the audited financial statements required by Section 32-1-107(3)(c)(II)(I), C.R.S., a summary of the capital expenditures incurred by the Districts in development of public facilities in a Report Year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the Report Year;
3. Unless disclosed within a separate schedule to the audited financial statements required by Section 32-1-107(3)(c)(II)(I), C.R.S., a summary of the financial obligations of the Districts at the end of the Report Year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the Report Year, the amount of payment or retirement of existing indebtedness of the Districts in the Report Year, the total assessed valuation of all taxable properties within the Districts as of January 1 of the Report Year, and the current mill levy imposed by the Districts for payment of Debt in the Report Year;
4. A summary of residential and commercial development which has occurred within the Districts for the Report Year;

5. A summary of all fees, charges and assessments imposed by the Districts as of January 1 of the Report Year;

6. Certification of the Board that no action, event or condition enumerated in Section 11.02.060 of the Town Code has occurred in the Report Year; and

7. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

C. Additional Reporting Requirements

The Districts shall procure and maintain both a District website and email listserv for the purpose of periodically updating residents on matters involving the Districts including, but not limited to, the information required by Section 32-1-104.5(3)(a), C.R.S., and any other information that would benefit the residents of and the owners of property within the Districts.

A copy of the written notice for every regular or special meeting of a District will be delivered to the Town Clerk pursuant to section 11.02.150.F.9 of the Town Code.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which a District was created have been accomplished, such District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of outstanding indebtedness, Debt, and other financial obligations as required pursuant to State statutes, or without the written consent of Town Council.

IX. DISCLOSURE TO PURCHASERS

The Districts will use reasonable efforts to assure that each owner of real property located within the Districts, who sells real property that includes a newly constructed residence, provide to the purchaser of such property such disclosure as is required by Section 38-35.7-110, C.R.S. The form of notice shall be filed with the Town prior to the initial issuance of District Debt and the imposition of a District mill levy.

X. INTERGOVERNMENTAL AGREEMENT

The form of the intergovernmental agreement between and among the Town and the Districts, relating to the limitations imposed on the Districts' activities, is attached hereto as **Exhibit D**. Each District shall approve the intergovernmental agreement at its first Board meeting after approval of this Service Plan, but in no event later than 90 days following the date on which this Service Plan is approved by Town Council. The Town Council shall approve the intergovernmental agreement at the public hearing approving the Service Plan.

XI. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;
3. The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries;
4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the Districts are compatible with the facility and service standards of the Town within which the special districts are to be located, and each municipality which is an interested party under Section 32-1-204(1), C.R.S.,
7. The proposal is in substantial compliance with a master plan adopted pursuant to Section 30-28-108, C.R.S.;
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
9. The creation of the Districts is in the best interests of the area proposed to be served.

EXHIBIT A-1

Initial District Legal Descriptions

EXHIBIT

DAWSON RIDGE METROPOLITAN DISTRICT NO. 1:

A PARCEL OF LAND SITUATED IN PORTIONS OF SECTIONS 21, 22, 27, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29,

THENCE S 89°02'42" E ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2661.01' TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479 IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING:

THENCE S 89° 02' 42" E, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 29, AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH, A DISTANCE OF 2661.01 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE N 00° 02' 04" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 AND ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH, A DISTANCE OF 1322.70 FEET TO THE SOUTH ONE SIXTEENTH CORNER OF SAID SECTIONS 20 AND 21, ALSO BEING THE SOUTHWEST CORNER OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT THE FOLLOWING THREE (3) COURSES:

1. S 89° 55' 51" E ALONG THE ONE SIXTEENTH LINE OF SAID SECTION 21, A DISTANCE OF 4017.52 FEET TO THE SOUTHEAST ONE SIXTEENTH CORNER OF SAID SECTION 21 ;
2. S 89° 56' 12" E, A DISTANCE OF 1268.65 FEET TO THE SOUTH ONE SIXTEENTH CORNER OF SAID SECTIONS 21 AND 22;
3. S 89° 28' 35" E, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF TWIN OAKS ROAD RIGHT-OF-WAY;

THENCE ALONG THE WEST LINE OF TWIN OAKS ROAD RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. S 02° 01' 48" E, A DISTANCE OF 52.10 FEET;
2. N 87° 58' 41" E, A DISTANCE OF 92.24 FEET;
3. N 87° 58' 41" E, A DISTANCE OF 17.00 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28° 36' 44", AND AN ARC LENGTH OF 122.69 FEET, THE CHORD OF WHICH BEARS N 73° 40' 19" E, A DISTANCE OF 121.42 FEET;
5. N 59° 21' 57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS;

THENCE S 89° 28' 35" E ALONG THE SOUTH LINE OF SAID TWIN OAKS, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS;

THENCE S 56° 17' 09" E, A DISTANCE OF 711.47 FEET TO A POINT ON THE CENTERLINE OF DAWSON RIDGE BOULEVARD RIGHT-OF-WAY AS DEDICATED BY DAWSON RIDGE FILING A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610, SAID DOUGLAS COUNTY RECORDS;

(CONTINUED ON SHEET 2)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/16/2022
SHEET 1 OF 6
DRAWN BY: CT
REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

THENCE ALONG THE CENTERLINE OF SAID DAWSON RIDGE BOULEVARD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S 32° 24' 22" W, A DISTANCE OF 2177.60 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2100.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND AN ARC LENGTH OF 769.69 FEET, THE CHORD OF WHICH BEARS S 42° 54' 22" W, A DISTANCE OF 765.39 FEET;
3. S 53° 24' 26" W, A DISTANCE OF 1060.45 FEET TO A POINT ON THE CENTERLINE OF SAID DAWSON RIDGE BOULEVARD, AS DEDICATED BY DAWSON RIDGE FILING NO. B, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707612, SAID DOUGLAS COUNTY RECORDS AND A POINT OF CURVATURE;

THENCE ALONG THE CENTERLINES OF DAWSON RIDGE BOULEVARD, CREST CIRCLE SOUTH AND PINE CREST CIRCLE NORTH RIGHTS-OF-WAYS, THE FOLLOWING NINE (9) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 12° 01' 45" AND AN ARC LENGTH OF 377.90 FEET, THE CHORD OF WHICH BEARS S47°23'00"W, A DISTANCE OF 377.21 FEET;
2. N 48° 37' 22" W, A DISTANCE OF 200.02 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 948.07 FEET, A CENTRAL ANGLE OF 60° 16' 50", AND AN ARC LENGTH OF 997.46 FEET, THE CHORD OF WHICH BEARS N 78° 45' 47" W, A DISTANCE OF 952.09 FEET;
4. S 71° 05' 48" W, A DISTANCE OF 1711.60 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 28° 29' 31", AND AN ARC LENGTH OF 472.41 FEET, THE CHORD OF WHICH BEARS S 56° 51' 03" W, A DISTANCE OF 467.56 FEET;
6. S 42° 36' 17" W, A DISTANCE OF 578.91 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 42° 25' 57", AND AN ARC LENGTH OF 333.26 FEET, THE CHORD OF WHICH BEARS S 63° 49' 16" W, A DISTANCE OF 325.70 FEET;
8. S 85° 02' 14" W, A DISTANCE OF 270.38 FEET TO A POINT OF CURVATURE;
9. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 101° 40' 16" AND AN ARC LENGTH OF 1330.87 FEET, THE CHORD OF WHICH BEARS N 44° 07' 38" W, A DISTANCE OF 1163.00 FEET;

THENCE N 83° 17' 30" W, A DISTANCE OF 355.02 FEET;

THENCE S 06° 41' 07" W, A DISTANCE OF 691.04 FEET;

THENCE N 83° 18' 53" W, A DISTANCE OF 506.85 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 00° 03' 42" AND AN ARC LENGTH OF 0.62 FEET, THE CHORD OF WHICH BEARS S 06° 42' 58" W, A DISTANCE OF 0.62 FEET;

THENCE S 06° 41' 23" W, A DISTANCE OF 187.25 FEET;

THENCE N 83° 18' 53" W, A DISTANCE OF 486.19 FEET;

THENCE S 00° 39' 34" E, A DISTANCE OF 89.94 FEET;

THENCE S 89° 20' 26" W, A DISTANCE OF 208.71 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29;

(CONTINUED ON SHEET 3)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/16/2022
SHEET 2 OF 6
DRAWN BY: CT
REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

THENCE N 00° 39' 34" W ALONG SAID WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 3476.26 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 29,753,025 SQUARE FEET OR 683.035 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 89°02'42" E, FROM THE NORTHWEST CORNER OF SAID SECTION 29, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 38002 - 2020" TO THE NORTHEAST CORNER OF SAID SECTION 29, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935 - 1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



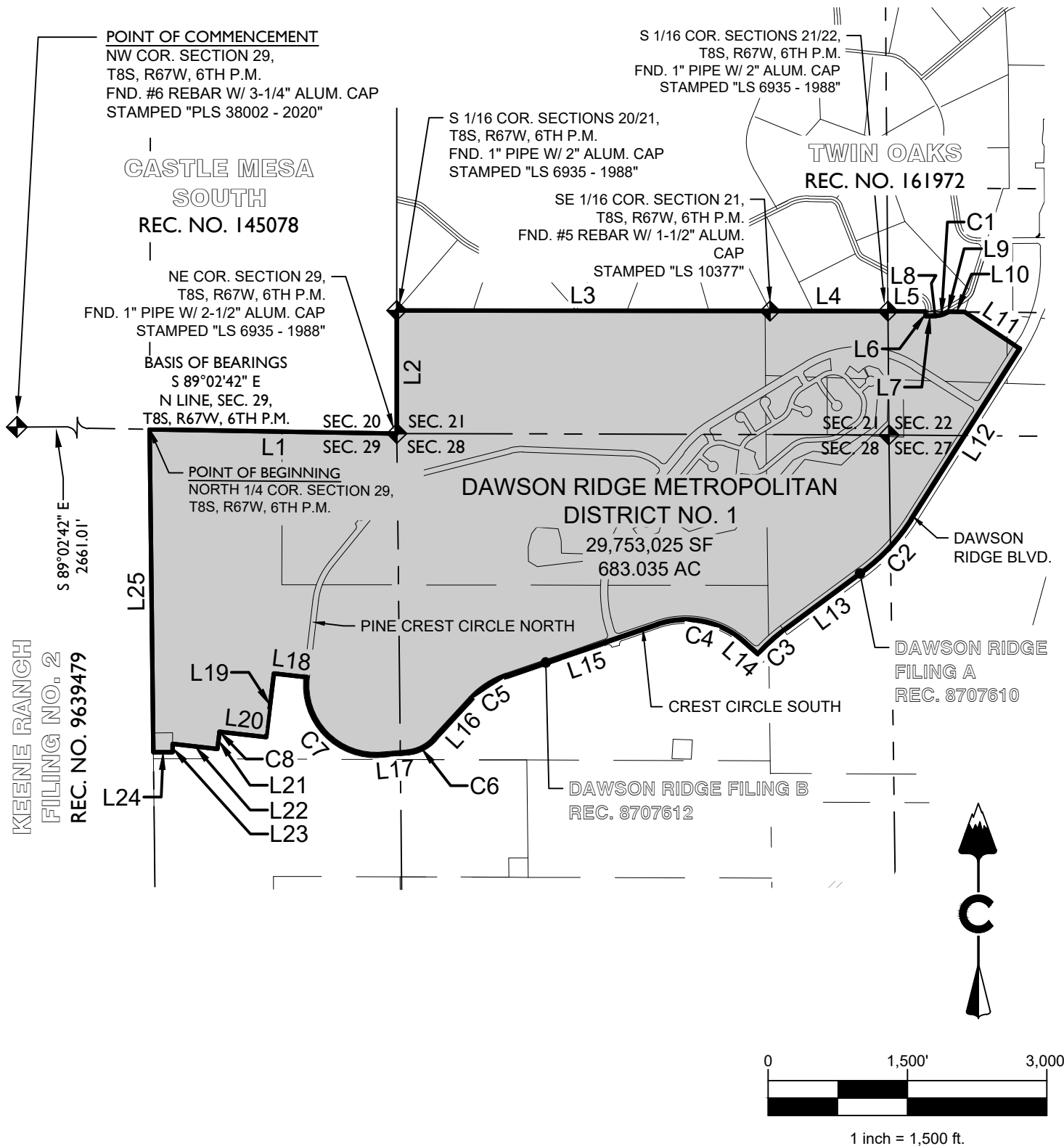
MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/16/2022
SHEET 3 OF 6
DRAWN BY: CT
REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT



PARCEL CONTAINS 29,753,025 SQUARE FEET OR 683.035 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 8/16/2022
SHEET 4 OF 6

DRAWN BY: CT
REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2661.01'	S 89°02'42" E
L2	1322.70'	N 0°02'04" W
L3	4017.52'	S 89°55'51" E
L4	1268.65'	S 89°56'12" E
L5	404.37'	S 89°28'35" E
L6	52.10'	S 2°01'48" E
L7	92.24'	N 87°58'41" E
L8	17.00'	N 87°58'41" E
L9	23.19'	N 59°21'57" E
L10	174.31'	S 89°28'35" E
L11	711.47'	S 56°17'09" E
L12	2177.60'	S 32°24'22" W
L13	1060.45'	S 53°24'26" W
L14	200.02'	N 48°37'22" W
L15	1711.60'	S 71°05'48" W
L16	578.91'	S 42°36'17" W
L17	270.38'	S 85°02'14" W
L18	355.02'	N 83°17'30" W
L19	691.04'	S 6°41'07" W
L20	506.85'	N 83°18'53" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	187.25'	S 6°41'23" W
L22	486.19'	N 83°18'53" W
L23	89.94'	S 0°39'34" E
L24	208.71'	S 89°20'26" W
L25	3476.26'	N 0°39'34" W

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/16/2022
 SHEET 5 of 6

DRAWN BY: CT
 REVIEWED BY: JCA



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	122.69'	245.68'	28°36'44"	N73°40'19"E	121.42'
C2	769.69'	2100.00'	21°00'00"	S42°54'22"W	765.39'
C3	377.90'	1800.00'	12°01'45"	S47°23'00"W	377.21'
C4	997.46'	948.07'	60°16'50"	N78°45'47"W	952.09'
C5	472.41'	950.00'	28°29'31"	S56°51'03"W	467.56'
C6	333.26'	450.00'	42°25'57"	S63°49'16"W	325.70'
C7	1330.87'	750.00'	101°40'16"	N44°07'38"W	1163.00'
C8	0.62'	580.00'	0°03'42"	S6°42'58"W	0.62'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/16/2022
 SHEET 6 OF 6

DRAWN BY: CT
 REVIEWED BY: JCA



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

DAWSON RIDGE METROPOLITAN DISTRICT NO. 2:

A PARCEL OF LAND SITUATED IN PORTIONS OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28,

THENCE S 53°25'23" W, A DISTANCE OF 3694.64' TO THE POINT OF INTERSECTION OF THE CENTERLINES OF THE GAMBEL RIDGE DRIVE NORTH AND THE CREST CIRCLE SOUTH RIGHTS-OF-WAYS AS DEDICATED BY DAWSON RIDGE FILING B, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707612 IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING:

THENCE S 18° 54' 17" E, ALONG SAID CENTERLINE, A DISTANCE OF 70.99 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 44° 02' 13" AND AN ARC LENGTH OF 845.45 FEET, THE CHORD OF WHICH BEARS S 03° 06' 49" W, A DISTANCE OF 824.79 FEET;
THENCE S 64° 52' 05" E, A DISTANCE OF 40.00 FEET;
THENCE S 78° 47' 55" E, A DISTANCE OF 749.53 FEET;
THENCE S 03° 35' 20" W, A DISTANCE OF 232.80 FEET;
THENCE S 88° 25' 20" E, A DISTANCE OF 373.89 FEET;
THENCE S 00° 03' 32" W, A DISTANCE OF 95.42 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 25° 07' 23", AND AN ARC LENGTH OF 789.27 FEET, THE CHORD OF WHICH BEARS S 14° 02' 12" E, A DISTANCE OF 782.96 FEET;
THENCE S 26° 35' 24" E, A DISTANCE OF 1289.62 FEET;
THENCE S 63° 23' 58" W, A DISTANCE OF 399.60 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1634.66 FEET, A CENTRAL ANGLE OF 23° 29' 57", AND AN ARC LENGTH OF 670.44 FEET, THE CHORD OF WHICH BEARS S 75° 08' 57" W, A DISTANCE OF 665.75 FEET;
THENCE S 86° 53' 57" W, A DISTANCE OF 193.35 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1026.11 FEET, A CENTRAL ANGLE OF 30° 32' 19", AND AN ARC LENGTH OF 546.92 FEET, THE CHORD OF WHICH BEARS S 71° 37' 47" W, A DISTANCE OF 540.47 FEET;
THENCE S 56° 21' 38" W, A DISTANCE OF 1450.84 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 691.37 FEET, A CENTRAL ANGLE OF 57° 26' 30", AND AN ARC LENGTH OF 693.13 FEET, THE CHORD OF WHICH BEARS S 85° 04' 53" W, A DISTANCE OF 664.47 FEET;
THENCE N 66° 11' 52" W, A DISTANCE OF 689.20 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08° 05' 33", AND AN ARC LENGTH OF 141.24 FEET, THE CHORD OF WHICH BEARS N 70° 14' 39" W, A DISTANCE OF 141.12 FEET;
THENCE N 74° 17' 25" W, A DISTANCE OF 206.99 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 35° 48' 20", AND AN ARC LENGTH OF 562.43 FEET, THE CHORD OF WHICH BEARS N 56° 23' 15" W, A DISTANCE OF 553.32 FEET;
THENCE N 38° 29' 05" W, A DISTANCE OF 103.70 FEET;
THENCE N 51° 30' 55" E, A DISTANCE OF 948.24 FEET TO A POINT OF CURVATURE;

(CONTINUED ON SHEET 2)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/16/2022
SHEET 1 OF 8
DRAWN BY: CT
REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 70° 41' 45", AND AN ARC LENGTH OF 740.33 FEET, THE CHORD OF WHICH BEARS N 16° 10' 02" E, A DISTANCE OF 694.25 FEET;
THENCE N 19° 10' 50" W, A DISTANCE OF 385.97 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 31° 37' 09", AND AN ARC LENGTH OF 441.49 FEET, THE CHORD OF WHICH BEARS N 03° 22' 16" W, A DISTANCE OF 435.91 FEET;
THENCE N 12° 26' 19" E, A DISTANCE OF 191.41 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 17° 24' 05", AND AN ARC LENGTH OF 242.97 FEET, THE CHORD OF WHICH BEARS N 03° 44' 17" E, A DISTANCE OF 242.04 FEET;
THENCE N 04° 57' 46" W, A DISTANCE OF 211.17 FEET TO A POINT ON SAID CENTERLINE OF CREST CIRCLE SOUTH RIGHT-OF-WAY;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

1. N 85° 02' 14" E, A DISTANCE OF 146.14 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 42° 25' 57", AND AN ARC LENGTH OF 333.26 FEET, THE CHORD OF WHICH BEARS N 63° 49' 16" E, A DISTANCE OF 325.70 FEET;
3. N 42° 36' 17" E, A DISTANCE OF 578.91 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 28° 29' 31", AND AN ARC LENGTH OF 472.41 FEET, THE CHORD OF WHICH BEARS N 56° 51' 03" E, A DISTANCE OF 467.56 FEET;
5. N 71° 05' 48" E, A DISTANCE OF 1211.04 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 13,507,401 SQUARE FEET OR 310.087 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 89°49'58" E, FROM THE NORTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1 INCH PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935 - 1988" TO THE NORTHEAST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935 - 1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/16/2022
SHEET 2 OF 5
DRAWN BY: CT
REVIEWED BY: JCA

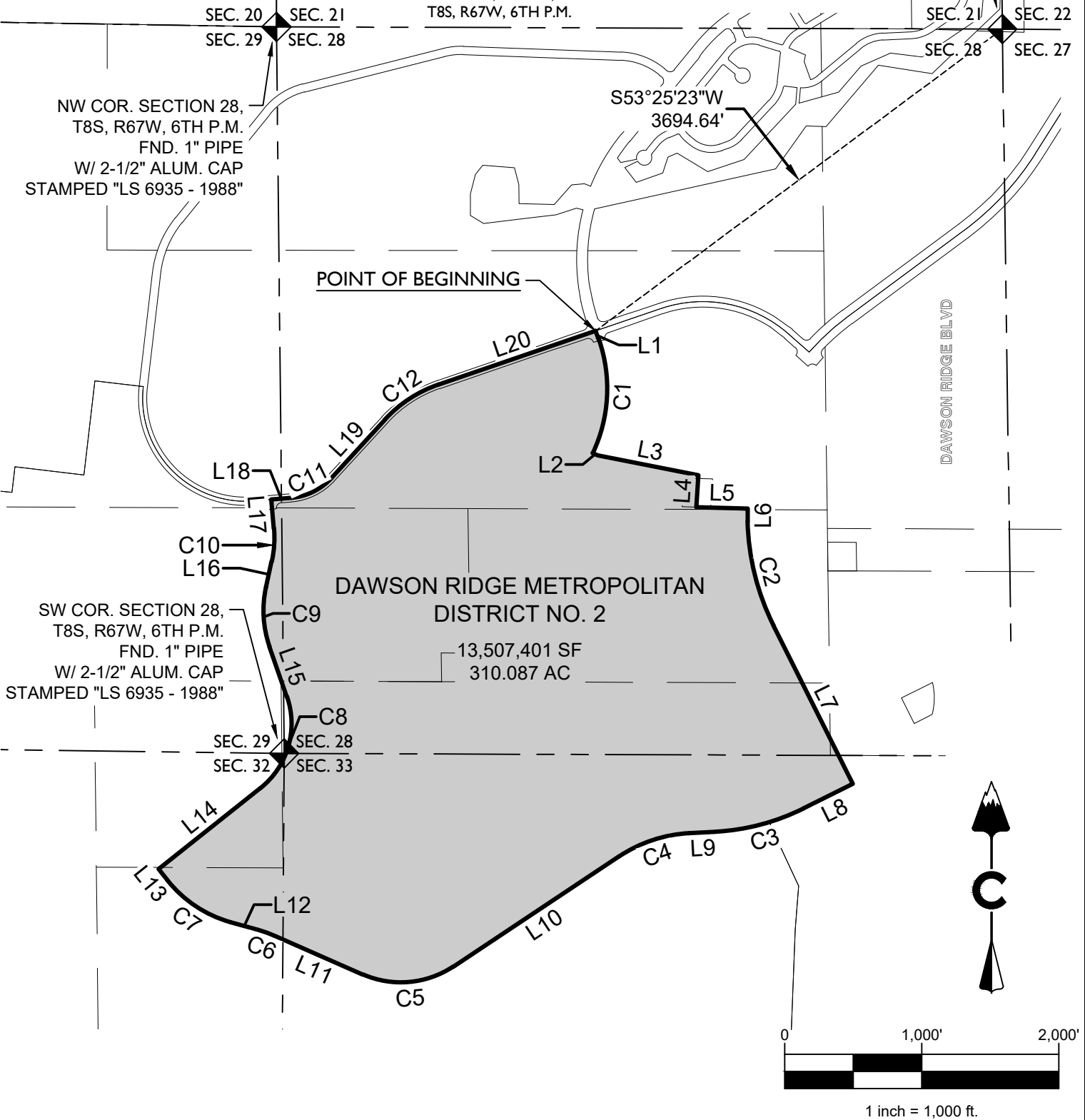
CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

BASIS OF BEARINGS
S 89°49'58" E 5295.76'
N LINE, SEC. 28,
T8S, R67W, 6TH P.M.

POINT OF COMMENCEMENT
NE COR. SECTION 28,
T8S, R67W, 6TH P.M.
FND. #6 REBAR W/ 2-1/2" ALUM. CAP
STAMPED "LS 6935 - 1988"



PARCEL CONTAINS 13,507,401 SQUARE FEET OR 310.087 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224

DATE: 8/16/2022

SHEET 3 OF 5

DRAWN BY: CT

REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.99'	S 18°54'17" E
L2	40.00'	S 64°52'05" E
L3	749.53'	S 78°47'55" E
L4	232.80'	S 3°35'20" W
L5	373.89'	S 88°25'20" E
L6	95.42'	S 0°03'32" W
L7	1289.62'	S 26°35'24" E
L8	399.60'	S 63°23'58" W
L9	193.35'	S 86°53'57" W
L10	1450.84'	S 56°21'38" W
L11	689.20'	N 66°11'52" W
L12	206.99'	N 74°17'25" W
L13	103.70'	N 38°29'05" W
L14	948.24'	N 51°30'55" E
L15	385.97'	N 19°10'50" W
L16	191.41'	N 12°26'19" E
L17	211.17'	N 4°57'46" W
L18	146.14'	N 85°02'14" E
L19	578.91'	N 42°36'17" E
L20	1211.04'	N 71°05'48" E

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/16/2022
 SHEET 4 OF 5

DRAWN BY: CT
 REVIEWED BY:



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	845.45'	1100.00'	44°02'13"	S3°06'49"W	824.79'
C2	789.27'	1800.00'	25°07'23"	S14°02'12"E	782.96'
C3	670.44'	1634.66'	23°29'57"	S75°08'57"W	665.75'
C4	546.92'	1026.11'	30°32'19"	S71°37'47"W	540.47'
C5	693.13'	691.37'	57°26'30"	S85°04'53"W	664.47'
C6	141.24'	1000.00'	8°05'33"	N70°14'39"W	141.12'
C7	562.43'	900.00'	35°48'20"	N56°23'15"W	553.32'
C8	740.33'	600.00'	70°41'45"	N16°10'02"E	694.25'
C9	441.49'	800.00'	31°37'09"	N3°22'16"W	435.91'
C10	242.97'	800.00'	17°24'05"	N3°44'17"E	242.04'
C11	333.26'	450.00'	42°25'57"	N63°49'16"E	325.70'
C12	472.41'	950.00'	28°29'31"	N56°51'03"E	467.56'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/16/2022
 SHEET 5 OF 5

DRAWN BY: CT
 REVIEWED BY:



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

DAWSON RIDGE METROPOLITAN DISTRICT NO. 3:

A PARCEL OF LAND SITUATED IN PORTIONS OF SECTIONS 22, 27, 28, 33 AND 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22,

THENCE S 61°08'04" E, A DISTANCE OF 1252.16 FEET POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440 IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING:
THENCE N 89° 40' 41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:
1. S 89° 46' 16" W, A DISTANCE OF 678.73 FEET;
2. S 00° 19' 26" W, A DISTANCE OF 600.54 FEET;
3. S 89° 29' 06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE N 00° 02' 14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET;
THENCE S 15° 19' 54" W, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89° 35' 18" W, ALONG SAID SOUTH LINE A DISTANCE OF 1430.02 FEET;
THENCE N 02° 08' 31" E, A DISTANCE OF 1392.26 FEET;
THENCE N 04° 35' 59" E, A DISTANCE OF 318.70 FEET;
THENCE N 25° 03' 18" W, A DISTANCE OF 472.76 FEET;
THENCE N 17° 10' 28" W, A DISTANCE OF 40.04 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1634.66 FEET, A CENTRAL ANGLE OF 09° 25' 34", AND AN ARC LENGTH OF 268.93 FEET, THE CHORD OF WHICH BEARS N 68° 06' 45" E, A DISTANCE OF 268.63 FEET;
THENCE N 63° 23' 58" E, A DISTANCE OF 399.60 FEET;
THENCE N 26° 35' 24" W, A DISTANCE OF 1289.62 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 25° 07' 23" AND AN ARC LENGTH OF 789.27 FEET, THE CHORD OF WHICH BEARS N14°02'12"W, A DISTANCE OF 782.96 FEET;
THENCE N 00° 03' 32" E, A DISTANCE OF 95.42 FEET;
THENCE N 88° 25' 20" W, A DISTANCE OF 373.89 FEET;
THENCE N 03° 35' 20" E, A DISTANCE OF 232.80 FEET;
THENCE N 78° 47' 55" W, A DISTANCE OF 749.53 FEET;
THENCE N 64° 52' 05" W, 40.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 44° 02' 13", AND AN ARC LENGTH OF 845.45 FEET, THE CHORD OF WHICH BEARS N03°06'49"E, A DISTANCE OF 824.79 FEET;

(CONTINUED ON SHEET 2)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/17/2022
SHEET 1 OF 7
DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

THENCE N 18° 54' 17" W, A DISTANCE OF 70.99 FEET TO A POINT OF INTERSECTION OF THE CENTERLINES OF GAMBEL RIDGE DRIVE NORTH AND CREST CIRCLE SOUTH RIGHTS-OF-WAYS, AS DEDICATED BY DAWSON RIDGE FILING NO. B, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707612, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE CENTERLINES OF THE CREST CIRCLE SOUTH AND DAWSON RIDGE BOULEVARD RIGHTS-OF-WAYS, THE FOLLOWING FOUR (4) COURSES:

1. N 71° 05' 48" E, A DISTANCE OF 500.56 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 948.07 FEET, A CENTRAL ANGLE OF 60°16'50", AND AN ARC LENGTH OF 997.46 FEET, THE CHORD OF WHICH BEARS S 78° 45' 47" E, A DISTANCE OF 952.09 FEET;
3. S 48° 37' 22" E, 200.02 FEET TO A POINT OF NON-TANGENT CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 12°01'45", AND AN ARC LENGTH OF 377.90 FEET, THE CHORD OF WHICH BEARS N 47° 23' 00" E, A DISTANCE OF 377.21 FEET TO A POINT ON THE CENTERLINE OF DAWSON RIDGE BOULEVARD RIGHT-OF-WAY, AS DEDICATED BY DAWSON RIDGE FILING NO. A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID CENTERLINE, THE FOLLOWING THREE (3) COURSES:

1. N 53° 24' 22" E, A DISTANCE OF 1060.41 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2100.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND AN ARC LENGTH OF 769.69 FEET, THE CHORD OF WHICH BEARS N 42° 54' 22" E, A DISTANCE OF 765.39 FEET;
3. N 32° 24' 22" E, A DISTANCE OF 2177.60 FEET;

THENCE N 56° 17' 09" W, A DISTANCE OF 711.47 FEET;

THENCE N 17° 17' 13" E, 139.27 FEET TO A POINT ON THE EAST LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19", AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS N 33° 13' 23" E, A DISTANCE OF 109.26 FEET;
2. THENCE N 17° 17' 17" E, A DISTANCE OF 534.53 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND

(CONTINUED ON SHEET 3)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/17/2022
SHEET 2 OF 7

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22,

THENCE S 05°22'08" W, A DISTANCE OF 7998.65 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 28 AND THE POINT OF BEGINNING;

THENCE N 89°47'47" W, ALONG SAID SOUTH LINE, A DISTANCE OF 358.61 FEET;

THENCE N 26°35'24" W, A DISTANCE OF 199.26 FEET;

THENCE N 63°24'37" E, A DISTANCE OF 789.20 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 77°33'39" AND AN ARC LENGTH OF 622.70 FEET, THE CHORD OF WHICH BEARS N24°37'49"E, A DISTANCE OF 576.23 FEET;

THENCE S 63°24'37" W, A DISTANCE OF 19.89 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 21,014,817 SQUARE FEET OR 482.434 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°27'27" W, FROM THE TO THE EAST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A RAIL, TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 38002" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/17/2022
SHEET 3 OF 7
DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST 1/4 COR. SECTION 22,
T8S, R67W, 6TH P.M.
FND. RAIL W/ NO CAP

POINT OF COMMENCEMENT
WEST 1/4 COR. SECTION 22,
T8S, R67W, 6TH P.M.
FND. REBAR W/ 3.25" ALUM. CAP
STAMPED "PLS 38002"

BASIS OF BEARINGS
N89°27'27"W 5258.43'

NORTH LINE, SOUTH 1/2, SECTION 22

S61°08'04"E
1252.16'

POINT OF BEGINNING

TWIN OAKS
REC. NO. 161972

SEC. 21

SEC. 22

SEC. 28

SEC. 27

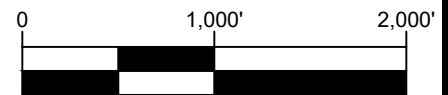
DAWSON RIDGE
METROPOLITAN
DISTRICT NO. 3

20,728,041 SF
475.850 AC

DAWSON RIDGE BLVD

BURLINGTON NORTHERN &
SANTA FE RAILROAD R.O.W.

SEE SHEET 5



1 inch = 1,000 ft.

PARCEL CONTAINS 20,728,041 SQUARE FEET OR 475.850 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

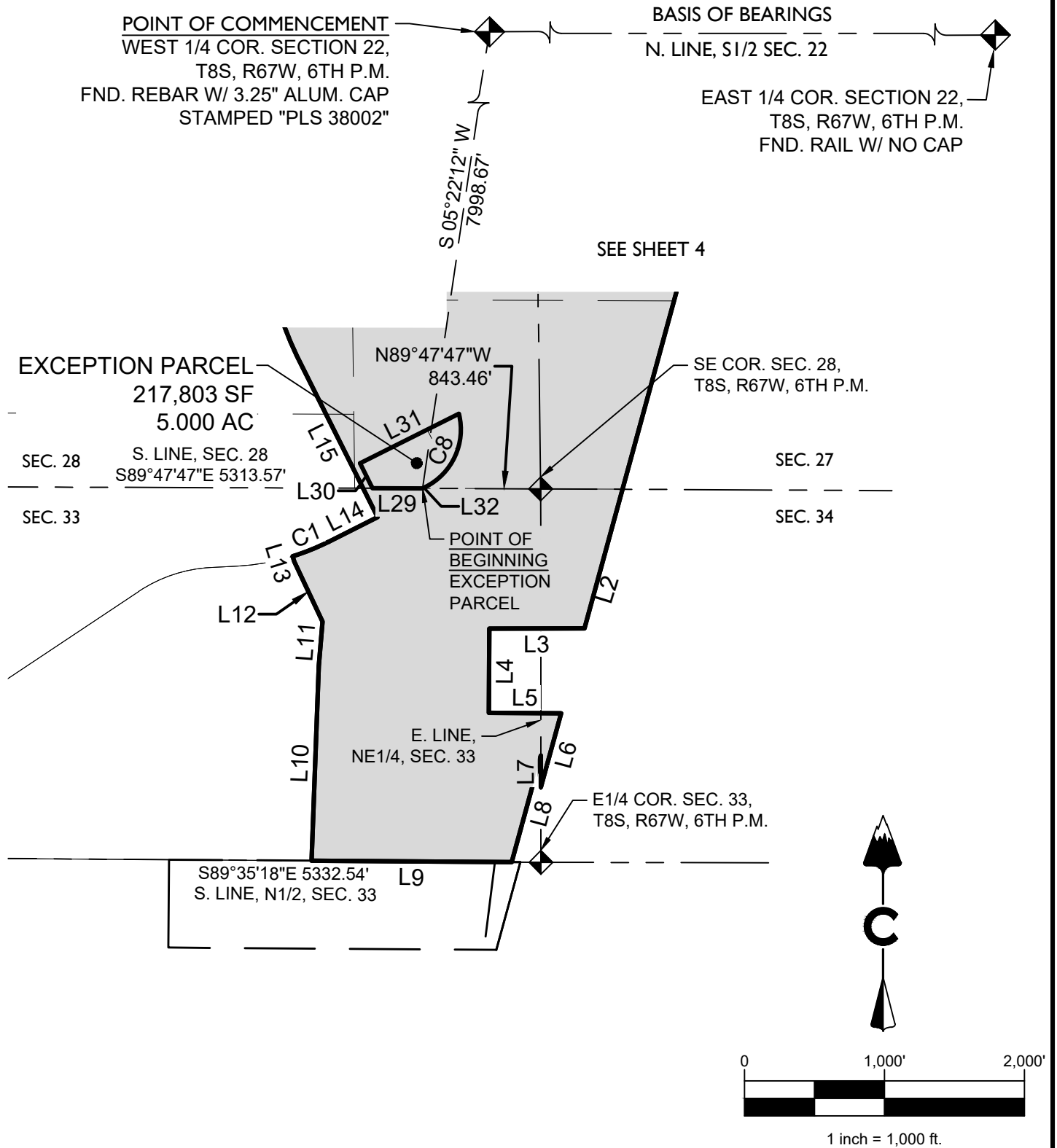
PROJECT: 20-224
DATE: 8/17/2022
SHEET 4 OF 7

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT



PARCEL CONTAINS 20,728,041 SQUARE FEET OR 475.850 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 8/17/2022
SHEET 5 OF 7

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1599.61'	N 89°40'41" E
L2	8675.32'	S 15°17'57" W
L3	678.73'	S 89°46'16" W
L4	600.54'	S 0°19'26" W
L5	515.85'	S 89°29'06" E
L6	547.53'	S 15°17'57" W
L7	226.55'	N 0°02'14" W
L8	789.53'	S 15°19'54" W
L9	1430.02'	N 89°35'18" W
L10	1392.26'	N 2°08'31" E
L11	318.70'	N 4°35'59" E
L12	472.76'	N 25°03'18" W
L13	40.04'	N 17°10'28" W
L14	399.60'	N 63°23'58" E
L15	1289.62'	N 26°35'24" W
L16	95.42'	N 0°03'32" E
L17	373.89'	N 88°25'20" W
L18	232.80'	N 3°35'20" E
L19	749.53'	N 78°47'55" W
L20	40.00'	N 64°52'05" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	70.99'	N 18°54'17" W
L22	500.56'	N 71°05'48" E
L23	200.00'	S 48°37'22" E
L24	1060.41'	N 53°24'22" E
L25	2177.60'	N 32°24'22" E
L26	711.47'	N 56°17'09" W
L27	139.27'	N 17°17'13" E
L28	534.53'	N 17°17'17" E
L29	358.61'	S 89°47'47" E
L30	199.26'	N 26°35'24" W
L31	789.20'	N 63°24'37" E
L32	19.89'	S 63°24'37" W

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/17/2022
 SHEET 6 OF 7

DRAWN BY: CT
 REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	268.93'	1634.66'	9°25'34"	N68°06'45"E	268.63'
C2	789.27'	1800.00'	25°07'23"	N14°02'12"W	782.96'
C3	845.45'	1100.00'	44°02'13"	N3°06'49"E	824.79'
C4	997.46'	948.07'	60°16'50"	S78°45'47"E	952.09'
C5	377.90'	1800.00'	12°01'45"	N47°23'00"E	377.21'
C6	769.69'	2100.00'	21°00'00"	N42°54'22"E	765.39'
C7	110.69'	198.98'	31°52'19"	N33°13'23"E	109.26'
C8	622.70'	460.00'	77°33'39"	N24°37'49"E	576.23'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/17/2022
 SHEET 7 OF 7

DRAWN BY: CT
 REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

DAWSON RIDGE METROPOLITAN DISTRICT NO. 4:

A PARCEL OF LAND SITUATED IN PORTIONS OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33,

THENCE N 89°35'18" W, ALONG THE SOUTH LINE OF THE NORTH ONE HALF OF SAID SECTION 33, A DISTANCE OF 1659.31' TO THE POINT OF BEGINNING:

THENCE N 89° 35' 18" W, ALONG THE SOUTH LINE OF THE NORTH ONE HALF OF SAID SECTION 33, A DISTANCE OF 3693.26 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 33;

THENCE S 89° 21' 58" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, A DISTANCE OF 2623.41 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 32;

THENCE N 00° 19' 46" W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2714.18 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;

THENCE N 00° 39' 34" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1832.64 FEET;

THENCE N 89° 20' 26" E, A DISTANCE OF 208.71 FEET;

THENCE N 00° 39' 34" W, A DISTANCE OF 89.94 FEET;

THENCE S 83° 18' 53" E, A DISTANCE OF 486.19 FEET;

THENCE N 06° 41' 23" E, A DISTANCE OF 187.25 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 00° 03' 42" AND AN ARC LENGTH OF 0.62 FEET, THE CHORD OF WHICH BEARS N 06° 42' 58" E, A DISTANCE OF 0.62 FEET;

THENCE S 83° 18' 53" E, A DISTANCE OF 506.85 FEET;

THENCE N 06° 41' 07" E, A DISTANCE OF 691.04 FEET;

THENCE S 83° 17' 30" E, A DISTANCE OF 355.02 FEET TO A POINT ON THE CENTERLINE OF PINE CREST CIRCLE SOUTH, AS DEDICATED BY DAWSON RIDGE FILING NO. B, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707612, SAID DOUGLAS COUNTY RECORDS, AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID CENTERLINE OF PINE CREST CIRCLE SOUTH, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 101° 40' 16", AND AN ARC LENGTH OF 1330.87 FEET, THE CHORD OF WHICH BEARS S 44° 07' 38" E, A DISTANCE OF 1163.00 FEET;
2. N 85° 02' 14" E, A DISTANCE OF 124.24 FEET;

THENCE S 04° 57' 46" E, A DISTANCE OF 211.17 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 17° 24' 05", AND AN ARC LENGTH OF 242.97 FEET, THE CHORD OF WHICH BEARS S 03° 44' 17" W, A DISTANCE OF 242.04 FEET;

THENCE S 12° 26' 19" W, A DISTANCE OF 191.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 31° 37' 09", AND AN ARC LENGTH OF 441.49 FEET, THE CHORD OF WHICH BEARS S 03° 22' 16" E, A DISTANCE OF 435.91 FEET;

THENCE S 19° 10' 50" E, A DISTANCE OF 385.97 FEET TO A POINT OF CURVATURE;

(CONTINUED ON SHEET 2)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224

DATE: 8/16/2022

SHEET 1 OF 5

DRAWN BY: CT

REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 70° 41' 45", AND AN ARC LENGTH OF 740.33 FEET, THE CHORD OF WHICH BEARS S 16° 10' 02" W, A DISTANCE OF 694.25 FEET;
THENCE S 51° 30' 55" W, A DISTANCE OF 948.24 FEET;
THENCE S 38° 29' 05" E, A DISTANCE OF 103.70 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 35° 48' 20", AND AN ARC LENGTH OF 562.43 FEET, THE CHORD OF WHICH BEARS S 56° 23' 15" E, A DISTANCE OF 553.32 FEET;
THENCE S 74° 17' 25" E, A DISTANCE OF 206.99 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08° 05' 33", AND AN ARC LENGTH OF 141.24 FEET, THE CHORD OF WHICH BEARS S 70° 14' 39" E, A DISTANCE OF 141.12 FEET;
THENCE S 66° 11' 52" E, A DISTANCE OF 689.20 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 691.37 FEET, A CENTRAL ANGLE OF 57° 26' 30", AND AN ARC LENGTH OF 693.13 FEET, THE CHORD OF WHICH BEARS N 85° 04' 53" E, A DISTANCE OF 664.47 FEET;
THENCE N 56° 21' 38" E, A DISTANCE OF 1450.84 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1026.11 FEET, A CENTRAL ANGLE OF 30° 32' 19", AND AN ARC LENGTH OF 546.92 FEET, THE CHORD OF WHICH BEARS N 71° 37' 47" E, A DISTANCE OF 540.47 FEET;
THENCE N 86° 53' 57" E, A DISTANCE OF 193.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1634.66 FEET, A CENTRAL ANGLE OF 14° 04' 23" AND AN ARC LENGTH OF 401.51 FEET, THE CHORD OF WHICH BEARS N79°51'44"E, A DISTANCE OF 400.50 FEET;
THENCE S 17° 10' 28" E, A DISTANCE OF 40.04 FEET;
THENCE S 25° 03' 18" E, A DISTANCE OF 472.76 FEET;
THENCE S 04° 35' 59" W, A DISTANCE OF 318.70 FEET;
THENCE S 02° 08' 31" W, A DISTANCE OF 1392.26 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 17,609,237 SQUARE FEET OR 404.252 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 89°35'18" E, FROM THE TO THE WEST QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935 - 1988", TO THE EAST QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "ILLEGIBLE" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.

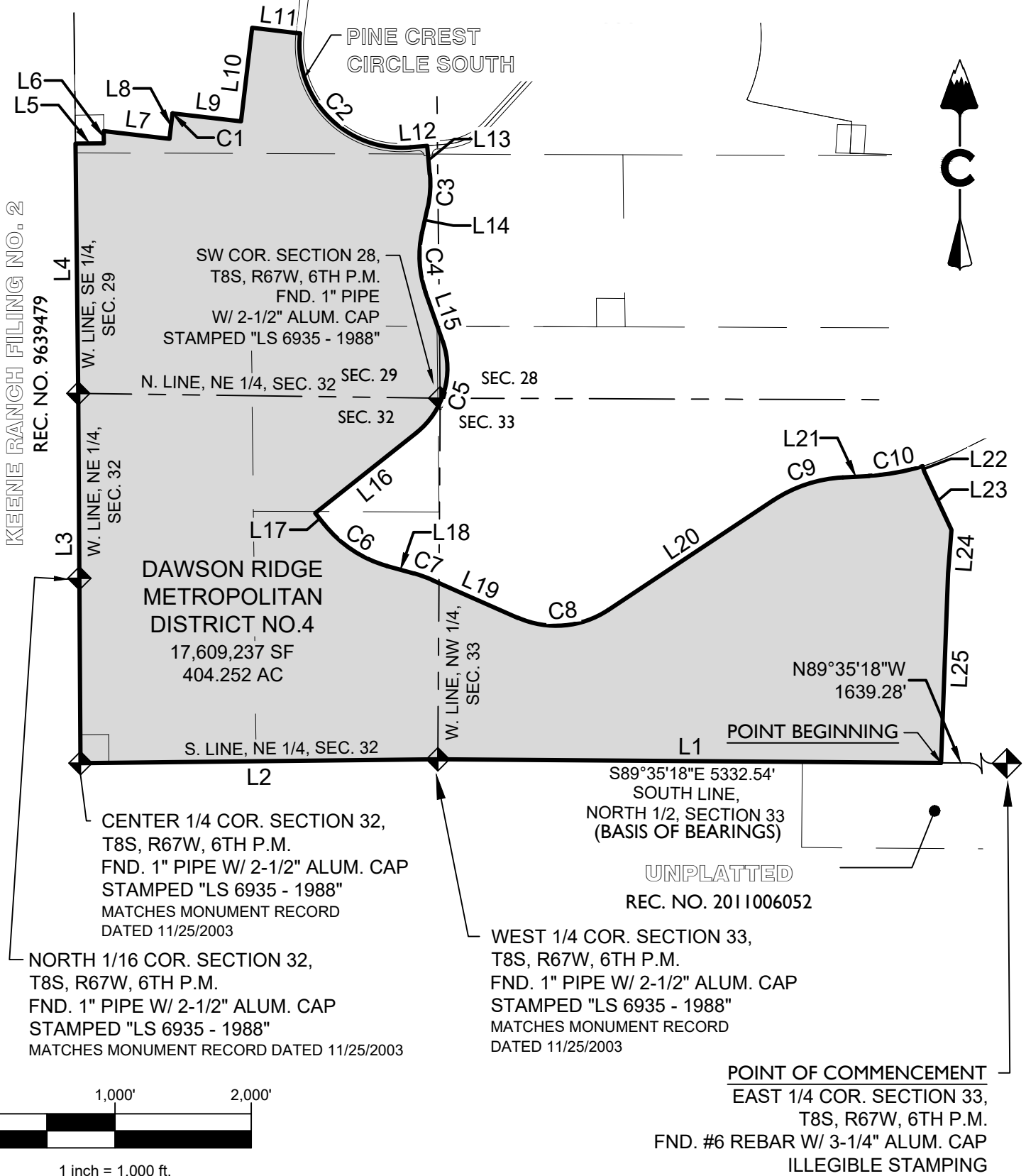


NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/16/2022
SHEET 2 OF 5
DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT



PARCEL CONTAINS 17,609,237 SQUARE FEET OR 404.252 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 8/16/2022
SHEET 3 OF 5

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3693.26'	N 89°35'18" W
L2	2623.41'	S 89°21'58" W
L3	2714.18'	N 0°19'46" W
L4	1832.64'	N 0°39'34" W
L5	208.71'	N 89°20'26" E
L6	89.94'	N 0°39'34" W
L7	486.19'	S 83°18'53" E
L8	187.25'	N 6°41'23" E
L9	506.85'	S 83°18'53" E
L10	691.04'	N 6°41'07" E
L11	355.02'	S 83°17'30" E
L12	124.24'	N 85°02'14" E
L13	211.17'	S 4°57'46" E
L14	191.41'	S 12°26'19" W
L15	385.97'	S 19°10'50" E
L16	948.24'	S 51°30'55" W
L17	103.70'	S 38°29'05" E
L18	206.99'	S 74°17'25" E
L19	689.20'	S 66°11'52" E
L20	1450.84'	N 56°21'38" E
L21	193.35'	N 86°53'57" E
L22	40.04'	S 17°10'28" E
L23	472.76'	S 25°03'18" E
L24	318.70'	S 4°35'59" W
L25	1392.26'	S 2°08'31" W

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/16/2022
 SHEET 4 OF 5

DRAWN BY: CT
 REVIEWED BY:



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	0.62'	580.00'	0°03'42"	N6°42'58"E	0.62'
C2	1330.87'	750.00'	101°40'16"	S44°07'38"E	1163.00'
C3	242.97'	800.00'	17°24'05"	S3°44'17"W	242.04'
C4	441.49'	800.00'	31°37'09"	S3°22'16"E	435.91'
C5	740.33'	600.00'	70°41'45"	S16°10'02"W	694.25'
C6	562.43'	900.00'	35°48'20"	S56°23'15"E	553.32'
C7	141.24'	1000.00'	8°05'33"	S70°14'39"E	141.12'
C8	693.13'	691.37'	57°26'30"	N85°04'53"E	664.47'
C9	546.92'	1026.11'	30°32'19"	N71°37'47"E	540.47'
C10	401.51'	1634.66'	14°04'23"	N79°51'44"E	400.50'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/16/2022
 SHEET 5 OF 5

DRAWN BY: CT
 REVIEWED BY:



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

DAWSON RIDGE METROPOLITAN DISTRICT NO. 5:

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28,

THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 843.37 FEET TO THE POINT OF BEGINNING;

THENCE N 89°47'47" W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 358.61 FEET;

THENCE N 26°35'24" W, A DISTANCE OF 199.26 FEET;

THENCE N 63°24'37" E, A DISTANCE OF 789.20 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 77°33'39" AND AN ARC LENGTH OF 622.70 FEET, THE CHORD OF WHICH BEARS S24°37'49"W, A DISTANCE OF 576.23 FEET;

THENCE S 63°24'37" W, A DISTANCE OF 19.89 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 217,803 SQUARE FEET OR 5.000 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF SAID SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 89°21'58" W, FROM THE SOUTHEAST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935 - 1988", TO THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935 - 1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

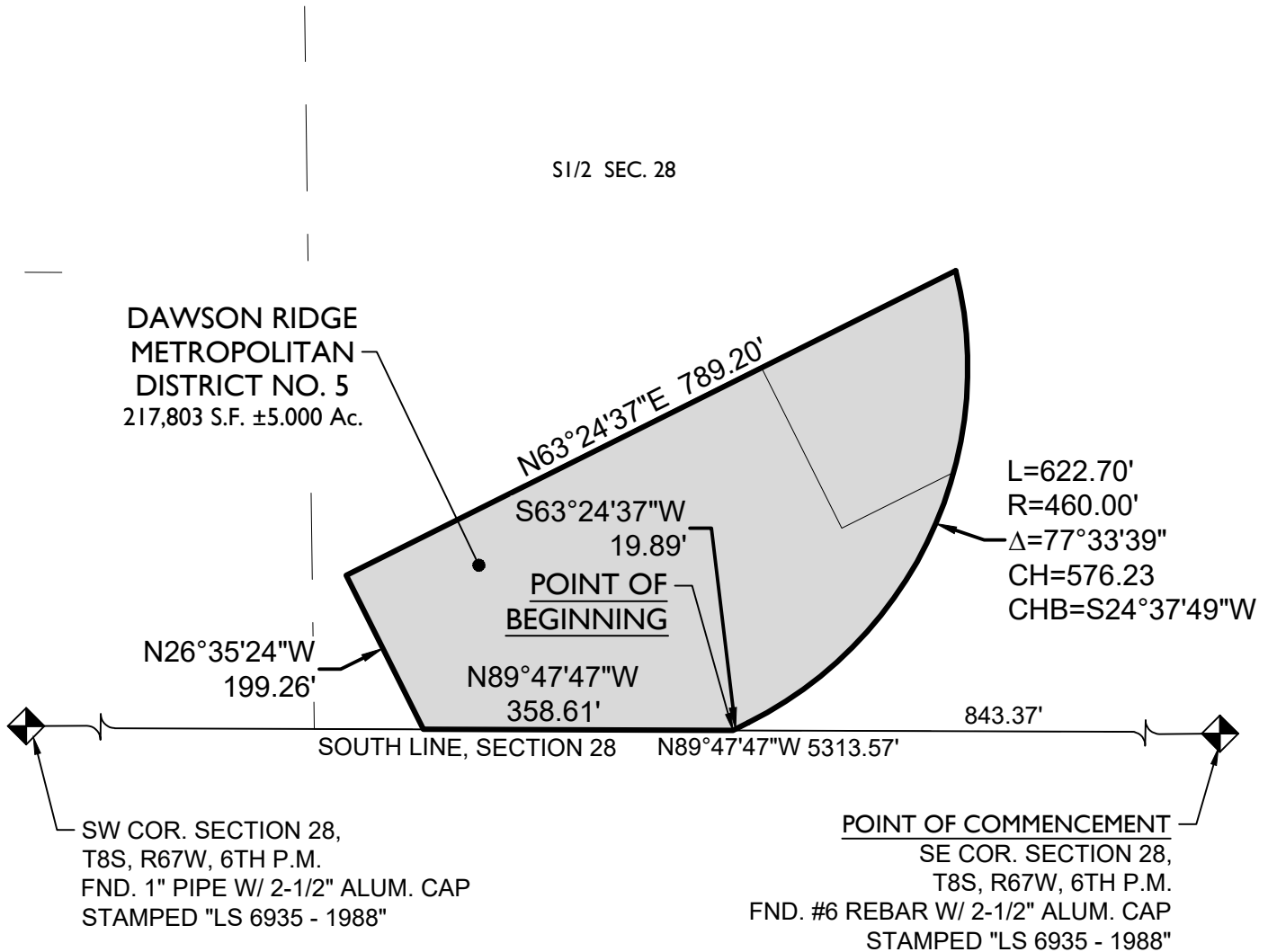
PROJECT: 20-224
DATE: 8/15/2022
SHEET 1 OF 2

DRAWN BY: CT
REVIEWED BY:

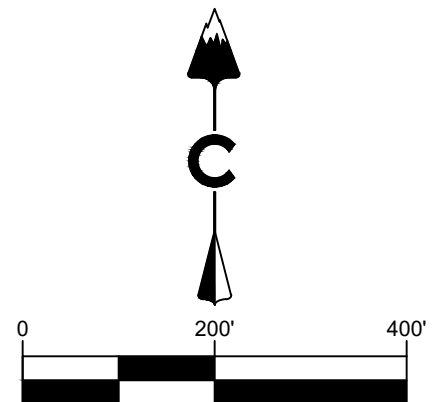
CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT



NI/2 SEC. 33



1 inch = 200 ft.

PARCEL CONTAINS 217,803 SQUARE FEET OR 5.000 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 8/15/2022
SHEET 2 OF 2

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

WESTFIELD METROPOLITAN DISTRICT NO. 1:

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 22:

THENCE S 89° 30' 21" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 963.93 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15° 17' 57" W, ALONG THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 3278.14 FEET TO THE NORTHEAST CORNER OF TERRITORIAL ROAD, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO 8816440, IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 89° 40' 41" W, ALONG THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO THE NORTHWEST CORNER OF SAID DEED, ALSO BEING THE A POINT ON THE EAST LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS THE FOLLOWING FIVE (5) COURSES:

1. N 17° 17' 13" E, A DISTANCE OF 557.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22;
2. S 89° 27' 27" E ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 65.00 FEET;
3. N 00° 22' 15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS SUBDIVISION;
4. S 89° 30' 19" E, A DISTANCE OF 1315.66 FEET TO THE SOUTHEAST CORNER OF LOT 3, SAID TWIN OAKS SUBDIVISION;
5. N 00° 20' 29" W, A DISTANCE OF 1329.37 FEET TO THE NORTHEAST CORNER OF LOT 4, SAID TWIN OAKS SUBDIVISION AND THE POINT OF BEGINNING;

CONTAINING AN AREA OF 4,167,782 SQUARE FEET OR 95.679 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'21" W, FROM THE NORTHEAST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 5 FOOT DIAMETER CONCRETE PILLAR WITH 8 INCH DIAMETER PIPE TO THE NORTH QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 38002-2020", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



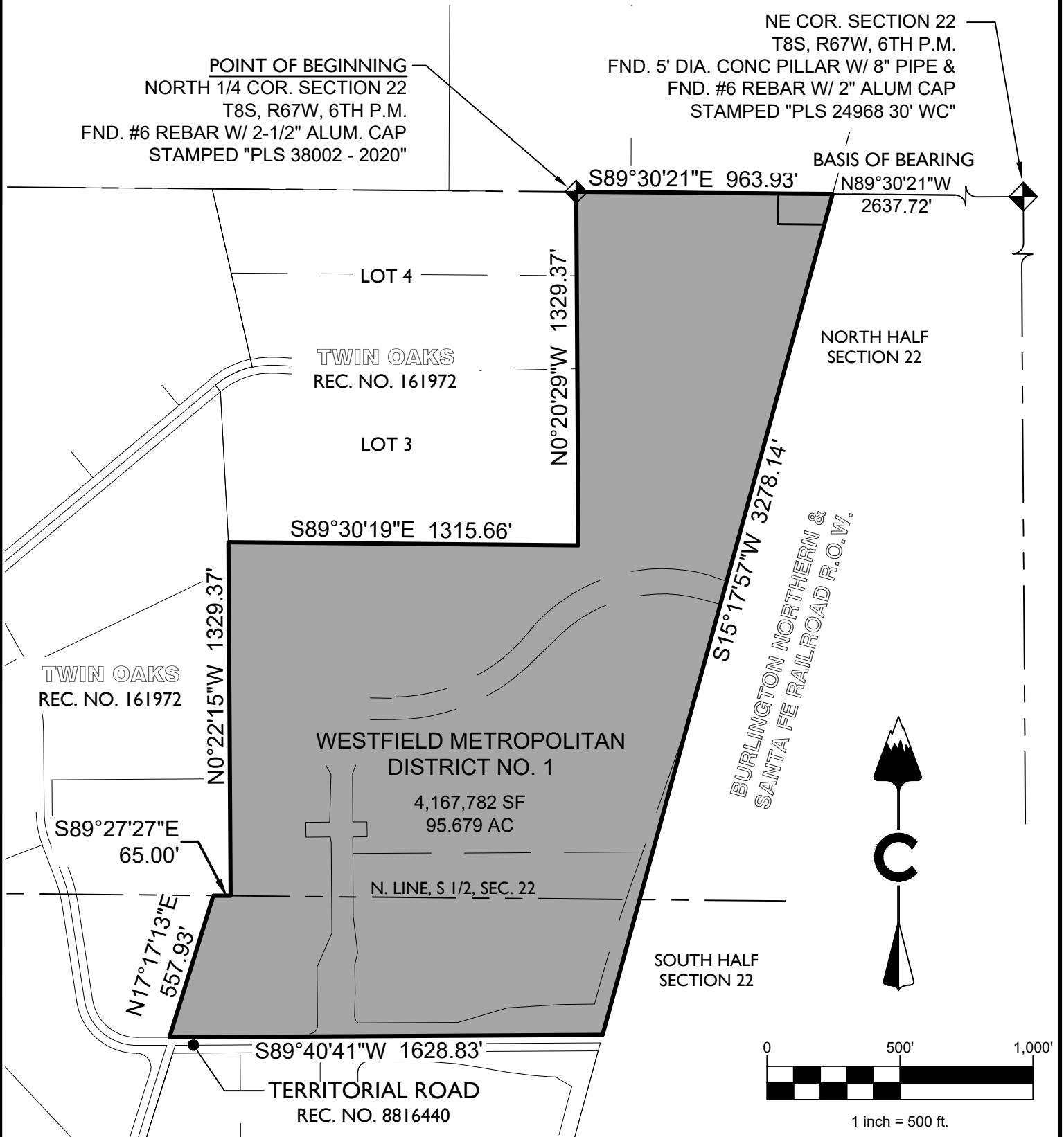
MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 5/24/2022
SHEET 1 OF 2
DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT



PARCEL CONTAINS 4,167,782 SQUARE FEET OR 95.679 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224

DATE: 5/24/2022

SHEET 2 OF 2

DRAWN BY: CT

REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

WESTFIELD METROPOLITAN DISTRICT NO. 2:

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 15 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 15:

THENCE S 89° 47' 57" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 15, A DISTANCE OF 4480.39 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE ALONG THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S 22° 19' 14" W, 820.77 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6351.10 FEET, A CENTRAL ANGLE OF 06° 42' 36" AND AN ARC LENGTH OF 743.78 FEET, THE CHORD OF WHICH BEARS S 18° 53' 13" W, A DISTANCE OF 743.36 FEET;
3. THENCE S 15° 09' 02" W, A DISTANCE OF 1223.49 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER SAID SECTION 22;

THENCE N 89° 30' 21" W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 963.93 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22 AND THE NORTHEAST CORNER OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EAST AND NORTH LINE OF SAID TWIN OAKS THE FOLLOWING TWO (2) COURSES:

1. S 00° 20' 29" E, A DISTANCE OF 1329.37 FEET TO THE SOUTHEAST CORNER OF LOT 3, SAID TWIN OAKS;
2. N 89° 30' 19" W, A DISTANCE OF 1315.66 TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS;

THENCE N 03°03'13" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45' TO THE NORTHWEST CORNER OF LOT 3, SAID TWIN OAKS;

THENCE N 39° 55' 38" W, 30.00 FEET TO A POINT OF CURVATURE ON THE CENTERLINE OF BRISCOE LANE, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE CENTERLINE OF SAID BRISCOE LANE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27° 16' 16" AND AN ARC LENGTH OF 156.74 FEET, THE CHORD OF WHICH BEARS N 63° 42' 30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 4, SAID TWIN OAKS;

THENCE N 12° 39' 22" W, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 657.67 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTIONS 15 AND 22, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4;

THENCE N 89° 31' 57" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1266.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE N 00° 11' 49" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2629.24 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 12,286,437 SQUARE FEET OR 282.058 ACRES, MORE OR LESS.

(CONTINUED ON SHEET 2)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224

DRAWN BY: CT

DATE: 5/19/2022

REVIEWED BY:

SHEET 1 OF 3

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 89°47'57" E, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 6935 - 1988" TO THE EAST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 23581 - 2012", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



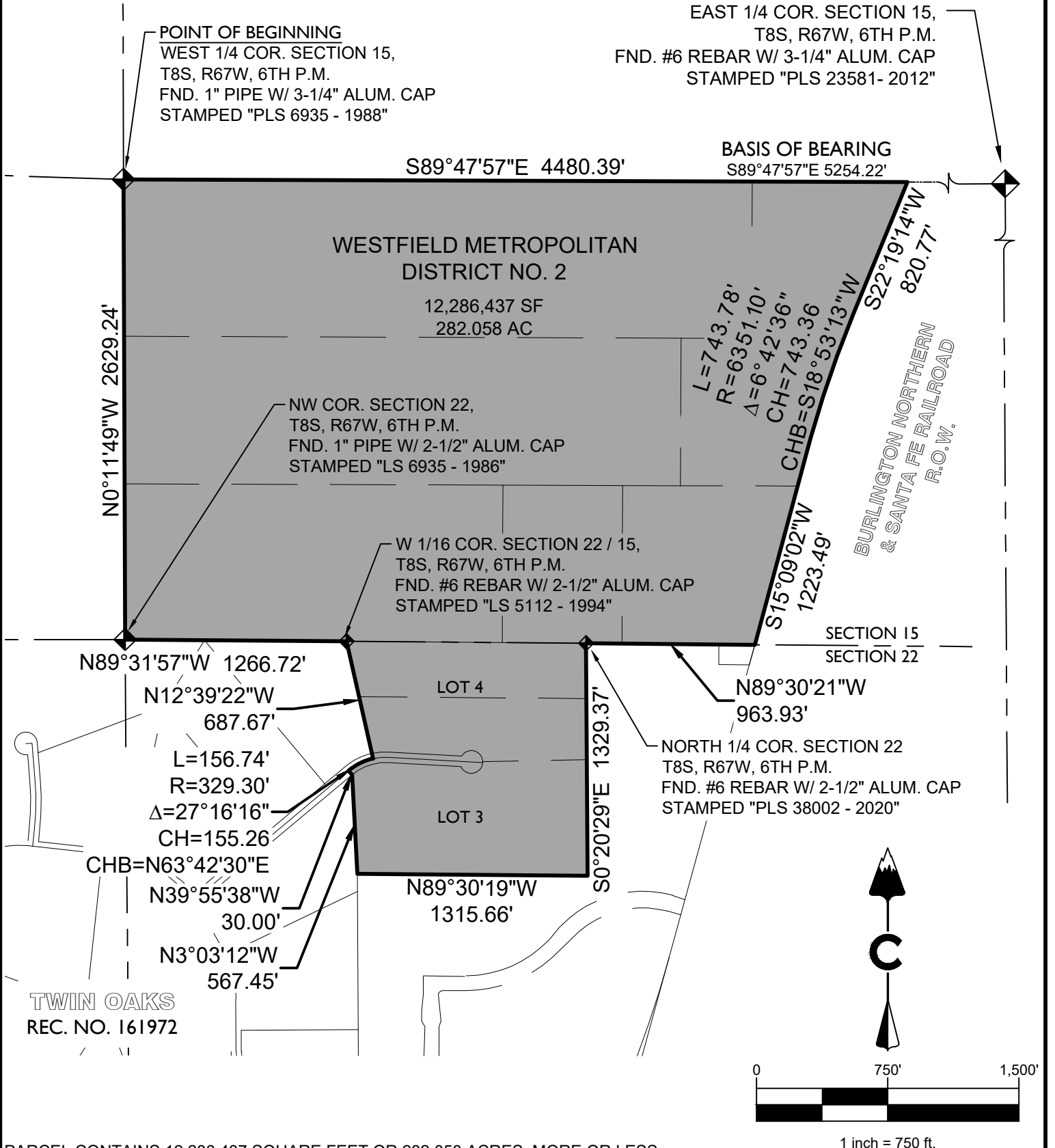
NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 5/19/2022
SHEET 2 OF 3

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT



PARCEL CONTAINS 12,286,437 SQUARE FEET OR 282.058 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224

DATE: 5/19/2022

SHEET 3 OF 3

DRAWN BY: CT

REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT A-2

Inclusion Area Legal Description

EXHIBIT

DAWSON RIDGE METROPOLITAN DISTRICT OVERALL BOUNDARY

A PARCEL OF LAND SITUATED IN PORTIONS OF SECTIONS 21, 22, 27, 28, 29, 32, 33 AND 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28, ALSO BEING THE SOUTHEAST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078 IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 00° 02' 04" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 AND ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH, A DISTANCE OF 1322.70 FEET TO THE SOUTH ONE SIXTEENTH CORNER OF SAID SECTIONS 20 AND 21, ALSO BEING THE SOUTHWEST CORNER OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT THE FOLLOWING THREE (3) COURSES:

1. S 89° 55' 51" E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALOF OF SAID SECTION 21, A DISTANCE OF 4017.52 FEET TO THE SOUTHEAST ONE SIXTEENTH CORNER OF SAID SECTION 21 ;
2. S 89° 56' 12" E, A DISTANCE OF 1268.65 FEET TO THE SOUTH ONE SIXTEENTH CORNER OF SAID SECTIONS 21 AND 22;
3. S 89° 28' 35" E, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF TWIN OAKS ROAD RIGHT-OF-WAY;

THENCE S 02° 01' 48" E, ALONG SAID WEST LINE, A DISTANCE OF 52.10 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440 IN SAID DOUGLAS BOUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID TERRITORIAL ROAD THE FOLLOWING THREE (3) COURSES:

1. N 87° 58' 41" E, A DISTANCE OF 109.24 FEET TO A POINT ON CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28° 36' 44", AND AN ARC LENGTH OF 122.69 FEET, THE CHORD OF WHICH BEARS N 73° 40' 19" E, A DISTANCE OF 121.42 FEET;
3. N 59° 21' 57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS;

THENCE S 89° 28' 35" E ALONG THE SOUTH LINE OF SAID TWIN OAKS, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS;

THENCE N 17° 17' 13" E, ALONG THE EAST LINE OF SAID TWIN OAKS, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19", AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS N 33° 13' 23" E, A DISTANCE OF 109.26 FEET;
2. THENCE N 17° 17' 17" E, A DISTANCE OF 534.53 FEET TO A POINT ON THE SOUTH LINE OF SAID TERRITORIAL ROAD;

THENCE N 89° 40' 41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, IN SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

1. S 89° 46' 16" W, A DISTANCE OF 678.73 FEET;
2. S 00° 19' 26" W, A DISTANCE OF 600.54 FEET;
3. S 89° 29' 06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE N 00° 02' 14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET;

THENCE S 15° 19' 54" W, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;

THENCE N 89° 35' 18" W, ALONG SAID SOUTH LINE A DISTANCE OF 5123 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 33;

THENCE S 89° 21' 58" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2623.41 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 32, ALSO A POINT ON THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS;

THENCE N 00° 19' 46" W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2714.18 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;

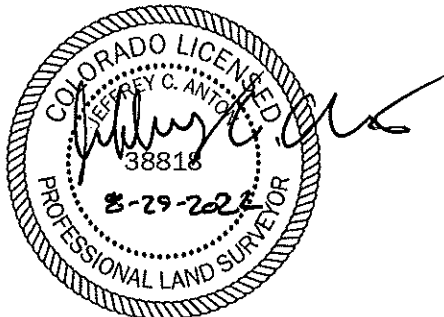
THENCE N 00° 39' 34" W ALONG SAID WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.90 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, ALSO BEING THE NORTHEAST CORNER OF SAID KEENE RANCH;

THENCE S 89° 02' 42" E, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2661.01' TO THE POINT OF BEGINNING;

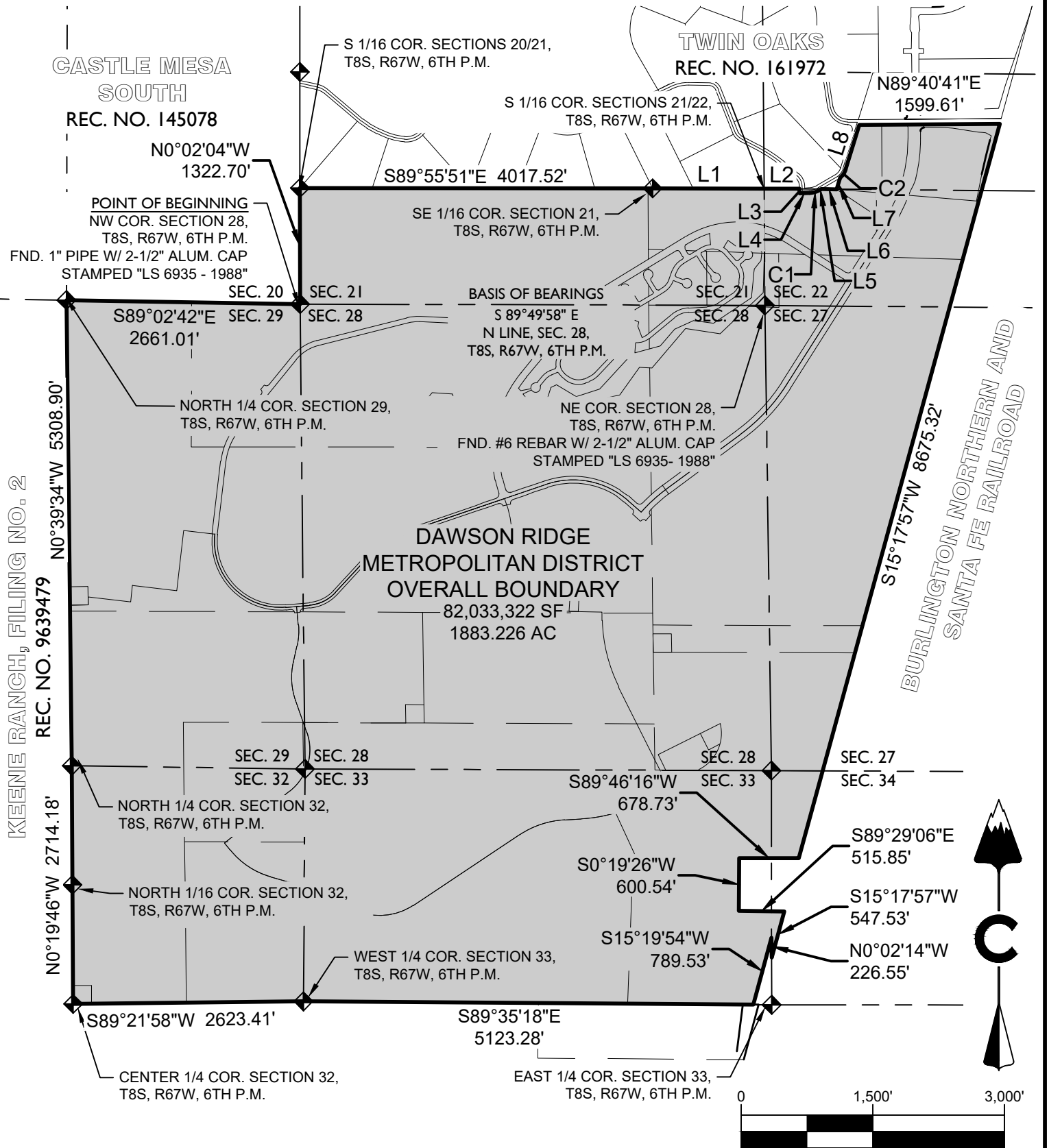
CONTAINING AN AREA OF 82,033,322 SQUARE FEET OR 1883.226 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 89°49'58" E, FROM THE NORTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935 - 1988" TO THE NORTHEAST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935 - 1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

JEFFREY C ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



EXHIBIT



PARCEL CONTAINS 82,033,322 SQUARE FEET OR 1883.226 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 8/29/2022
SHEET 3 OF 4

DRAWN BY: CT
REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1268.65'	S 89°56'12" E
L2	404.37'	S 89°28'35" E
L3	52.10'	S 2°01'48" E
L4	109.24'	N 87°58'41" E
L5	23.19'	N 59°21'57" E
L6	174.31'	S 89°28'35" E
L7	139.27'	N 17°17'13" E
L8	534.53'	N 17°17'17" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	122.69'	245.68'	28°36'44"	N73°40'19"E	121.42'
C2	110.69'	198.98'	31°52'19"	N33°13'23"E	109.26'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/29/2022
 SHEET 4 OF 4

DRAWN BY: CT
 REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

WESTFIELD METROPOLITAN DISTRICT OVERALL BOUNDARY

A PARCEL OF LAND SITUATED IN PORTIONS OF SECTIONS 10, 11, 15 AND 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE N 00° 11' 49" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2629.24 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE N 00° 11' 04" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2629.61 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE N 89° 54' 15" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1309.00 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTIONS 10 & 15;

THENCE N 00° 12' 48" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1358.88 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 10;

THENCE S 89° 28' 36" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1304.03 FEET TO THE SOUTH SIXTEENTH C-C CORNER OF SAID SECTION 10;

THENCE N 00° 34' 11" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1304.88 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE S 89° 27' 23" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 172.92 FEET TO A POINT ON THE SOUTH LINE OF THE PLUM CREEK BOULEVARD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2008054850, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE SOUTH LINE OF SAID PLUM CREEK BOULEVARD RIGHT-OF-WAY, THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 629.50 FEET, A CENTRAL ANGLE OF 30° 51' 10", AND AN ARC LENGTH OF 338.97 FEET, THE CHORD OF WHICH BEARS S 74° 01' 49" E, A DISTANCE OF 334.89 FEET;
2. S 89° 27' 25" E, A DISTANCE OF 548.00 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 735.50 FEET, A CENTRAL ANGLE OF 31° 42' 12" AND AN ARC LENGTH OF 406.97 FEET, THE CHORD OF WHICH BEARS S 73° 36' 19" E, A DISTANCE OF 401.80 FEET;
4. S 32° 14' 47" W, A DISTANCE OF 6.00 FEET;
5. S 57° 45' 13" E, A DISTANCE OF 1261.04 FEET;
6. N 32° 14' 47" E, A DISTANCE OF 6.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
7. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 837.98 FEET, A CENTRAL ANGLE OF 16° 53' 10" AND AN ARC LENGTH OF 246.97 FEET, THE CHORD OF WHICH BEARS S 66° 39' 49" E, A DISTANCE OF 246.08 FEET;
8. S 75° 34' 16" E, A DISTANCE OF 120.76 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE ALONG SAID WEST LINE, THE FOLLOWING TWENTY TWO (22) COURSES:

1. S 35° 34' 33" W, A DISTANCE OF 142.53 FEET TO A POINT OF NON-TANGENT CURVATURE;

2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1028.93 FEET, A CENTRAL ANGLE OF 35° 28' 40" AND AN ARC LENGTH OF 637.12 FEET, THE CHORD OF WHICH BEARS S 17° 50' 11" W, A DISTANCE OF 626.99 FEET;
3. N 89° 53' 26" E, A DISTANCE OF 21.90 FEET;
4. S 01° 47' 18" E, A DISTANCE OF 175.27 FEET;
5. S 07° 57' 15" W, A DISTANCE OF 130.56 FEET;
6. S 01° 12' 28" E, A DISTANCE OF 487.10 FEET;
7. S 12° 05' 41" E, A DISTANCE OF 76.80 FEET;
8. S 01° 29' 09" E, A DISTANCE OF 52.58 FEET;
9. S 89° 53' 26" W, A DISTANCE OF 4.52 FEET TO A POINT OF NON-TANGENT CURVATURE;
10. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1859.36 FEET, A CENTRAL ANGLE OF 07° 08' 12" AND AN ARC LENGTH OF 231.60 FEET, THE CHORD OF WHICH BEARS S 08° 38' 50" W, A DISTANCE OF 231.45 FEET;
11. S 12° 16' 24" W, A DISTANCE OF 1063.65 FEET;
12. S 89° 52' 02" W, A DISTANCE OF 40.96 FEET;
13. S 12° 16' 56" W, A DISTANCE OF 61.47 FEET;
14. N 89° 57' 13" W, A DISTANCE OF 20.46 FEET;
15. S 12° 16' 56" W, A DISTANCE OF 302.67 FEET;
16. S 89° 57' 08" E, A DISTANCE OF 20.46 FEET;
17. S 12° 16' 56" W, A DISTANCE OF 666.61 FEET;
18. S 88° 19' 21" W, A DISTANCE OF 24.91 FEET;
19. S 22° 19' 14" W, A DISTANCE OF 1229.88 FEET TO A POINT OF NON-TANGENT CURVATURE;
20. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6351.10 FEET, A CENTRAL ANGLE OF 06° 42' 36" AND AN ARC LENGTH OF 743.78 FEET, THE CHORD OF WHICH BEARS S 18° 53' 13" W, A DISTANCE OF 743.36 FEET;
21. S 15° 09' 02" W, A DISTANCE OF 1223.49 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;
22. S 15° 17' 57" W, A DISTANCE OF 3278.14 FEET TO NORTHEAST CORNER OF TERRITORIAL ROAD, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89° 40' 41" W, ALONG THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO THE NORTHEAST CORNER OF SAID DEED, ALSO BEING A POINT ON THE EAST LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS, THE FOLLOWING THREE (3) COURSES:

1. N 17° 17' 13" E, A DISTANCE OF 557.93 FEET;
2. S 89° 27' 27" E, A DISTANCE OF 65.00 FEET;
3. N 00° 22' 15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS;

THENCE N 03° 03' 12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE N 39° 55' 38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE CENTERLINE OF BRISCOE LANE, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;

THENCE ALONG SAID CENTERLINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27° 16' 16" AND AN ARC LENGTH OF 156.74 FEET, THE CHORD OF WHICH BEARS N 63° 42' 30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12° 39' 22" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 4, SAID TWIN OAKS;
THENCE N 12° 39' 22" W, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 657.67 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTIONS 15 & 22, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4;
THENCE N 89° 31' 57" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1266.72 FEET TO THE POINT OF BEGINNING;

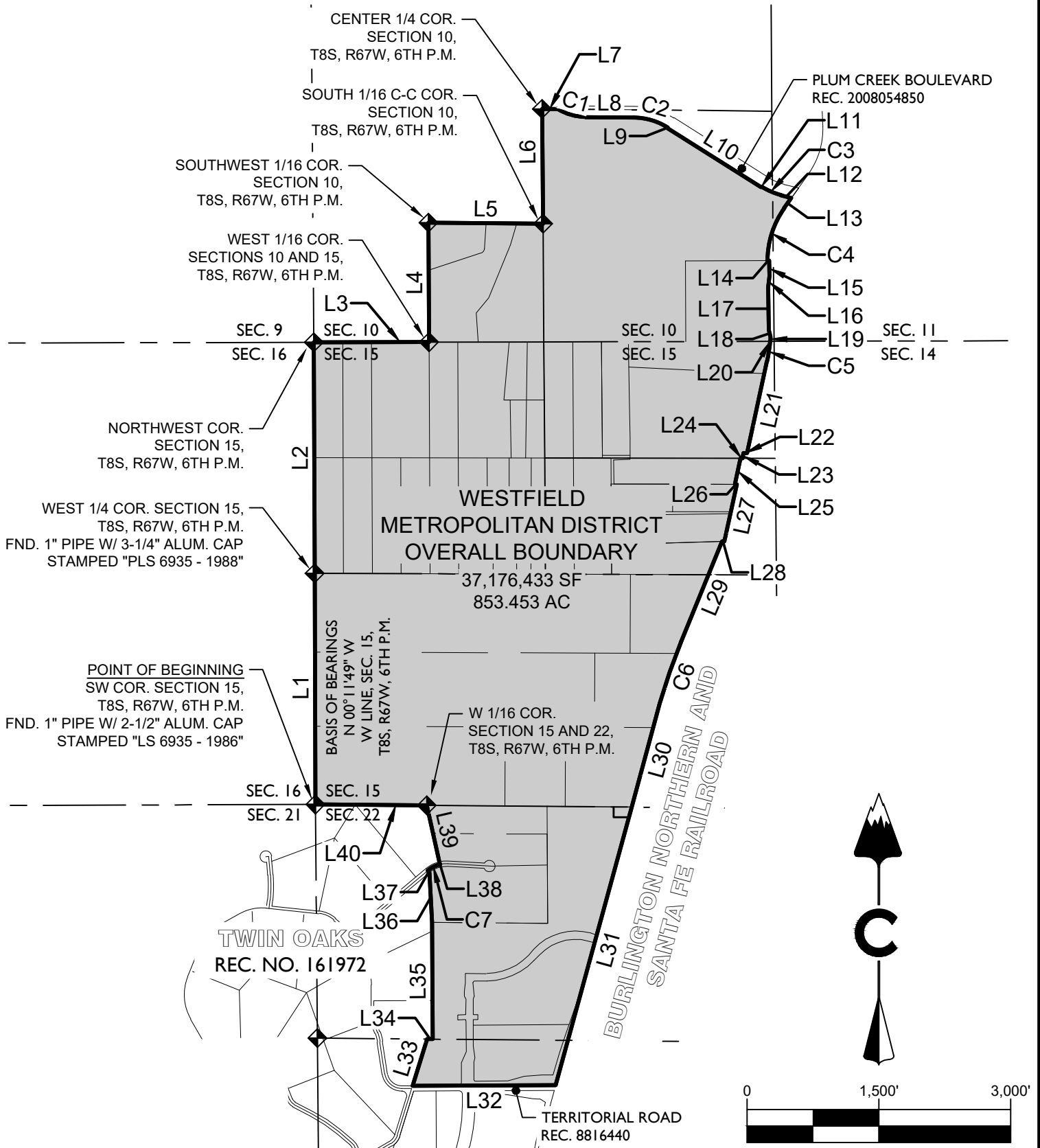
CONTAINING AN AREA OF 37,176,433 SQUARE FEET OR 853.453 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N00°11'49"W, FROM THE SOUTHWEST CORNER OF SAID SECTION 15, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 6935" TO THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A 1" PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.

EXHIBIT



PARCEL CONTAINS 37,176,433 SQUARE FEET OR 853.453 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 8/29/2022
SHEET 4 OF 6

DRAWN BY: CT
REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2629.24'	N 0°11'49" W
L2	2629.61'	N 0°11'04" W
L3	1309.00'	N 89°54'15" E
L4	1358.88'	N 0°12'48" W
L5	1304.03'	S 89°28'36" E
L6	1304.88'	N 0°34'11" W
L7	172.92'	S 89°27'23" E
L8	548.00'	S 89°27'25" E
L9	6.00'	S 32°14'47" W
L10	1261.04'	S 57°45'13" E
L11	6.00'	N 32°14'47" E
L12	120.76'	S 75°34'16" E
L13	142.53'	S 35°34'33" W
L14	21.90'	N 89°53'26" E
L15	175.27'	S 1°47'18" E
L16	130.56'	S 7°57'15" W
L17	487.10'	S 1°12'28" E
L18	76.80'	S 12°05'41" E
L19	52.58'	S 1°29'09" E
L20	4.52'	S 89°53'26" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	1063.65'	S 12°16'24" W
L22	40.96'	S 89°52'02" W
L23	61.47'	S 12°16'56" W
L24	20.46'	N 89°57'13" W
L25	302.67'	S 12°16'56" W
L26	20.46'	S 89°57'08" E
L27	666.61'	S 12°16'56" W
L28	24.91'	S 88°19'21" W
L29	1229.88'	S 22°19'14" W
L30	1223.49'	S 15°09'02" W
L31	3278.14'	S 15°17'57" W
L32	1628.83'	S 89°40'41" W
L33	557.93'	N 17°17'13" E
L34	65.00'	S 89°27'27" E
L35	1329.37'	N 0°22'15" W
L36	567.45'	N 3°03'12" W
L37	30.00'	N 39°55'38" W
L38	30.00'	N 12°39'22" W
L39	657.67'	N 12°39'22" W
L40	1266.72'	N 89°31'57" W

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/29/2022
 SHEET 5 OF 6
 DRAWN BY: CT
 REVIEWED BY: JCA

CORE

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	338.97'	629.50'	30°51'10"	S74°01'49"E	334.89'
C2	406.97'	735.50'	31°42'12"	S73°36'19"E	401.80'
C3	246.97'	837.98'	16°53'10"	S66°39'49"E	246.08'
C4	637.12'	1028.93'	35°28'40"	S17°50'11"W	626.99'
C5	231.60'	1859.36'	7°08'12"	S8°38'50"W	231.45'
C6	743.78'	6351.10'	6°42'36"	S18°53'13"W	743.36'
C7	156.74'	329.30'	27°16'16"	N63°42'30"E	155.26'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/29/2022
 SHEET 6 OF 6

DRAWN BY: CT
 REVIEWED BY: JCA



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

WESTFIELD METROPOLITAN DISTRICT NO. 2 INCLUSION PARCEL

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 10 AND THE NORTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 15,
THENCE N 00° 11' 04" W, ALONG THE WEST LINE OF THE NORTH HALF OF SAID SECTION 15, A DISTANCE OF 2629.61 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE N 89° 54' 15" E, ALONG THE NORTH LINE OF THE NORTH HALF OF SAID SECTION 15, A DISTANCE OF 1309.00 FEET TO THE WEST SIXTEENTH CORNER OF SECTIONS 10 & 15;
THENCE N 00° 12' 48" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1358.88 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 10;
THENCE S 89° 28' 36" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1304.03 FEET TO THE SOUTH SIXTEENTH C-C CORNER, SAID SECTION 10;
THENCE N 00° 34' 11" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1304.88 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;
THENCE S 89° 27' 23" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, DISTANCE OF 172.92 FEET TO A POINT ON THE SOUTH LINE OF THE PLUM CREEK BOULEVARD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2008054850, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE SOUTH LINE OF SAID PLUM CREEK RIGHT-OF-WAY, THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 629.50 FEET, A CENTRAL ANGLE OF 30° 51' 10", AND AN ARC LENGTH OF 338.97 FEET, THE CHORD OF WHICH BEARS S 74° 01' 49" E, A DISTANCE OF 334.89 FEET;
2. S 89° 27' 25" E, A DISTANCE OF 548.00 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 735.50 FEET, A CENTRAL ANGLE OF 31° 42' 12" AND AN ARC LENGTH OF 406.97 FEET, THE CHORD OF WHICH BEARS S 73° 36' 19" E, A DISTANCE OF 401.80 FEET;
4. S 32° 14' 47" W, A DISTANCE OF 6.00 FEET;
5. S 57° 45' 13" E, A DISTANCE OF 1261.04 FEET;
6. N 32° 14' 47" E, A DISTANCE OF 6.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
7. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 837.98 FEET, A CENTRAL ANGLE OF 16° 53' 10" AND AN ARC LENGTH OF 246.97 FEET, THE CHORD OF WHICH BEARS S 66° 39' 49" E, A DISTANCE OF 246.08 FEET;
8. S 75° 34' 16" E, A DISTANCE OF 120.76 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

(CONTINUED ON SHEET 2)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/15/2022
SHEET 1 OF 4

DRAWN BY: J.ANTON
REVIEWED BY: M.SMALL

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

THENCE ALONG SAID WEST LINE, THE FOLLOWING NINETEEN (19) COURSES:

1. S 35° 34' 33" W, A DISTANCE OF 142.53 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1028.93 FEET, A CENTRAL ANGLE OF 35° 28' 40" AND AN ARC LENGTH OF 637.12 FEET, THE CHORD OF WHICH BEARS S 17° 50' 11" W, A DISTANCE OF 626.99 FEET;
3. N 89° 53' 26" E, A DISTANCE OF 21.90 FEET;
4. S 01° 47' 18" E, A DISTANCE OF 175.27 FEET;
5. S 07° 57' 15" W, A DISTANCE OF 130.56 FEET;
6. S 01° 12' 28" E, A DISTANCE OF 487.10 FEET;
7. S 12° 05' 41" E, A DISTANCE OF 76.80 FEET;
8. S 01° 29' 09" E, A DISTANCE OF 52.58 FEET;
9. S 89° 53' 26" W, A DISTANCE OF 4.52 FEET TO A POINT OF NON-TANGENT CURVATURE;
10. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1859.36 FEET, A CENTRAL ANGLE OF 07° 08' 12" AND AN ARC LENGTH OF 231.60 FEET, THE CHORD OF WHICH BEARS S 08° 38' 50" W, A DISTANCE OF 231.45 FEET;
11. S 12° 16' 24" W, A DISTANCE OF 1063.65 FEET;
12. S 89° 52' 02" W, A DISTANCE OF 40.96 FEET;
13. S 12° 16' 56" W, A DISTANCE OF 61.47 FEET;
14. N 89° 57' 13" W, A DISTANCE OF 20.46 FEET;
15. S 12° 16' 56" W, A DISTANCE OF 302.67 FEET;
16. S 89° 57' 08" E, A DISTANCE OF 20.46 FEET;
17. S 12° 16' 56" W, A DISTANCE OF 666.61 FEET;
18. S 88° 19' 21" W, A DISTANCE OF 24.91 FEET;
19. S 22° 19' 14" W, A DISTANCE OF 409.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 15;

THENCE N 89° 47' 57" W, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 15, A DISTANCE OF 4480.39 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 20,722,214 SQUARE FEET OR 475.717 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'57" E, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 6935" TO THE EAST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 23581", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



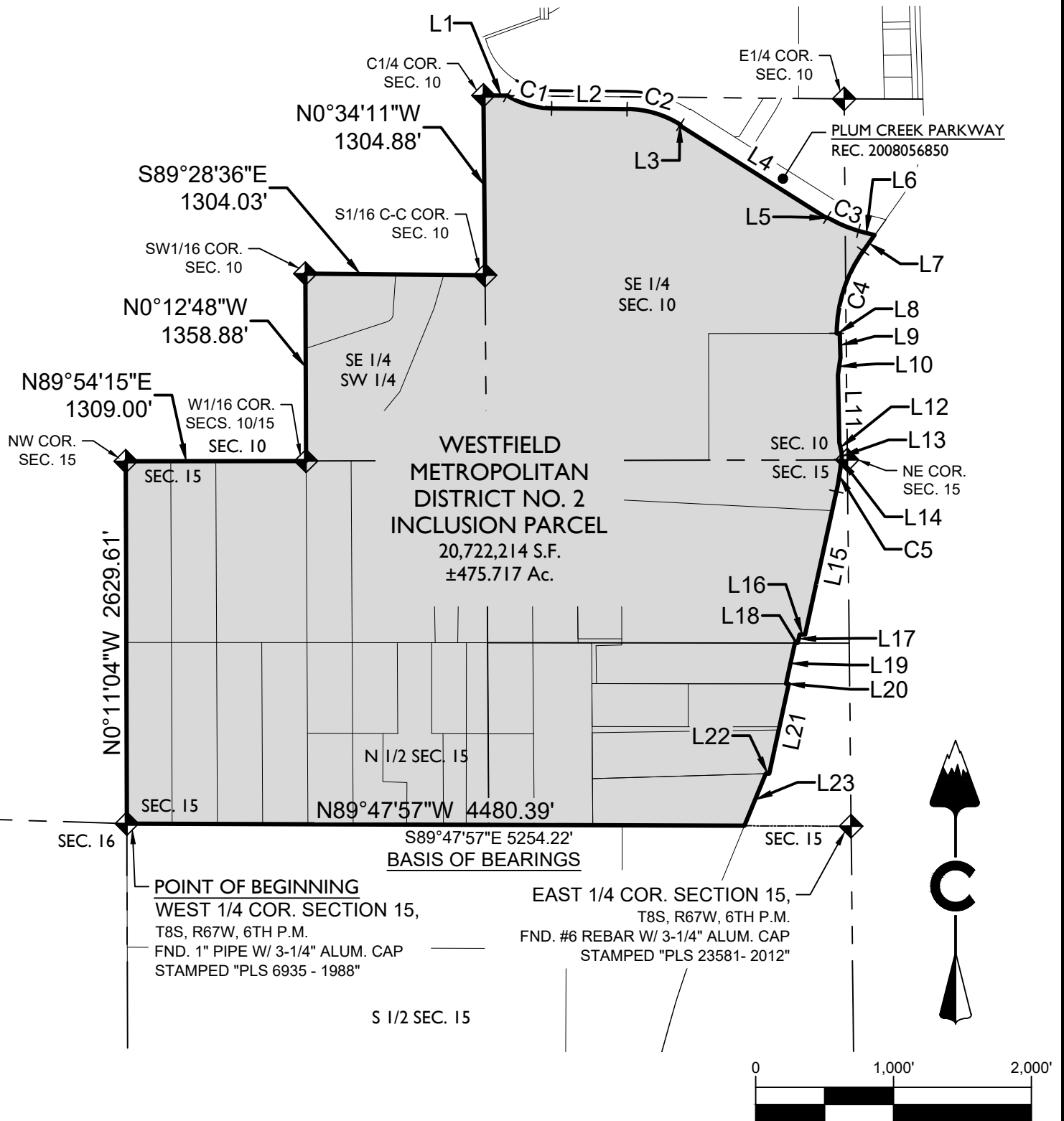
NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 8/15/2022
SHEET 2 OF 4

DRAWN BY: J.ANTON
REVIEWED BY: M.SMALL

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT



PARCEL CONTAINS 20,722,214 SQUARE FEET OR 475.717 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 8/15/2022
SHEET 3 OF 4

DRAWN BY: J.ANTON
REVIEWED BY: M.SMALL

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	172.92'	S 89°27'23" E
L2	548.00'	S 89°27'25" E
L3	6.00'	S 32°14'47" W
L4	1261.04'	S 57°45'13" E
L5	6.00'	N 32°14'47" E
L6	120.76'	S 75°34'16" E
L7	142.53'	S 35°34'33" W
L8	21.90'	N 89°53'26" E
L9	175.27'	S 1°47'18" E
L10	130.56'	S 7°57'15" W
L11	487.10'	S 1°12'28" E
L12	76.80'	S 12°05'41" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	52.58'	S 1°29'09" E
L14	4.52'	S 89°53'26" W
L15	1063.65'	S 12°16'24" W
L16	40.96'	S 89°52'02" W
L17	61.47'	S 12°16'56" W
L18	20.46'	N 89°57'13" W
L19	302.67'	S 12°16'56" W
L20	20.46'	S 89°57'08" E
L21	666.61'	S 12°16'56" W
L22	24.91'	S 88°19'21" W
L23	409.11'	S 22°19'14" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	338.97'	629.50'	30°51'10"	S74°01'49"E	334.89'
C2	406.97'	735.50'	31°42'12"	S73°36'19"E	401.80'
C3	246.97'	837.98'	16°53'10"	S66°39'49"E	246.08'
C4	637.12'	1028.93'	35°28'40"	S17°50'11"W	626.99'
C5	231.60'	1859.36'	7°08'12"	S8°38'50"W	231.45'

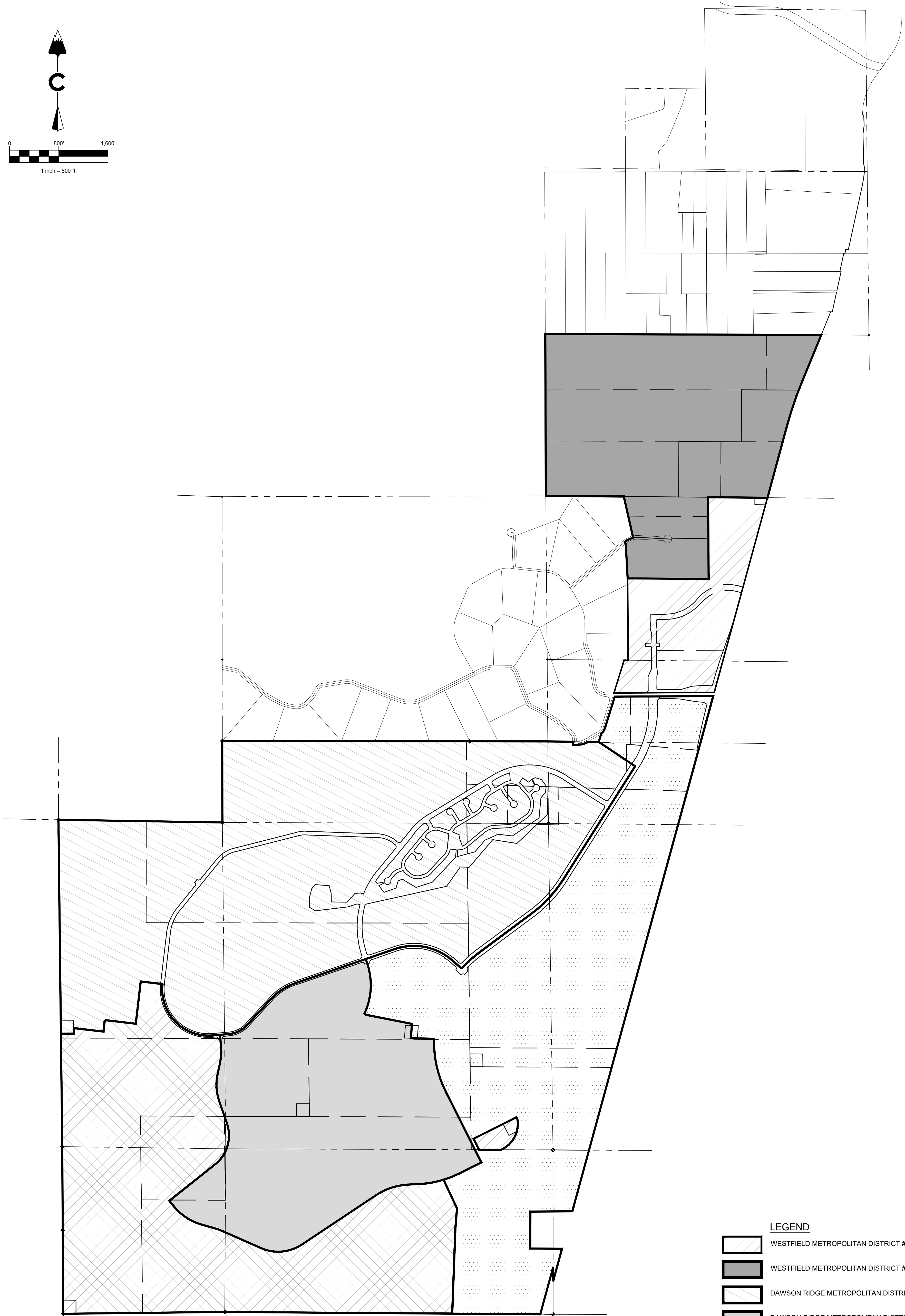
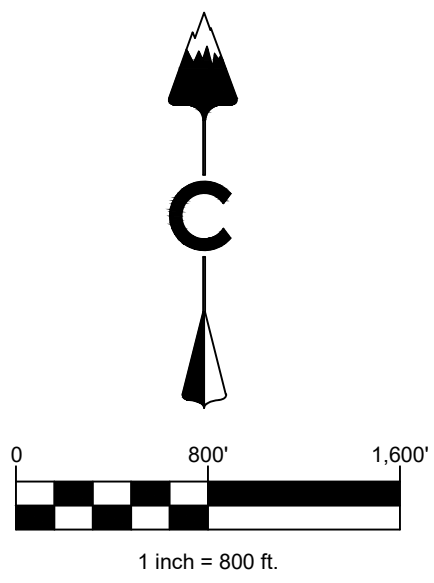
NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 20-224
 DATE: 8/15/2022
 SHEET 4 OF 4
 DRAWN BY: J.ANTON
 REVIEWED BY: M.SMALL

CORE

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT B-1

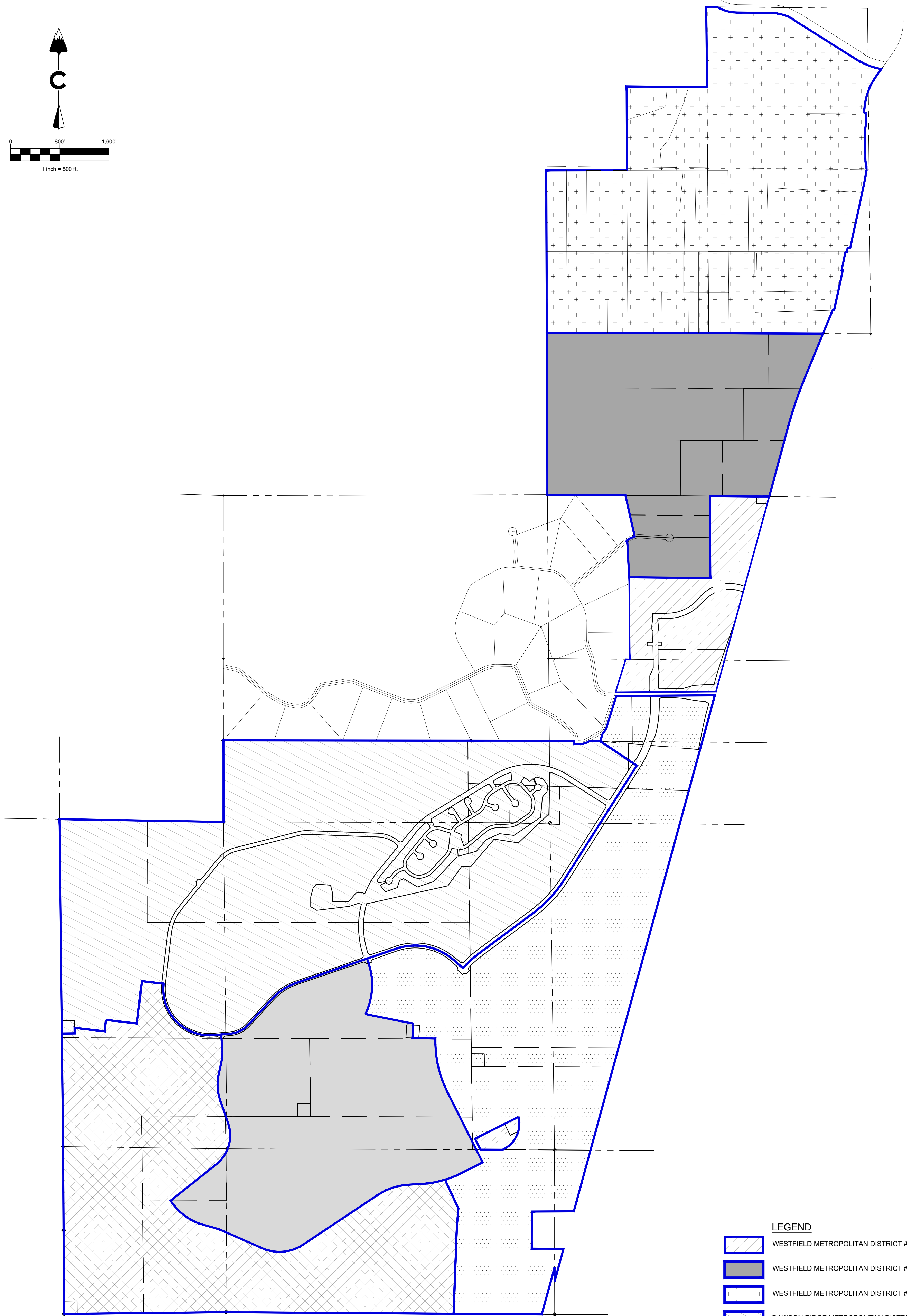
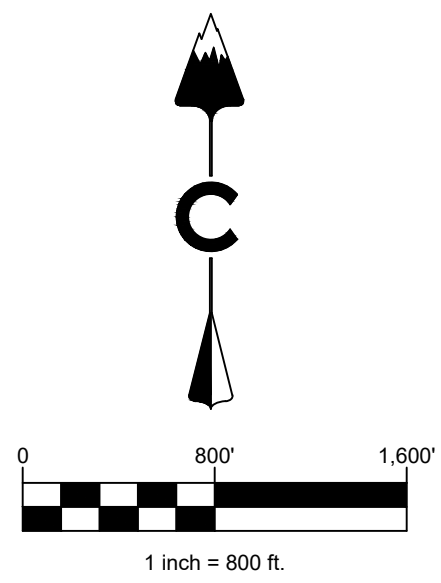
Initial District Boundary Maps





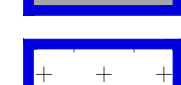



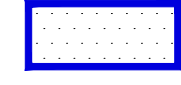

- LEGEND**
- WESTFIELD METROPOLITAN DISTRICT #1
 - WESTFIELD METROPOLITAN DISTRICT #2
 - DAWSON RIDGE METROPOLITAN DISTRICT #1
 - DAWSON RIDGE METROPOLITAN DISTRICT #2
 - DAWSON RIDGE METROPOLITAN DISTRICT #3
 - DAWSON RIDGE METROPOLITAN DISTRICT #4
 - DAWSON RIDGE METROPOLITAN DISTRICT #5

EXHIBIT B-2

Inclusion Area Boundary Map



LEGEND

-  WESTFIELD METROPOLITAN DISTRICT #1
-  WESTFIELD METROPOLITAN DISTRICT #2
-  WESTFIELD METROPOLITAN DISTRICT #2 - INCLUSION PARCEL
-  DAWSON RIDGE METROPOLITAN DISTRICT #1
-  DAWSON RIDGE METROPOLITAN DISTRICT #2
-  DAWSON RIDGE METROPOLITAN DISTRICT #3
-  DAWSON RIDGE METROPOLITAN DISTRICT #4
-  DAWSON RIDGE METROPOLITAN DISTRICT #5

JOB NO. 20-224

DATE: 8/17/2022
CAD: JCA

SHEET 1 OF 1

DAWSON RIDGE / WESTFIELD METROPOLITAN DISTRICT EXHIBIT
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

EXHIBIT C

Town of Castle Rock Vicinity Map

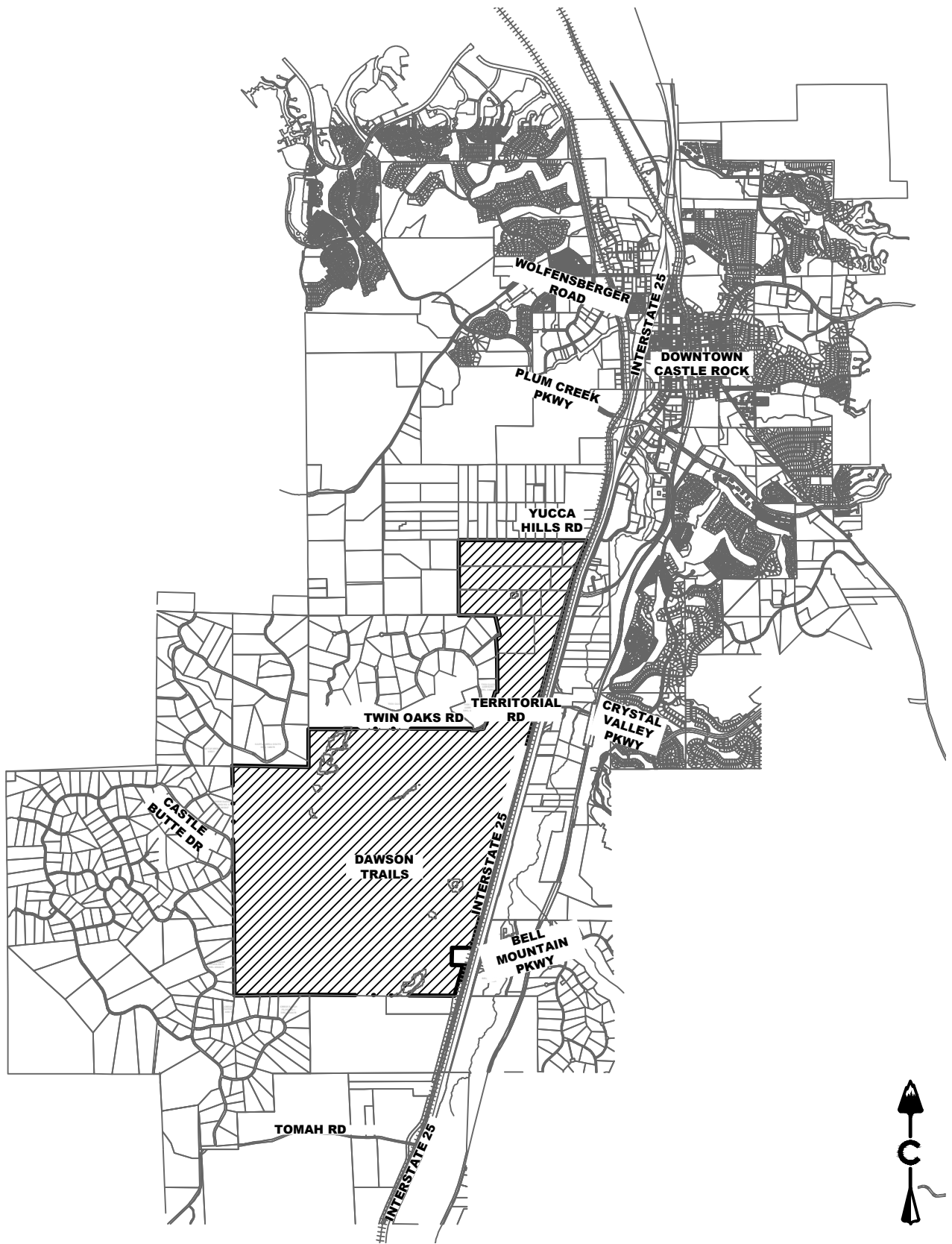


EXHIBIT D

Intergovernmental Agreement Among the Districts and the Town of Castle Rock

**INTERGOVERNMENTAL AGREEMENT AMONG
THE TOWN OF CASTLE ROCK, COLORADO
THE DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1 THROUGH 5
AND THE
WESTFIELD METROPOLITAN DISTRICT NOS. 1 AND 2**

THIS AGREEMENT is made and entered into as of this ____ day of _____, 2022, by and among the TOWN OF CASTLE ROCK, a home-rule municipal corporation of the State of Colorado (“Town”), the DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1 through 5, each quasi-municipal corporations and political subdivisions of the State of Colorado (the “Dawson Ridge Districts”), and the WESTFIELD METROPOLITAN DISTRICT NOS. 1 and 2, each quasi-municipal corporations and political subdivisions of the State of Colorado (the “Westfield Districts,” together with the Dawson Ridge Districts, the “Districts,” and individually a “District”). The Town and the Districts are each referred to herein as a “Party” and collectively referred to herein as the “Parties”.

RECITALS

WHEREAS, the Districts were organized to provide those services and to exercise powers as are more specifically set forth in the Amended and Restated Service Plan for Dawson Ridge Metropolitan District No. 1, Dawson Ridge Metropolitan District No. 2, Dawson Ridge Metropolitan District No. 3, Dawson Ridge Metropolitan District No. 4, Dawson Ridge Metropolitan District No. 5, Westfield Metropolitan District No. 1, and Westfield Metropolitan District No. 2, approved by the Town on September 6, 2022 (“Service Plan”); and

WHEREAS, the Service Plan requires that the Districts shall approve this Agreement at their first Board meeting after approval of the Service Plan; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“Agreement”); and

WHEREAS, all defined terms set forth herein shall have the same meaning as set forth in the Service Plan; and

WHEREAS, the Parties intend for this Agreement to amend and replace in their entirety all previous intergovernmental agreements by, between and among the various Parties.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Operations and Maintenance. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. Each District is authorized to implement the Capital Plan and Financial Plan set forth in the Service Plan within and without its boundaries. Each District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners' association in a manner consistent with the Town Land Use Approvals and other rules and regulations of the Town and applicable provisions of the Town Code. The Districts shall be authorized to own, operate and maintain Public Improvements not otherwise dedicated to the Town or another governmental entity.

2. Fire Protection. A District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town; provided, however, that the Districts shall be permitted and are hereby authorized to plan for, design, acquire, construct, install, relocate, redevelop, and finance, fire protection facilities, specifically including, but not limited to, fire stations necessary for the Project. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision. The Project will obtain its fire protection and emergency response services from the Town.

3. Dominant Eminent Domain Limitation. The Districts shall not utilize the power of dominant eminent domain against Town-owned property or Town-leased property without the prior written consent of the Town.

4. Construction Standards. Each District will ensure that Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of any other federal, state, or local governmental entities having proper jurisdiction, including the Colorado Department of Public Health and Environment. Each District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for the construction and installation of Public Improvements prior to performing such work.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the issuing District will obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high-yield securities; and (2) the structure of [insert designation of the Debt],

including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

For purposes of this Section, “privately placed debt” includes any Debt that is sold to a private entity, including financial institutions, developers, or other private entities, and which no offering document related to such sale is required.

6. Inclusion Limitation. A District shall not include within its boundaries any property outside the Service Area without the prior written consent of the Town. A District shall not include within its boundaries any property inside the Inclusion Area Boundaries without the prior written consent of the Town, except upon petition of the fee owner or owners of one hundred percent (100%) of such property as provided in Section 32-1-401(1)(a), C.R.S.

7. Overlap Limitation. The boundaries of a District shall not overlap a previously formed metropolitan district providing the same services as such District unless the aggregate mill levy for payment of Debt of such District and the overlapping District will not at any time exceed the Maximum Debt Mill Levy of such District. Additionally, a District shall not consent to the overlap of boundaries for a subsequently formed metropolitan district providing the same services as such District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of such District.

8. Initial Debt. On or before the effective date of Town Land Use Approvals, a District shall not, without the written consent of the Town: (a) issue any Debt or Developer Debt; nor (b) impose a mill levy for the payment of Debt or Developer Debt by the direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Development Fees used for the purpose of repayment of Debt or Developer Debt.

9. Total Debt Issuance. The Districts shall not issue Debt in excess of \$1,062,390,000, in the aggregate. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt, so long as the principal amount of the Debt after such refunding or restructuring does not exceed the principal amount of the Debt that was refunded.

A District shall not be permitted to issue Debt nor refinance any Debt without first submitting the proposed financing to the Town for review and comment pursuant to Section 11.02.110 of the Town Code, as may be amended from time to time.

Notwithstanding anything herein to the contrary, any obligation of a District for the repayment of Developer Debt shall be included in the debt issuance limitation set forth above.

10. Fee Limitation. A District may impose and collect a Development Fee and/or levy special assessments as a source of revenue for repayment of Debt and/or capital costs; provided, however, that no Development Fee shall be authorized to be imposed upon, nor collected from, Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this section shall not apply to any fee imposed upon or collected from Taxable Property for the purpose of

funding operation and maintenance costs of such District or limit a District's ability to levy special assessments.

In accordance with the requirements of Section 32-1-1101.7, C.R.S., each District shall be authorized to: (a) establish and organize a special improvement district within the boundaries of each District to finance public improvements authorized under the Service Plan; (b) levy special assessments on property specially benefitted by such improvements ("Assessments") and (c) upon organization, each special improvement district shall be authorized to issue bonds secured and to be repaid by such Assessments.

11. Monies from Other Governmental Sources. The Districts shall not apply for nor accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or nonprofit entities that the Town is eligible to apply for, except pursuant to an intergovernmental agreement with the Town. In the event a District collects any of the aforementioned funds, it shall remit any and all monies collected to the Town within forty-five (45) days of receipt.

Nothing herein shall limit a District's ability to collect, receive or spend tax increment financing revenues or public improvement fee revenues.

12. Consolidation Limitation. A District shall not file a request with any court to consolidate with another Title 32 district without the prior written consent of the Town.

13. Bankruptcy Limitation. All of the limitations contained in the Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Development Fee, have been established under the authority of the Town to approve the Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason, or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law," as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

14. Notice of Meetings. A copy of the written notice for every regular or special meeting of a District will be delivered to the Town Clerk pursuant to section 11.02.150.F.9 of the Town Code.

15. Dissolution. Upon an independent determination of the Town Council that the purposes for which a District was created have been accomplished, such District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge

of outstanding indebtedness, Debt, and other financial obligations as required pursuant to State statutes or without the written consent of Town Council.

16. Disclosure to Purchasers. The Districts will use reasonable efforts to assure that each owner of real property located within the Districts who sells real property that includes a newly constructed residence provide to the purchaser of such property such disclosure as is required by Section 38-35.7-110, C.R.S. The form of notice shall be filed with the Town prior to the initial issuance of District Debt and the imposition of a District mill levy.

17. Multiple District Structure. It is anticipated that the Districts, collectively, may undertake the financing and construction of the Public Improvements. The nature of the functions and services to be provided by each District may be clarified in an intergovernmental agreement among the Districts. All such agreements will be designed to help assure the orderly development of the Public Improvements and the provision of essential services in accordance with the requirements of the Service Plan.

18. Annual Report. The Districts shall be responsible for submitting an annual report to the Town Clerk in accordance with Article VII of the Service Plan, which report may be consolidated among the Districts, at the Town's administrative offices by no later than September 1st of each year following the year in which the Service Plan is approved. The annual report shall reflect activity and financial events of the Districts through the preceding December 31st (the "Report Year").

19. Maximum Debt Mill Levy. The "Maximum Debt Mill Levy" shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Debt, and shall be determined as follows: The Maximum Debt Mill Levy shall not exceed 64.044 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final. The Maximum Debt Mill Levy shall not apply to the assessment of mill levies to recoup or pay County-imposed refunds or abatements.

To the extent that a District is composed of, or subsequently organized into, one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term "District" as used herein shall be deemed to refer to that District, and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

For the portion of any aggregate Debt which is equal to or less than 50% of a District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate.

For purposes of the foregoing, once Debt has been determined to be within 50% debt ratio as specified above, so that a District is entitled to pledge to its payment an unlimited ad valorem mill levy, such District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in such District's Debt to assessed ratio. All Debt issued

by a District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

20. Maximum Debt Mill Levy Imposition Term. A District shall not impose a levy for repayment of any and all Debt (nor use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds 50 years after the year of the initial imposition of such mill levy authorized under the Service Plan, unless a majority of the Board of Directors of the District imposing the mill levy are End Users and have voted in favor of a refunding of a part or all of the Debt, and such refunding will result in a net present value savings as set forth in Section 11-56-101, *et seq.*, C.R.S.

Notwithstanding the above, any Debt instrument incurred by a District, including bonds, loans, or other multiple-fiscal-year financial obligations, and any refunding Debt instrument evidencing such District's repayment obligations, shall provide that the District's obligations thereunder shall be discharged 50 years after the date such Debt is issued, or such obligation is entered into regardless of whether the Debt or obligations are paid in full. This Debt discharge date may be extended by approval by the District if, at such time, a majority of the Board are End Users.

21. Operations and Maintenance Mill Levy. Each District shall be authorized to impose a mill levy to pay or offset such District's operating costs. The Maximum Aggregate Mill Levy that each District is permitted to impose shall not exceed 74.044 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final. The limitations described above shall not apply to the assessment of mill levies to recoup or pay County-imposed refunds or abatements.

22. Regional Mill Levy. At any time a District imposes a mill levy for Debt, such District shall also impose a Regional Mill Levy. There shall be submitted a ballot question to authorize the annual imposition of the Regional Mill Levy at a duly called election conducted by each District. Each District's obligation to impose and collect the revenues from the Regional Mill Levy shall begin when such District first imposes a mill levy for Debt, and shall continue to be imposed by the District until such time as the District no longer imposes a mill levy for any purpose or, subject to the limitations set forth in Section VIII of the Service Plan, is otherwise dissolved, whichever shall last occur. The revenues received from the Regional Mill Levy shall be remitted to the Town on an annual basis by no later than December 1.

23. Service Plan Amendment Requirement. Actions of a District which violate the limitations set forth in Sections V.A.1-13 or VI.B-K of the Service Plan shall be deemed to be material modifications to the Service Plan, and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of such District.

24. Termination of Suspension Agreement. The Town and the Dawson Ridge Districts hereby agree that the Suspension Agreement, dated October 8, 1992, entered into by, between and among the Dawson Ridge Districts and the Town, is hereby terminated in its entirety.

25. Amend and Replace in Their Entirety. The Town and the Districts hereby agree that any intergovernmental agreements entered into by, between, and among the various Parties hereto are amended and replaced in their entirety with this Agreement.

26. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder, or required by law, shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts: Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
Attn: Jennifer Gruber Tanaka, Esq.
Phone: (303) 858-1800
Fax: (303) 858-1801
jtanaka@wbapc.com

To the Town: Town of Castle Rock
100 N. Wilcox Street
Castle Rock, Colorado 80104
Attn: David L. Corliss, Town Manager
Phone: (303) 660-1374
DCorliss@crgov.com
With a copy to: Michael J. Hyman, Esq., Town
Attorney
Phone: (303) 660-1398
MHyman@crgov.com

All notices, demands, requests or other communications shall be effective upon such personal delivery, or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service, or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof, in accordance with the provisions hereof, each of the Parties shall have the right, from time to time, to change its address.

27. Amendment. This Agreement may be amended, modified, changed, or terminated, in whole or in part, only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

28. Assignment. No Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of all other Parties, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

29. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Parties shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing

Party/Parties in such proceeding shall be entitled to obtain, as part of its judgment or award, its reasonable attorney fees.

30. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado.

31. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon, and inure to the benefit of, the Parties hereto and their respective successors and assigns.

32. Integration. This Agreement constitutes the entire agreement among the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

33. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended, nor shall be construed, to confer upon, or to give to, any person other than the Districts and the Town any right, remedy, or claim under, or by reason of, this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement, by and on behalf of the Districts and the Town, shall be for the sole and exclusive benefit of the Districts and the Town.

34. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

35. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, and all of which shall constitute one and the same document.

36. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

37. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

[Signature page follows]

IN WITNESS WHEREOF, this Agreement is executed by the Town and the Districts as of the date first above written.

DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

WESTFIELD METROPOLITAN DISTRICT NO. 1

ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

WESTFIELD METROPOLITAN DISTRICT NO. 2

ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel for the Districts

TOWN OF CASTLE ROCK, COLORADO

Attest:

By: _____

Jason Gray, Mayor

By: _____

Lisa Anderson, Town Clerk

APPROVED AS TO FORM:

Michael J. Hyman, Town Attorney

EXHIBIT E

Capital Plan



Dawson Trails

Metro District Cost Estimate

Project Information	Unit		Quantity
Grading Limits of Disturbance	AC		2,061.0
Major Arterial Road (4-Lane)(72' Pavement)(Median)(10' SW)	LF		21,934
Major Collector Road (4-Lane)(30' Pavement)(Median)(10' SW)	LF		7,391
Residential Collector Road (30' Pavement)(8' SW)	LF		42,485
Local Road (28' Pavement)(5' SW)	LF		145,241
Total Road Length	LF		217,051

Totals	Unit	Unit Cost	Quantity	Cost
Total Earthwork				\$ 120,545,997
Total Asphalt Paving				\$ 80,194,647
Total Concrete				\$ 60,298,521
Total Miscellaneous				\$ 90,210,965
Total Sanitary Sewer				\$ 50,250,357
Total Storm Sewer				\$ 110,721,835
Total Water Supply				\$ 77,481,339
Total Landscaping & Irrigation Supply				\$ 75,729,453
Total				\$ 665,433,114
Engineering, Surveying, & Construction Management		15%		\$ 99,814,967
Total Cost				\$ 765,248,081



Dawson Trails

Metro District Cost Estimate

Earthwork	Unit	Unit Cost	Quantity	Cost
Mobilization & General Conditions	LS	\$ 5,000,000	1	\$ 5,000,000
Cut to Fill Roadways	CY	6.0	6,000,000	\$ 36,000,000
Retaining Wall 4' Max (10% of Road LF)	LF	\$ 215	20,966	\$ 4,507,690
Rock Excavation	CY	\$ 30	200,000	\$ 6,000,000
Erosion Control	AC	\$ 20,000	2,061.0	\$ 41,220,000
Contingency	LS	30%	1	\$ 27,818,307
Total Earthwork				\$ 120,545,997

Asphalt Paving	Unit	Unit Cost	Quantity	Cost
Mobilization & General Conditions	LS	\$ 500,000	1	\$ 500,000
1/2 Section Full Depth Pavement, Base, & Subgrade Prep (Arterial)	SY	\$ 150	63,364	\$ 9,504,600
Full Depth Pavement, Base, & Subgrade Prep (Major Collector)	SY	\$ 135	8,214	\$ 1,108,890
Full Depth Pavement, Base, & Subgrade Prep (Residential Collector)	SY	\$ 115	46,860	\$ 5,388,900
Full Depth Pavement, Base, & Subgrade Prep (Local)	SY	\$ 100	451,858	\$ 45,185,800
Contingency	LS	30%	1	\$ 18,506,457
Total Asphalt Paving				\$ 80,194,647

Concrete	Unit	Unit Cost	Quantity	Cost
Mobilization & General Conditions	LS	\$ 3,500,000	1	\$ 3,500,000
Crossspan	EA	\$ 10,000	100	\$ 1,000,000
Curb & 2' Gutter (Mountable) with Attached Sidewalk	LF	\$ 70	290,482	\$ 20,333,740
Curb & 2' Gutter (Vertical)	LF	\$ 60	143,620	\$ 8,617,200
Curb & 1' Gutter (Vertical)	LF	\$ 50	58,650	\$ 2,932,500
Curb Ramp (Corner)	EA	\$ 5,000	1,246	\$ 6,230,000
Curb Ramp (Mid Block)	EA	\$ 5,000	509	\$ 2,542,517
Median Treatment	SY	\$ 20	79,789	\$ 1,595,778
Contingency	LS	30%	1	\$ 13,546,787
Total Concrete				\$ 60,298,521

Miscellaneous	Unit	Unit Cost	Quantity	Cost
Mobilization & General Conditions	LS	\$ 5,000,000	1	\$ 5,000,000
Interchange Cash in Lieu	LS	\$ 30,000,000	1	\$ 30,000,000
Removals and Relocations	LA	\$ 5,000,000	1	\$ 5,000,000
Traffic Signal at Plum Creek Pkwy	EA	\$ 1,000,000	1	\$ 1,000,000
Roundabout	EA	\$ 1,000,000	16	\$ 16,000,000
Pavement Striping	LS	\$ 3,250,000	1	\$ 3,250,000
Light Pole	EA	\$ 5,500	1,283	\$ 7,057,050
Prairie Hawk - ROW Acquisitions	LS	\$ 1,000,000	1	\$ 1,000,000
Signage at 200' Intervals	EA	\$ 1,000	1,086	\$ 1,086,000
Contingency	LS	30%	1	\$ 20,817,915
Total Miscellaneous				\$ 90,210,965



Dawson Trails

Metro District Cost Estimate

Sanitary Sewer	Unit	Unit Cost	Quantity	Cost
Mobilization & General Conditions	LS	\$ 5,000,000	1	\$ 5,000,000
Lift Station	LS	\$ 2,500,000	2	\$ 5,000,000
PVC 8" (80% of Local Roads)	LF	\$ 70	116,193	\$ 8,133,496
PVC 12" (100% of non Local Roads)	LF	\$ 100	71,810	\$ 7,181,000
PVC 15" & MHs (To Plum Creek Pkwy)	LF	\$ 200	7,455	\$ 1,491,000
PVC 18" & MHs (To Plum Creek Pkwy)	LF	\$ 275	3,385	\$ 930,875
PVC 24" & MHs (To Plum Creek Pkwy)	LF	\$ 375	13,050	\$ 4,893,750
4'-5' Manhole at 250' Intervals	EA	\$ 8,000	753	\$ 6,024,000
Contingency	LS	30%	1	\$ 11,596,236

Total Sanitary Sewer**\$ 50,250,357**

Storm Sewer	Unit	Unit Cost	Quantity	Cost
Mobilization & General Conditions	LS	\$ 5,000,000	1	\$ 5,000,000
Concrete Box Culvert Crossing	EA	\$ 1,250,000	10	\$ 12,500,000
Pedestrian Grade Separated Crossing	EA	\$ 500,000	4	\$ 2,000,000
Detention Pond	EA	\$ 500,000	20	\$ 10,000,000
Manholes 5' DIA at 300' Road Intervals	EA	\$ 8,000	724	\$ 5,792,000
Inlets at 200' Road Intervals	EA	\$ 15,000	1,086	\$ 16,290,000
18" RCP (25% of Roads)	LF	\$ 125	54,263	\$ 6,782,844
24" RCP (7% of Roads)	LF	\$ 175	15,194	\$ 2,658,875
30" RCP (30% of Roads)	LF	\$ 225	65,115	\$ 14,650,943
36" RCP (7% of Roads)	LF	\$ 275	15,194	\$ 4,178,232
42" RCP (7% of Roads)	LF	\$ 350	15,194	\$ 5,317,750
Contingency	LS	30%	1	\$ 25,551,193

Total Storm Sewer**\$ 110,721,835**

Water Main	Unit	Unit Cost	Quantity	Cost
Mobilization & General Conditions	LS	\$ 5,000,000	1	\$ 5,000,000
Bore I-25 for Water Connection	EA	\$ 2,000,000	2	\$ 4,000,000
PVC 12" Green Zone Water Connection (Offsite)	EA	\$ 2,000,000	1	\$ 2,000,000
Booster Pump	EA	\$ 3,000,000	2	\$ 6,000,000
Water Tank (1 Red & 1 Green Tank Zone)	EA	\$ 4,000,000	2	\$ 8,000,000
PVC 8"	LF	\$ 70	145,241	\$ 10,166,870
PVC 12"	LF	\$ 110	49,876	\$ 5,486,360
DIP 16"	LF	\$ 200	21,934	\$ 4,386,800
Valve 8" at 225' Intervals	EA	\$ 3,000	646	\$ 1,938,000
Valve 12" at 225' Intervals	EA	\$ 5,000	222	\$ 1,110,000
Valve 16" at 225' Intervals	EA	\$ 16,500	98	\$ 1,617,000
Bends 8" at 150' Intervals	EA	\$ 1,000	969	\$ 969,000
Bends 12" at 150' Intervals	EA	\$ 1,250	333	\$ 416,250
Bends 16" at 150' Intervals	EA	\$ 2,000	147	\$ 294,000
Tees & Crosses 8"	EA	\$ 1,000	150	\$ 150,000
Tees & Crosses 12"	EA	\$ 1,750	65	\$ 113,750



Dawson Trails

Metro District Cost Estimate

Tees & Crosses 16"	EA	\$ 2,500	30	\$ 75,000
Hydrant Assembly at 300' Intervals	EA	\$ 9,500	724	\$ 6,878,000
Waterline Lowering	EA	\$ 10,000	100	\$ 1,000,000
Contingency	LS	30%	1	\$ 17,880,309
Total Water Supply				\$ 77,481,339

Landscaping & Irrigation	Unit	Unit Cost	Quantity	Cost
Mobilization & General Conditions	LS	\$ 250,000	1	\$ 250,000
Minor Collectors	LF	\$ 60	32,600	\$ 1,956,000
Arterials	LF	\$ 80	23,885	\$ 1,910,800
Arterial Medians	LF	\$ 125	23,885	\$ 2,985,625
Commercial Public Space	SF	\$ 20	435,600	\$ 8,712,000
Central Greenway	SF	\$ 6	1,500,000	\$ 9,000,000
Phase 1-North Neighborhood Park (B-1)	LS	\$ 1	3,000,000	\$ 3,000,000
Phase 1-North Neighborhood Park (D)	LS	\$ 1	3,000,000	\$ 3,000,000
Phase 1-North Neighborhood Park (OSP-08, PA D)	LS	\$ 1	2,250,000	\$ 2,250,000
Open Space Enhancement	SF	\$ 3	3,250,000	\$ 8,125,000
Paved Trails	LF	\$ 100	20,000	\$ 2,000,000
Natural Trails	LF	\$ 12	34,500	\$ 414,000
Grade Separated Pedestrian Crossings	EA	\$ 4	1,500,000	\$ 6,000,000
Landmark (Highway) Signage	EA	\$ 500,000	4	\$ 2,000,000
Primary Community Signage	EA	\$ 200,000	8	\$ 1,600,000
Neighborhood Signage	EA	\$ 40,000	50	\$ 2,000,000
Commercial Signage	EA	\$ 150,000	10	\$ 1,500,000
Directional Signage	EA	\$ 10,000	50	\$ 500,000
Community Amenity Signage	EA	\$ 20,000	15	\$ 300,000
Trailhead Signage	EA	\$ 10,000	25	\$ 250,000
Irrigation Tap, Meter, & Pit	EA	\$ 10,000	50	\$ 500,000
Contingency	LS	30%	1	\$ 17,476,028
Total Landscaping & Irrigation Supply				\$ 75,729,453

*Cost estimate doesn't include landscape, dry utilities

EXHIBIT F

Financial Plan

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Douglas County, Colorado

~~~

**General Obligation Bonds, Series 2025**  
**General Obligation Refunding and Improvement Bonds, Series 2035**

~~~

Service Plan

Bond Assumptions	Series 2025	Series 2035	Total
Closing Date	12/1/2025	12/1/2035	
First Call Date	12/1/2030	12/1/2045	
Final Maturity	12/1/2055	12/1/2065	
Discharge Date	12/2/2075	12/2/2075	
Sources of Funds			
Par Amount	488,315,000	883,805,000	
Funds on Hand	0	2,938,000	
Total	488,315,000	886,743,000	
Uses of Funds			
Project Fund	361,541,450	338,217,962	699,759,412
Refunding Escrow	0	486,795,000	
Capitalized Interest	73,247,250	0	
Reserve Fund	0	57,111,013	
Surplus Deposit	43,510,000	0	
Cost of Issuance	10,016,300	4,619,025	
Total	488,315,000	886,743,000	
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Investment Grade	
Average Coupon	5.000%	3.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Commercial	2.00%	2.00%	
Tax Authority Assumptions	Commercial	Residential	
Metropolitan District Revenue			
Debt Service Mills			
Service Plan Mill Levy Cap	64.044	64.044	
Target Mill Levy	64.044	64.044	
Specific Ownership Tax	6.00%	6.00%	
County Treasurer Fee	1.50%	1.50%	
Sales Tax Revenue			
City Sales Tax	4.00%		
District Share			
Large Format Retail	33.33%		
Max Contribution	\$6,500,000		
Add-on PIF			
Large Format Retail	0.25%		
All Other Retail	1.25%		
Town Revenue (Not Available for Debt Service)			
Town Mill Levy	2.000	2.000	

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Development Summary

Statutory Actual Value (2022) Sales per Unit Lodging per Unit	Commercial									Total
	Large Format Retail	Large Support	Grocer	Grocer Support	Mainstreet	Office	Industrial	-	-	
	\$100	\$100	\$100	\$100	\$250	\$250	\$80	-	-	
	\$1,100	\$300	\$550	\$300	\$400	-	-	-	-	
Lodging per Unit	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	
2022	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-
2025	180,000	-	-	-	-	-	-	-	-	180,000
2026	-	50,000	125,000	-	-	-	-	-	-	175,000
2027	-	50,000	-	25,000	-	-	150,000	-	-	225,000
2028	-	-	-	25,000	15,000	80,000	150,000	-	-	270,000
2029	-	-	-	25,000	15,000	80,000	150,000	-	-	270,000
2030	-	-	-	-	15,000	80,000	150,000	-	-	245,000
2031	-	-	-	-	15,000	80,000	150,000	-	-	245,000
2032	-	-	-	-	15,000	80,000	150,000	-	-	245,000
2033	-	-	-	-	15,000	80,000	150,000	-	-	245,000
2034	-	-	-	-	15,000	80,000	150,000	-	-	245,000
2035	-	-	-	-	15,000	80,000	150,000	-	-	245,000
2036	-	-	-	-	-	80,000	150,000	-	-	230,000
2037	-	-	-	-	-	80,000	-	-	-	80,000
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-	-
Total Units	180,000	100,000	125,000	75,000	120,000	800,000	1,500,000	-	-	2,900,000
Total Statutory Actual Value	\$18,000,000	\$10,000,000	\$12,500,000	\$7,500,000	\$30,000,000	\$200,000,000	\$120,000,000	-	-	\$398,000,000
Annual Sales	\$198,000,000	\$22,500,000	\$68,750,000	\$16,875,000	\$36,000,000	-	-	-	-	\$342,125,000
Annual Lodging	-	-	-	-	-	-	-	-	-	-

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Development Summary

Statutory Actual Value (2022) Sales per Unit Lodging per Unit	Hotel									Total
	Hotel 1	Hotel 2	Hotel 3	Hotel 4	-	-	-	-	-	
	\$100,000	\$100,000	\$100,000	\$100,000	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	
Lodging per Unit	\$125	\$125	\$125	\$125	-	-	-	-	-	
2022	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	120	-	-	-	-	-	-	-	-	120
2028	-	-	-	-	-	-	-	-	-	-
2029	-	120	-	-	-	-	-	-	-	120
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	120	-	-	-	-	-	-	120
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	120	-	-	-	-	-	120
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-	-
Total Units	120	120	120	120	-	-	-	-	-	480
Total Statutory Actual Value	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	-	-	-	-	-	\$48,000,000
Annual Sales	-	-	-	-	-	-	-	-	-	-
Annual Lodging	\$3,832,500	\$3,832,500	\$3,832,500	\$3,832,500	-	-	-	-	-	\$15,330,000

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Development Summary

Statutory Actual Value (2022)	Residential								
	A (70s)	A (80s)	A (90s)	A (100s)	B-1 (40s)	B-1 (50s)	B-1 (60s)	B-2 (50s)	B-2 (60s)
	\$850,000	\$1,000,000	\$1,250,000	\$1,500,000	\$600,000	\$675,000	\$750,000	\$675,000	\$750,000
Sales per Unit	-	-	-	-	-	-	-	-	-
Lodging per Unit	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	86	152	71	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	53	50	38	-	-	-	-	90	138
2034	53	50	38	-	-	-	-	-	-
2035	53	50	38	50	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-
Total Units	158	150	113	50	86	152	71	90	138
Total Statutory Actual Value	\$134,300,000	\$150,000,000	\$141,250,000	\$75,000,000	\$51,600,000	\$102,600,000	\$53,250,000	\$60,750,000	\$103,500,000
Annual Sales	-	-	-	-	-	-	-	-	-
Annual Lodging	-	-	-	-	-	-	-	-	-

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Development Summary

Statutory Actual Value (2022)	Residential								
	C-1 (50s)	C-1 (60s)	C-2 (Townhome)	C-2 (Duplex)	C-2 (32 Alley Loaded)	C-2 (40 Alley Loaded)	C-2 (40s)	C-2 (50s)	D (MF)
	\$675,000	\$750,000	\$475,000	\$550,000	\$550,000	\$600,000	\$600,000	\$675,000	\$250,000
Sales per Unit	-	-	-	-	-	-	-	-	-
Lodging per Unit	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	24	-	-	-	50	-	-
2028	-	-	24	-	-	-	50	-	-
2029	-	-	24	-	-	-	50	-	-
2030	-	-	24	-	34	-	50	78	-
2031	157	324	-	-	-	100	50	78	-
2032	-	-	-	40	-	-	50	78	-
2033	-	-	-	-	-	-	50	78	123
2034	-	-	-	-	-	-	-	-	123
2035	-	-	-	-	-	-	-	-	123
2036	-	-	-	-	-	-	-	-	123
2037	-	-	-	-	-	-	-	-	123
2038	-	-	-	-	-	-	-	-	123
2039	-	-	-	-	-	-	-	-	123
2040	-	-	-	-	-	-	-	-	123
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-
Total Units	157	324	96	40	34	100	352	310	983
Total Statutory Actual Value	\$105,975,000	\$243,000,000	\$45,600,000	\$22,000,000	\$18,700,000	\$60,000,000	\$211,200,000	\$209,250,000	\$245,750,000
Annual Sales	-	-	-	-	-	-	-	-	-
Annual Lodging	-	-	-	-	-	-	-	-	-

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Development Summary

Statutory Actual Value (2022)	Residential								
	D (SFD For Rent)	D (Townhome)	D (Duplex)	D (32 Alley Loaded)	D (40 Alley Loaded)	D (40s)	D (50s)	D (60s)	D (MF) PHASE II
	\$500,000	\$475,000	\$550,000	\$550,000	\$600,000	\$600,000	\$675,000	\$750,000	\$250,000
Sales per Unit	-	-	-	-	-	-	-	-	-
Lodging per Unit	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	68	111	-	-	-	-	-	-
2026	-	68	111	83	75	-	-	-	-
2027	-	-	-	83	-	91	78	31	-
2028	-	-	-	-	-	91	-	-	-
2029	-	-	-	-	-	-	-	-	375
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	79	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-
Total Units	79	135	222	166	75	181	78	31	375
Total Statutory Actual Value	\$39,500,000	\$64,125,000	\$122,100,000	\$91,300,000	\$45,000,000	\$108,600,000	\$52,650,000	\$23,250,000	\$93,750,000
Annual Sales	-	-	-	-	-	-	-	-	-
Annual Lodging	-	-	-	-	-	-	-	-	-

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Development Summary

Statutory Actual Value (2022)	Residential									Total
	E-2 (32 Alley Loaded)	F-3 (MF)	E-2 (MF)	F-3 (MF)	B-1 (50s) Non Phase I	B-1 (60s) Non Phase I	-	-	-	
	\$550,000	\$250,000	\$250,000	\$250,000	\$675,000	\$750,000	-	-	-	
Sales per Unit	-	-	-	-	-	-	-	-	-	-
Lodging per Unit	-	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	488
2026	200	-	280	170	-	-	-	-	-	987
2027	-	-	-	-	-	-	-	-	-	357
2028	-	-	-	-	-	-	-	-	-	165
2029	-	-	-	-	-	-	-	-	-	449
2030	-	-	-	-	-	-	-	-	-	186
2031	-	-	-	-	-	-	-	-	-	709
2032	-	-	-	-	-	-	-	-	-	128
2033	-	-	-	-	44	120	-	-	-	902
2034	-	290	-	-	-	-	-	-	-	553
2035	-	-	-	-	-	-	-	-	-	313
2036	-	-	-	-	-	-	-	-	-	123
2037	-	-	-	-	-	-	-	-	-	123
2038	-	-	-	-	-	-	-	-	-	123
2039	-	-	-	-	-	-	-	-	-	123
2040	-	-	-	-	-	-	-	-	-	123
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-	-
Total Units	200	290	280	170	44	120	-	-	-	5,850
Total Statutory Actual Value	\$110,000,000	\$72,500,000	\$70,000,000	\$42,500,000	\$29,700,000	\$90,000,000	-	-	-	\$3,088,700,000
Annual Sales	-	-	-	-	-	-	-	-	-	-
Annual Lodging	-	-	-	-	-	-	-	-	-	-

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2

Assessed Value

	Vacant and Improved Land ¹		Commercial					Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Commercial SF Delivered	Hotel Rooms Delivered	Biennial Reassessment 2.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Assessed Value in Collection Year 2 Year Lag
2022	0	0	-	-	-	0	0	0
2023	0	0	-	-	-	0	0	0
2024	1,800,000	0	-	-	-	0	0	0
2025	1,750,000	0	180,000	-	-	19,101,744	0	0
2026	3,150,000	522,000	175,000	-	382,035	38,426,342	0	522,000
2027	3,825,000	507,500	225,000	120	-	73,204,887	5,539,506	6,047,006
2028	5,025,000	913,500	270,000	-	1,464,098	117,744,697	11,143,639	12,057,139
2029	3,575,000	1,109,250	270,000	120	-	175,466,152	21,229,417	22,338,667
2030	4,775,000	1,457,250	245,000	-	3,509,323	220,862,298	34,145,962	35,603,212
2031	3,575,000	1,036,750	245,000	120	-	277,927,968	50,885,184	51,921,934
2032	4,775,000	1,384,750	245,000	-	5,558,559	327,065,578	64,050,066	65,434,816
2033	3,575,000	1,036,750	245,000	120	-	386,436,701	80,599,111	81,635,861
2034	3,575,000	1,384,750	245,000	-	7,728,734	439,505,079	94,849,018	96,233,768
2035	3,200,000	1,036,750	245,000	-	-	485,751,516	112,066,643	113,103,393
2036	2,000,000	1,036,750	230,000	-	9,715,030	537,689,867	127,456,473	128,493,223
2037	0	928,000	80,000	-	-	564,607,234	140,867,940	141,795,940
2038	0	580,000	-	-	11,292,145	575,899,379	155,930,061	156,510,061
2039	0	0	-	-	-	575,899,379	163,736,098	163,736,098
2040	0	0	-	-	11,517,988	587,417,366	167,010,820	167,010,820
2041	0	0	-	-	-	587,417,366	167,010,820	167,010,820
2042	0	0	-	-	11,748,347	599,165,714	170,351,036	170,351,036
2043	0	0	-	-	-	599,165,714	170,351,036	170,351,036
2044	0	0	-	-	11,983,314	611,149,028	173,758,057	173,758,057
2045	0	0	-	-	-	611,149,028	173,758,057	173,758,057
2046	0	0	-	-	12,222,981	623,372,008	177,233,218	177,233,218
2047	0	0	-	-	-	623,372,008	177,233,218	177,233,218
2048	0	0	-	-	12,467,440	635,839,449	180,777,882	180,777,882
2049	0	0	-	-	-	635,839,449	180,777,882	180,777,882
2050	0	0	-	-	12,716,789	648,556,237	184,393,440	184,393,440
2051	0	0	-	-	-	648,556,237	184,393,440	184,393,440
2052	0	0	-	-	12,971,125	661,527,362	188,081,309	188,081,309
2053	0	0	-	-	-	661,527,362	188,081,309	188,081,309
2054	0	0	-	-	13,230,547	674,757,909	191,842,935	191,842,935
2055	0	0	-	-	-	674,757,909	191,842,935	191,842,935
2056	0	0	-	-	13,495,158	688,253,068	195,679,794	195,679,794
2057	0	0	-	-	-	688,253,068	195,679,794	195,679,794
2058	0	0	-	-	13,765,061	702,018,129	199,593,390	199,593,390
2059	0	0	-	-	-	702,018,129	199,593,390	199,593,390
2060	0	0	-	-	14,040,363	716,058,492	203,585,257	203,585,257
2061	0	0	-	-	-	716,058,492	203,585,257	203,585,257
2062	0	0	-	-	14,321,170	730,379,661	207,656,963	207,656,963
2063	0	0	-	-	-	730,379,661	207,656,963	207,656,963
2064	0	0	-	-	14,607,593	744,987,255	211,810,102	211,810,102
2065	0	0	-	-	-	744,987,255	211,810,102	211,810,102
Total			2,900,000	480	208,737,800			

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Revenue

	Total Assessed Value in Collection Year	District Mill Levy Revenue			Sales Tax TIF Revenue			
		Debt Mill Levy	Debt Mill Levy Collections	Specific Ownership Taxes	Taxable Retail Sales	City Sales Tax	District Share of City Sales Tax	District Share of City Sales Tax
		64.044 Cap 64.044 Target	99.50%	6.00%	Large Only	4.00%	33.33%	\$6,500,000 Max
2022	0	0.000	0	0	0	0	0	0
2023	0	64.044	0	0	0	0	0	0
2024	0	64.044	0	0	0	0	0	0
2025	0	64.044	0	0	101,999,799	4,079,992	1,359,861	1,359,861
2026	522,000	64.044	33,264	1,996	154,529,695	6,181,188	2,060,190	2,060,190
2027	6,047,006	64.044	385,338	23,120	208,099,990	8,324,000	2,774,389	2,774,389
2028	12,057,139	64.044	768,326	46,100	210,180,990	8,407,240	2,802,133	305,560
2029	22,338,667	64.044	1,423,504	85,410	212,282,800	8,491,312	2,830,154	0
2030	35,603,212	64.044	2,268,771	136,126	214,405,628	8,576,225	2,858,456	0
2031	51,921,934	64.044	3,308,662	198,520	216,549,684	8,661,987	2,887,040	0
2032	65,434,816	64.044	4,169,754	250,185	218,715,181	8,748,607	2,915,911	0
2033	81,635,861	64.044	5,202,146	312,129	220,902,333	8,836,093	2,945,070	0
2034	96,233,768	64.044	6,132,379	367,943	223,111,356	8,924,454	2,974,521	0
2035	113,103,393	64.044	7,207,376	432,443	225,342,470	9,013,699	3,004,266	0
2036	128,493,223	64.044	8,188,074	491,284	227,595,894	9,103,836	3,034,308	0
2037	141,795,940	64.044	9,035,773	542,146	229,871,853	9,194,874	3,064,652	0
2038	156,510,061	64.044	9,973,413	598,405	232,170,572	9,286,823	3,095,298	0
2039	163,736,098	64.044	10,433,883	626,033	234,492,277	9,379,691	3,126,251	0
2040	167,010,820	64.044	10,642,561	638,554	236,837,200	9,473,488	3,157,514	0
2041	167,010,820	64.044	10,642,561	638,554	239,205,572	9,568,223	3,189,089	0
2042	170,351,036	64.044	10,855,412	651,325	241,597,628	9,663,905	3,220,980	0
2043	170,351,036	64.044	10,855,412	651,325	244,013,604	9,760,544	3,253,189	0
2044	173,758,057	64.044	11,072,520	664,351	246,453,740	9,858,150	3,285,721	0
2045	173,758,057	64.044	11,072,520	664,351	248,918,278	9,956,731	3,318,578	0
2046	177,233,218	64.044	11,293,971	677,638	251,407,460	10,056,298	3,351,764	0
2047	177,233,218	64.044	11,293,971	677,638	253,921,535	10,156,861	3,385,282	0
2048	180,777,882	64.044	11,519,850	691,191	256,460,750	10,258,430	3,419,135	0
2049	180,777,882	64.044	11,519,850	691,191	259,025,358	10,361,014	3,453,326	0
2050	184,393,440	64.044	11,750,247	705,015	261,615,611	10,464,624	3,487,859	0
2051	184,393,440	64.044	11,750,247	705,015	264,231,768	10,569,271	3,522,738	0
2052	188,081,309	64.044	11,985,252	719,115	266,874,085	10,674,963	3,557,965	0
2053	188,081,309	64.044	11,985,252	719,115	269,542,826	10,781,713	3,593,545	0
2054	191,842,935	64.044	12,224,957	733,497	272,238,254	10,889,530	3,629,480	0
2055	191,842,935	64.044	12,224,957	733,497	274,960,637	10,998,425	3,665,775	0
2056	195,679,794	64.044	12,469,456	748,167	277,710,243	11,108,410	3,702,433	0
2057	195,679,794	64.044	12,469,456	748,167	280,487,346	11,219,494	3,739,457	0
2058	199,593,390	64.044	12,718,845	763,131	283,292,219	11,331,689	3,776,852	0
2059	199,593,390	64.044	12,718,845	763,131	286,125,141	11,445,006	3,814,620	0
2060	203,585,257	64.044	12,973,222	778,393	288,986,393	11,559,456	3,852,767	0
2061	203,585,257	64.044	12,973,222	778,393	291,876,257	11,675,050	3,891,294	0
2062	207,656,963	64.044	13,232,687	793,961	294,795,019	11,791,801	3,930,207	0
2063	207,656,963	64.044	13,232,687	793,961	297,742,969	11,909,719	3,969,509	0
2064	211,810,102	64.044	13,497,340	809,840	300,720,399	12,028,816	4,009,204	0
2065	211,810,102	64.044	13,497,340	809,840	303,727,603	12,149,104	4,049,296	0
Total			381,003,303	22,860,198				6,500,000

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Revenue

	Sales Tax PIF Revenue				Expense		Total
	Taxable Retail Sales <i>Excluding Large</i>	Add-On PIF 1.25% Through 2065	Taxable Retail Sales <i>Large Only</i>	Add-On PIF 0.25% Through 2065	County Treasurer Fee 1.50%	Annual Trustee Fee	
2022	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0
2025	0	0	101,999,799	254,999	0	0	1,614,861
2026	41,624,160	520,302	154,529,695	386,324	(499)	(2,000)	2,999,577
2027	77,761,606	972,020	208,099,990	520,250	(5,780)	(2,000)	4,667,337
2028	111,695,804	1,396,198	210,180,990	525,452	(11,525)	(2,000)	3,028,111
2029	130,205,478	1,627,568	212,282,800	530,707	(21,353)	(2,000)	3,643,837
2030	139,409,679	1,742,621	214,405,628	536,014	(34,032)	(2,000)	4,647,501
2031	149,318,116	1,866,476	216,549,684	541,374	(49,630)	(2,000)	5,863,402
2032	156,386,877	1,954,836	218,715,181	546,788	(62,546)	(2,000)	6,857,017
2033	166,636,224	2,082,953	220,902,333	552,256	(78,032)	(2,000)	8,069,451
2034	173,990,236	2,174,878	223,111,356	557,778	(91,986)	(2,000)	9,138,993
2035	181,474,664	2,268,433	225,342,470	563,356	(108,111)	(2,000)	10,361,497
2036	183,289,411	2,291,118	227,595,894	568,990	(122,821)	(2,000)	11,414,645
2037	185,122,305	2,314,029	229,871,853	574,680	(135,537)	(2,000)	12,329,092
2038	186,973,528	2,337,169	232,170,572	580,426	(149,601)	(2,000)	13,337,812
2039	188,843,263	2,360,541	234,492,277	586,231	(156,508)	(2,000)	13,848,179
2040	190,731,696	2,384,146	236,837,200	592,093	(159,638)	(2,000)	14,095,715
2041	192,639,013	2,407,988	239,205,572	598,014	(159,638)	(2,000)	14,125,478
2042	194,565,403	2,432,068	241,597,628	603,994	(162,831)	(2,000)	14,377,967
2043	196,511,057	2,456,388	244,013,604	610,034	(162,831)	(2,000)	14,408,328
2044	198,476,167	2,480,952	246,453,740	616,134	(166,088)	(2,000)	14,665,870
2045	200,460,929	2,505,762	248,918,278	622,296	(166,088)	(2,000)	14,696,841
2046	202,465,538	2,530,819	251,407,460	628,519	(169,410)	(2,000)	14,959,537
2047	204,490,194	2,556,127	253,921,535	634,804	(169,410)	(2,000)	14,991,131
2048	206,535,096	2,581,689	256,460,750	641,152	(172,798)	(2,000)	15,259,084
2049	208,600,447	2,607,506	259,025,358	647,563	(172,798)	(2,000)	15,291,312
2050	210,686,451	2,633,581	261,615,611	654,039	(176,254)	(2,000)	15,564,628
2051	212,793,316	2,659,916	264,231,768	660,579	(176,254)	(2,000)	15,597,504
2052	214,921,249	2,686,516	266,874,085	667,185	(179,779)	(2,000)	15,876,289
2053	217,070,461	2,713,381	269,542,826	673,857	(179,779)	(2,000)	15,909,826
2054	219,241,166	2,740,515	272,238,254	680,596	(183,374)	(2,000)	16,194,190
2055	221,433,578	2,767,920	274,960,637	687,402	(183,374)	(2,000)	16,228,401
2056	223,647,913	2,795,599	277,710,243	694,276	(187,042)	(2,000)	16,518,456
2057	225,884,392	2,823,555	280,487,346	701,218	(187,042)	(2,000)	16,553,355
2058	228,143,236	2,851,790	283,292,219	708,231	(190,783)	(2,000)	16,849,214
2059	230,424,669	2,880,308	286,125,141	715,313	(190,783)	(2,000)	16,884,814
2060	232,728,915	2,909,111	288,986,393	722,466	(194,598)	(2,000)	17,186,595
2061	235,056,205	2,938,203	291,876,257	729,691	(194,598)	(2,000)	17,222,910
2062	237,406,767	2,967,585	294,795,019	736,988	(198,490)	(2,000)	17,530,730
2063	239,780,834	2,997,260	297,742,969	744,357	(198,490)	(2,000)	17,567,775
2064	242,178,643	3,027,233	300,720,399	751,801	(202,460)	(2,000)	17,881,755
2065	244,600,429	3,057,505	303,727,603	759,319	(202,460)	(2,000)	17,919,545
Total		96,302,564		25,307,546	(5,715,050)	(80,000)	526,178,562

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2

Assessed Value

	Vacant and Improved Land ¹		Residential				Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Residential Units Delivered	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 7.15%	Assessed Value in Collection Year 2 Year Lag
2022	0	0	-	-	0	0	0
2023	0	0	-	-	0	0	0
2024	20,745,000	0	-	-	0	0	0
2025	22,250,000	0	488	-	318,959,330	0	0
2026	4,157,143	6,016,050	987	19,137,560	777,848,485	0	6,016,050
2027	4,157,143	6,452,500	357	-	1,031,028,373	22,805,592	29,258,092
2028	13,532,143	1,205,571	165	61,861,702	1,214,248,520	55,616,167	56,821,738
2029	11,258,393	1,205,571	449	-	1,369,690,306	73,718,529	74,924,100
2030	49,145,893	3,924,321	186	82,181,418	1,583,781,740	86,818,769	90,743,091
2031	8,248,393	3,264,934	709	-	2,171,120,653	97,932,857	101,197,791
2032	56,100,268	14,252,309	128	130,267,239	2,401,935,341	113,240,394	127,492,703
2033	24,506,875	2,392,034	902	-	3,173,091,227	155,235,127	157,627,161
2034	24,756,875	16,269,078	553	190,385,474	3,674,283,132	171,738,377	188,007,455
2035	3,071,875	7,106,994	313	-	3,994,539,708	226,876,023	233,983,016
2036	3,071,875	7,179,494	123	239,672,383	4,274,744,829	262,711,244	269,890,738
2037	3,071,875	890,844	123	-	4,316,088,222	285,609,589	286,500,433
2038	3,071,875	890,844	123	258,965,293	4,617,223,776	305,644,255	306,535,099
2039	3,071,875	890,844	123	-	4,660,237,443	308,600,308	309,491,152
2040	0	890,844	123	279,614,247	4,983,725,629	330,131,500	331,022,344
2041	0	890,844	-	-	4,983,725,629	333,206,977	334,097,821
2042	0	0	-	299,023,538	5,282,749,166	356,336,382	356,336,382
2043	0	0	-	-	5,282,749,166	356,336,382	356,336,382
2044	0	0	-	316,964,950	5,599,714,116	377,716,565	377,716,565
2045	0	0	-	-	5,599,714,116	377,716,565	377,716,565
2046	0	0	-	335,982,847	5,935,696,963	400,379,559	400,379,559
2047	0	0	-	-	5,935,696,963	400,379,559	400,379,559
2048	0	0	-	356,141,818	6,291,838,781	424,402,333	424,402,333
2049	0	0	-	-	6,291,838,781	424,402,333	424,402,333
2050	0	0	-	377,510,327	6,669,349,108	449,866,473	449,866,473
2051	0	0	-	-	6,669,349,108	449,866,473	449,866,473
2052	0	0	-	400,160,946	7,069,510,054	476,858,461	476,858,461
2053	0	0	-	-	7,069,510,054	476,858,461	476,858,461
2054	0	0	-	424,170,603	7,493,680,658	505,469,969	505,469,969
2055	0	0	-	-	7,493,680,658	505,469,969	505,469,969
2056	0	0	-	449,620,839	7,943,301,497	535,798,167	535,798,167
2057	0	0	-	-	7,943,301,497	535,798,167	535,798,167
2058	0	0	-	476,598,090	8,419,899,587	567,946,057	567,946,057
2059	0	0	-	-	8,419,899,587	567,946,057	567,946,057
2060	0	0	-	505,193,975	8,925,093,562	602,022,820	602,022,820
2061	0	0	-	-	8,925,093,562	602,022,820	602,022,820
2062	0	0	-	535,505,614	9,460,599,176	638,144,190	638,144,190
2063	0	0	-	-	9,460,599,176	638,144,190	638,144,190
2064	0	0	-	567,635,951	10,028,235,126	676,432,841	676,432,841
2065	0	0	-	-	10,028,235,126	676,432,841	676,432,841
Total			5,850	6,306,594,813			

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Annual Trustee Fee	Revenue Available for Debt Service
		64.044 Cap 64.044 Target	99.50%	6.00%	1.50%		
2022	0	0.000	0	0	0	0	0
2023	0	64.044	0	0	0	0	0
2024	0	64.044	0	0	0	0	0
2025	0	64.044	0	0	0	0	0
2026	6,016,050	64.044	383,365	23,002	(5,750)	(2,000)	398,617
2027	29,258,092	64.044	1,864,436	111,866	(27,967)	(2,000)	1,946,336
2028	56,821,738	64.044	3,620,896	217,254	(54,313)	(2,000)	3,781,836
2029	74,924,100	64.044	4,774,447	286,467	(71,617)	(2,000)	4,987,297
2030	90,743,091	64.044	5,782,493	346,950	(86,737)	(2,000)	6,040,705
2031	101,197,791	64.044	6,448,706	386,922	(96,731)	(2,000)	6,736,898
2032	127,492,703	64.044	8,124,317	487,459	(121,865)	(2,000)	8,487,911
2033	157,627,161	64.044	10,044,599	602,676	(150,669)	(2,000)	10,494,605
2034	188,007,455	64.044	11,980,546	718,833	(179,708)	(2,000)	12,517,670
2035	233,983,016	64.044	14,910,282	894,617	(223,654)	(2,000)	15,579,245
2036	269,890,738	64.044	17,198,458	1,031,907	(257,977)	(2,000)	17,970,389
2037	286,500,433	64.044	18,256,891	1,095,413	(273,853)	(2,000)	19,076,451
2038	306,535,099	64.044	19,533,575	1,172,015	(293,004)	(2,000)	20,410,586
2039	309,491,152	64.044	19,721,946	1,183,317	(295,829)	(2,000)	20,607,434
2040	331,022,344	64.044	21,093,995	1,265,640	(316,410)	(2,000)	22,041,225
2041	334,097,821	64.044	21,289,976	1,277,399	(319,350)	(2,000)	22,246,025
2042	356,336,382	64.044	22,707,101	1,362,426	(340,607)	(2,000)	23,726,921
2043	356,336,382	64.044	22,707,101	1,362,426	(340,607)	(2,000)	23,726,921
2044	377,716,565	64.044	24,069,527	1,444,172	(361,043)	(2,000)	25,150,656
2045	377,716,565	64.044	24,069,527	1,444,172	(361,043)	(2,000)	25,150,656
2046	400,379,559	64.044	25,513,699	1,530,822	(382,705)	(2,000)	26,659,815
2047	400,379,559	64.044	25,513,699	1,530,822	(382,705)	(2,000)	26,659,815
2048	424,402,333	64.044	27,044,521	1,622,671	(405,668)	(2,000)	28,259,524
2049	424,402,333	64.044	27,044,521	1,622,671	(405,668)	(2,000)	28,259,524
2050	449,866,473	64.044	28,667,192	1,720,032	(430,008)	(2,000)	29,955,216
2051	449,866,473	64.044	28,667,192	1,720,032	(430,008)	(2,000)	29,955,216
2052	476,858,461	64.044	30,387,224	1,823,233	(455,808)	(2,000)	31,752,649
2053	476,858,461	64.044	30,387,224	1,823,233	(455,808)	(2,000)	31,752,649
2054	505,469,969	64.044	32,210,457	1,932,627	(483,157)	(2,000)	33,657,928
2055	505,469,969	64.044	32,210,457	1,932,627	(483,157)	(2,000)	33,657,928
2056	535,798,167	64.044	34,143,085	2,048,585	(512,146)	(2,000)	35,677,523
2057	535,798,167	64.044	34,143,085	2,048,585	(512,146)	(2,000)	35,677,523
2058	567,946,057	64.044	36,191,670	2,171,500	(542,875)	(2,000)	37,818,295
2059	567,946,057	64.044	36,191,670	2,171,500	(542,875)	(2,000)	37,818,295
2060	602,022,820	64.044	38,363,170	2,301,790	(575,448)	(2,000)	40,087,512
2061	602,022,820	64.044	38,363,170	2,301,790	(575,448)	(2,000)	40,087,512
2062	638,144,190	64.044	40,664,960	2,439,898	(609,974)	(2,000)	42,492,883
2063	638,144,190	64.044	40,664,960	2,439,898	(609,974)	(2,000)	42,492,883
2064	676,432,841	64.044	43,104,858	2,586,291	(646,573)	(2,000)	45,042,576
2065	676,432,841	64.044	43,104,858	2,586,291	(646,573)	(2,000)	45,042,576
Total			951,163,853	57,069,831	(14,267,458)	(80,000)	993,886,226

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Debt Service

	Total Revenue Available for Debt Service	Net Debt Service		Total	Surplus Fund				Ratio Analysis	
		Series 2025	Series 2035		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance \$0	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2025	Dated: 12/1/2035							
		Par: \$488,315,000 Proj: \$361,541,450	Par: \$883,805,000 Proj: \$338,217,962							
2022										
2023										
2024										
2025	1,614,861	0		0	1,614,861		45,124,861	0	n/a	n/a
2026	3,398,194	0		0	3,398,194		48,523,055	0	n/a	n/a
2027	6,613,673	0		0	6,613,673		55,136,728	0	n/a	7469%
2028	6,809,947	0		0	6,809,947		61,946,675	0	n/a	1383%
2029	8,631,134	24,415,750		24,415,750	(15,784,616)		46,162,059	0	35%	709%
2030	10,688,206	24,415,750		24,415,750	(13,727,544)		32,434,515	0	44%	502%
2031	12,600,300	24,415,750		24,415,750	(11,815,450)		20,619,065	0	52%	386%
2032	15,344,928	24,415,750		24,415,750	(9,070,822)		11,548,243	0	63%	319%
2033	18,564,056	24,415,750		24,415,750	(5,851,694)		5,696,549	0	76%	253%
2034	21,656,663	24,415,750		24,415,750	(2,759,087)		2,937,462	0	89%	204%
2035	25,940,742	25,935,750	0	25,935,750	4,992	2,938,000	0	4,455	100%	311%
2036	29,385,033	Refunded	29,374,150	29,374,150	10,883		0	10,883	100%	254%
2037	31,405,542		31,393,350	31,393,350	12,192		0	12,192	100%	220%
2038	33,748,398		33,739,400	33,739,400	8,998		0	8,998	100%	203%
2039	34,455,613		34,445,600	34,445,600	10,013		0	10,013	100%	186%
2040	36,136,940		36,128,900	36,128,900	8,040		0	8,040	100%	180%
2041	36,371,503		36,359,150	36,359,150	12,353		0	12,353	100%	168%
2042	38,104,888		38,093,200	38,093,200	11,688		0	11,688	100%	165%
2043	38,135,249		38,125,450	38,125,450	9,799		0	9,799	100%	154%
2044	39,816,526		39,805,100	39,805,100	11,426		0	11,426	100%	151%
2045	39,847,497		39,837,350	39,837,350	10,147		0	10,147	100%	142%
2046	41,619,353		41,609,750	41,609,750	9,603		0	9,603	100%	138%
2047	41,650,946		41,639,650	41,639,650	11,296		0	11,296	100%	129%
2048	43,518,608		43,507,300	43,507,300	11,308		0	11,308	100%	125%
2049	43,550,837		43,542,050	43,542,050	8,787		0	8,787	100%	116%
2050	45,519,844		45,511,700	45,511,700	8,144		0	8,144	100%	112%
2051	45,552,720		45,542,600	45,542,600	10,120		0	10,120	100%	103%
2052	47,628,938		47,620,550	47,620,550	8,388		0	8,388	100%	98%
2053	47,662,475		47,653,450	47,653,450	9,025		0	9,025	100%	89%
2054	49,852,118		49,840,100	49,840,100	12,018		0	12,018	100%	85%
2055	49,886,329		49,875,100	49,875,100	11,229		0	11,229	100%	76%
2056	52,195,980		52,190,250	52,190,250	5,730		0	5,730	100%	71%
2057	52,230,878		52,226,250	52,226,250	4,628		0	4,628	100%	62%
2058	54,667,509		54,658,500	54,658,500	9,009		0	9,009	100%	57%
2059	54,703,109		54,694,100	54,694,100	9,009		0	9,009	100%	49%
2060	57,274,107		57,266,750	57,266,750	7,357		0	7,357	100%	43%
2061	57,310,423		57,304,200	57,304,200	6,223		0	6,223	100%	35%
2062	60,023,613		60,019,050	60,019,050	4,563		0	4,563	100%	28%
2063	60,060,658		60,054,700	60,054,700	5,958		0	5,958	100%	21%
2064	62,924,331		62,917,800	62,917,800	6,531		0	6,531	100%	14%
2065	62,962,121		62,956,087	62,956,087	6,034		0	6,034	100%	0%
Total	1,520,064,788	172,430,250	1,387,931,587	1,560,361,837	(40,297,049)	2,938,000		274,951		

1. Assumes \$43,510,000 Deposit to Surplus Fund at Closing

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2

Revenue

	Total	Town Mill Levy Revenue		Expense	Total
	Assessed Value in Collection Year	Town Mill Levy 2.000 Cap 2.000 Target	Town Mill Levy Collections 99.50%	County Treasurer Fee 1.50%	Revenue Available for Operations
2022	0	0.000	0	0	0
2023	0	2.000	0	0	0
2024	0	2.000	0	0	0
2025	0	2.000	0	0	0
2026	522,000	2.000	1,044	(16)	1,091
2027	6,047,006	2.000	12,094	(181)	12,635
2028	12,057,139	2.000	24,114	(362)	25,192
2029	22,338,667	2.000	44,677	(670)	46,674
2030	35,603,212	2.000	71,206	(1,068)	74,389
2031	51,921,934	2.000	103,844	(1,558)	108,486
2032	65,434,816	2.000	130,870	(1,963)	136,720
2033	81,635,861	2.000	163,272	(2,449)	170,570
2034	96,233,768	2.000	192,468	(2,887)	201,071
2035	113,103,393	2.000	226,207	(3,393)	236,318
2036	128,493,223	2.000	256,986	(3,855)	268,474
2037	141,795,940	2.000	283,592	(4,254)	296,268
2038	156,510,061	2.000	313,020	(4,695)	327,012
2039	163,736,098	2.000	327,472	(4,912)	342,110
2040	167,010,820	2.000	334,022	(5,010)	348,952
2041	167,010,820	2.000	334,022	(5,010)	348,952
2042	170,351,036	2.000	340,702	(5,111)	355,931
2043	170,351,036	2.000	340,702	(5,111)	355,931
2044	173,758,057	2.000	347,516	(5,213)	363,050
2045	173,758,057	2.000	347,516	(5,213)	363,050
2046	177,233,218	2.000	354,466	(5,317)	370,311
2047	177,233,218	2.000	354,466	(5,317)	370,311
2048	180,777,882	2.000	361,556	(5,423)	377,717
2049	180,777,882	2.000	361,556	(5,423)	377,717
2050	184,393,440	2.000	368,787	(5,532)	385,272
2051	184,393,440	2.000	368,787	(5,532)	385,272
2052	188,081,309	2.000	376,163	(5,642)	392,977
2053	188,081,309	2.000	376,163	(5,642)	392,977
2054	191,842,935	2.000	383,686	(5,755)	400,837
2055	191,842,935	2.000	383,686	(5,755)	400,837
2056	195,679,794	2.000	391,360	(5,870)	408,853
2057	195,679,794	2.000	391,360	(5,870)	408,853
2058	199,593,390	2.000	399,187	(5,988)	417,030
2059	199,593,390	2.000	399,187	(5,988)	417,030
2060	203,585,257	2.000	407,171	(6,108)	425,371
2061	203,585,257	2.000	407,171	(6,108)	425,371
2062	207,656,963	2.000	415,314	(6,230)	433,878
2063	207,656,963	2.000	415,314	(6,230)	433,878
2064	211,810,102	2.000	423,620	(6,354)	442,556
2065	211,810,102	2.000	423,620	(6,354)	442,556
Total			11,957,963	(179,369)	12,492,484

Dawson Ridge MD Nos. 1-5 & Westfield MD Nos. 1-2
Revenue

	Total	Town Mill Levy Revenue		Expense	Total
	Assessed Value in Collection Year	Town Mill Levy 2.000 Cap 2.000 Target	Town Mill Levy Collections 99.50%	County Treasurer Fee 1.50%	Revenue Available for Operations
2022	0	0.000	0	0	0
2023	0	2.000	0	0	0
2024	0	2.000	0	0	0
2025	0	2.000	0	0	0
2026	6,016,050	2.000	12,032	(180)	12,570
2027	29,258,092	2.000	58,516	(878)	61,132
2028	56,821,738	2.000	113,643	(1,705)	118,723
2029	74,924,100	2.000	149,848	(2,248)	156,546
2030	90,743,091	2.000	181,486	(2,722)	189,599
2031	101,197,791	2.000	202,396	(3,036)	211,443
2032	127,492,703	2.000	254,985	(3,825)	266,383
2033	157,627,161	2.000	315,254	(4,729)	329,346
2034	188,007,455	2.000	376,015	(5,640)	392,823
2035	233,983,016	2.000	467,966	(7,019)	488,884
2036	269,890,738	2.000	539,781	(8,097)	563,910
2037	286,500,433	2.000	573,001	(8,595)	598,614
2038	306,535,099	2.000	613,070	(9,196)	640,474
2039	309,491,152	2.000	618,982	(9,285)	646,651
2040	331,022,344	2.000	662,045	(9,931)	691,638
2041	334,097,821	2.000	668,196	(10,023)	698,064
2042	356,336,382	2.000	712,673	(10,690)	744,529
2043	356,336,382	2.000	712,673	(10,690)	744,529
2044	377,716,565	2.000	755,433	(11,331)	789,201
2045	377,716,565	2.000	755,433	(11,331)	789,201
2046	400,379,559	2.000	800,759	(12,011)	836,553
2047	400,379,559	2.000	800,759	(12,011)	836,553
2048	424,402,333	2.000	848,805	(12,732)	886,746
2049	424,402,333	2.000	848,805	(12,732)	886,746
2050	449,866,473	2.000	899,733	(13,496)	939,951
2051	449,866,473	2.000	899,733	(13,496)	939,951
2052	476,858,461	2.000	953,717	(14,306)	996,348
2053	476,858,461	2.000	953,717	(14,306)	996,348
2054	505,469,969	2.000	1,010,940	(15,164)	1,056,129
2055	505,469,969	2.000	1,010,940	(15,164)	1,056,129
2056	535,798,167	2.000	1,071,596	(16,074)	1,119,497
2057	535,798,167	2.000	1,071,596	(16,074)	1,119,497
2058	567,946,057	2.000	1,135,892	(17,038)	1,186,666
2059	567,946,057	2.000	1,135,892	(17,038)	1,186,666
2060	602,022,820	2.000	1,204,046	(18,061)	1,257,866
2061	602,022,820	2.000	1,204,046	(18,061)	1,257,866
2062	638,144,190	2.000	1,276,288	(19,144)	1,333,338
2063	638,144,190	2.000	1,276,288	(19,144)	1,333,338
2064	676,432,841	2.000	1,352,866	(20,293)	1,413,339
2065	676,432,841	2.000	1,352,866	(20,293)	1,413,339
Total			29,852,713	(447,791)	31,187,129

SOURCES AND USES OF FUNDS

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2025

Non-Rated, 1.00x, 30-yr. Maturity, 6% Residential Biennial Reassessment

~~~

Service Plan

Dated Date	12/01/2025
Delivery Date	12/01/2025

Sources:

Bond Proceeds:	
Par Amount	488,315,000.00
	<hr/>
	488,315,000.00
	<hr/>

Uses:

Project Fund Deposits:	
Project Fund	361,541,450.00
Other Fund Deposits:	
Capitalized Interest Fund	73,247,250.00
Surplus Deposit	<hr/>
	43,510,000.00
	116,757,250.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	9,766,300.00
	<hr/>
	488,315,000.00
	<hr/>

BOND SUMMARY STATISTICS

**Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado**

~~~

### GENERAL OBLIGATION BONDS, SERIES 2025

**Non-Rated, 1.00x, 30-yr. Maturity, 6% Residential Biennial Reassessment**

~~~

Service Plan

Dated Date	12/01/2025
Delivery Date	12/01/2025
Last Maturity	12/01/2055
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.150524%
Net Interest Cost (NIC)	5.085520%
All-In TIC	5.154434%
Average Coupon	5.000000%
Average Life (years)	23.386
Duration of Issue (years)	13.707
Par Amount	488,315,000.00
Bond Proceeds	488,315,000.00
Total Interest	570,997,750.00
Net Interest	580,764,050.00
Total Debt Service	1,059,312,750.00
Maximum Annual Debt Service	49,875,000.00
Average Annual Debt Service	35,310,425.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 2055	488,315,000.00	100.000	5.000%	23.386
	488,315,000.00			23.386

	TIC	All-In TIC	Arbitrage Yield
Par Value	488,315,000.00	488,315,000.00	488,315,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(9,766,300.00)	(9,766,300.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts			
Target Value	478,548,700.00	478,298,700.00	488,315,000.00
Target Date	12/01/2025	12/01/2025	12/01/2025
Yield	5.150524%	5.154434%	5.000000%

BOND PRICING

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2025

Non-Rated, 1.00x, 30-yr. Maturity, 6% Residential Biennial Reassessment

~~~

Service Plan

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2055:					
	12/01/2026		5.000%	5.000%	100.000
	12/01/2027		5.000%	5.000%	100.000
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030		5.000%	5.000%	100.000
	12/01/2031		5.000%	5.000%	100.000
	12/01/2032		5.000%	5.000%	100.000
	12/01/2033		5.000%	5.000%	100.000
	12/01/2034		5.000%	5.000%	100.000
	12/01/2035	1,520,000	5.000%	5.000%	100.000
	12/01/2036	5,035,000	5.000%	5.000%	100.000
	12/01/2037	7,305,000	5.000%	5.000%	100.000
	12/01/2038	10,015,000	5.000%	5.000%	100.000
	12/01/2039	11,225,000	5.000%	5.000%	100.000
	12/01/2040	13,465,000	5.000%	5.000%	100.000
	12/01/2041	14,375,000	5.000%	5.000%	100.000
	12/01/2042	16,825,000	5.000%	5.000%	100.000
	12/01/2043	17,695,000	5.000%	5.000%	100.000
	12/01/2044	20,265,000	5.000%	5.000%	100.000
	12/01/2045	21,305,000	5.000%	5.000%	100.000
	12/01/2046	24,145,000	5.000%	5.000%	100.000
	12/01/2047	25,385,000	5.000%	5.000%	100.000
	12/01/2048	28,520,000	5.000%	5.000%	100.000
	12/01/2049	29,980,000	5.000%	5.000%	100.000
	12/01/2050	33,445,000	5.000%	5.000%	100.000
	12/01/2051	35,150,000	5.000%	5.000%	100.000
	12/01/2052	38,985,000	5.000%	5.000%	100.000
	12/01/2053	40,970,000	5.000%	5.000%	100.000
	12/01/2054	45,205,000	5.000%	5.000%	100.000
	12/01/2055	47,500,000	5.000%	5.000%	100.000
		488,315,000			

Dated Date	12/01/2025
Delivery Date	12/01/2025
First Coupon	06/01/2026

Par Amount	488,315,000.00
Original Issue Discount	

Production	488,315,000.00	100.000000%
Underwriter's Discount	(9,766,300.00)	(2.000000%)

Purchase Price	478,548,700.00	98.000000%
Accrued Interest		

Net Proceeds	478,548,700.00
--------------	----------------

NET DEBT SERVICE

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2025

Non-Rated, 1.00x, 30-yr. Maturity, 6% Residential Biennial Reassessment

~~~

Service Plan

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Net Debt Service</i>
12/01/2026			24,415,750	24,415,750	24,415,750	
12/01/2027			24,415,750	24,415,750	24,415,750	
12/01/2028			24,415,750	24,415,750	24,415,750	
12/01/2029			24,415,750	24,415,750		24,415,750
12/01/2030			24,415,750	24,415,750		24,415,750
12/01/2031			24,415,750	24,415,750		24,415,750
12/01/2032			24,415,750	24,415,750		24,415,750
12/01/2033			24,415,750	24,415,750		24,415,750
12/01/2034			24,415,750	24,415,750		24,415,750
12/01/2035	1,520,000	5.000%	24,415,750	25,935,750		25,935,750
12/01/2036	5,035,000	5.000%	24,339,750	29,374,750		29,374,750
12/01/2037	7,305,000	5.000%	24,088,000	31,393,000		31,393,000
12/01/2038	10,015,000	5.000%	23,722,750	33,737,750		33,737,750
12/01/2039	11,225,000	5.000%	23,222,000	34,447,000		34,447,000
12/01/2040	13,465,000	5.000%	22,660,750	36,125,750		36,125,750
12/01/2041	14,375,000	5.000%	21,987,500	36,362,500		36,362,500
12/01/2042	16,825,000	5.000%	21,268,750	38,093,750		38,093,750
12/01/2043	17,695,000	5.000%	20,427,500	38,122,500		38,122,500
12/01/2044	20,265,000	5.000%	19,542,750	39,807,750		39,807,750
12/01/2045	21,305,000	5.000%	18,529,500	39,834,500		39,834,500
12/01/2046	24,145,000	5.000%	17,464,250	41,609,250		41,609,250
12/01/2047	25,385,000	5.000%	16,257,000	41,642,000		41,642,000
12/01/2048	28,520,000	5.000%	14,987,750	43,507,750		43,507,750
12/01/2049	29,980,000	5.000%	13,561,750	43,541,750		43,541,750
12/01/2050	33,445,000	5.000%	12,062,750	45,507,750		45,507,750
12/01/2051	35,150,000	5.000%	10,390,500	45,540,500		45,540,500
12/01/2052	38,985,000	5.000%	8,633,000	47,618,000		47,618,000
12/01/2053	40,970,000	5.000%	6,683,750	47,653,750		47,653,750
12/01/2054	45,205,000	5.000%	4,635,250	49,840,250		49,840,250
12/01/2055	47,500,000	5.000%	2,375,000	49,875,000		49,875,000
	488,315,000		570,997,750	1,059,312,750	73,247,250	986,065,500

BOND DEBT SERVICE

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2025

Non-Rated, 1.00x, 30-yr. Maturity, 6% Residential Biennial Reassessment

~~~

Service Plan

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2026			12,207,875	12,207,875	
12/01/2026			12,207,875	12,207,875	24,415,750
06/01/2027			12,207,875	12,207,875	
12/01/2027			12,207,875	12,207,875	24,415,750
06/01/2028			12,207,875	12,207,875	
12/01/2028			12,207,875	12,207,875	24,415,750
06/01/2029			12,207,875	12,207,875	
12/01/2029			12,207,875	12,207,875	24,415,750
06/01/2030			12,207,875	12,207,875	
12/01/2030			12,207,875	12,207,875	24,415,750
06/01/2031			12,207,875	12,207,875	
12/01/2031			12,207,875	12,207,875	24,415,750
06/01/2032			12,207,875	12,207,875	
12/01/2032			12,207,875	12,207,875	24,415,750
06/01/2033			12,207,875	12,207,875	
12/01/2033			12,207,875	12,207,875	24,415,750
06/01/2034			12,207,875	12,207,875	
12/01/2034			12,207,875	12,207,875	24,415,750
06/01/2035			12,207,875	12,207,875	
12/01/2035	1,520,000	5.000%	12,207,875	13,727,875	25,935,750
06/01/2036			12,169,875	12,169,875	
12/01/2036	5,035,000	5.000%	12,169,875	17,204,875	29,374,750
06/01/2037			12,044,000	12,044,000	
12/01/2037	7,305,000	5.000%	12,044,000	19,349,000	31,393,000
06/01/2038			11,861,375	11,861,375	
12/01/2038	10,015,000	5.000%	11,861,375	21,876,375	33,737,750
06/01/2039			11,611,000	11,611,000	
12/01/2039	11,225,000	5.000%	11,611,000	22,836,000	34,447,000
06/01/2040			11,330,375	11,330,375	
12/01/2040	13,465,000	5.000%	11,330,375	24,795,375	36,125,750
06/01/2041			10,993,750	10,993,750	
12/01/2041	14,375,000	5.000%	10,993,750	25,368,750	36,362,500
06/01/2042			10,634,375	10,634,375	
12/01/2042	16,825,000	5.000%	10,634,375	27,459,375	38,093,750
06/01/2043			10,213,750	10,213,750	
12/01/2043	17,695,000	5.000%	10,213,750	27,908,750	38,122,500
06/01/2044			9,771,375	9,771,375	
12/01/2044	20,265,000	5.000%	9,771,375	30,036,375	39,807,750
06/01/2045			9,264,750	9,264,750	
12/01/2045	21,305,000	5.000%	9,264,750	30,569,750	39,834,500
06/01/2046			8,732,125	8,732,125	
12/01/2046	24,145,000	5.000%	8,732,125	32,877,125	41,609,250
06/01/2047			8,128,500	8,128,500	
12/01/2047	25,385,000	5.000%	8,128,500	33,513,500	41,642,000
06/01/2048			7,493,875	7,493,875	
12/01/2048	28,520,000	5.000%	7,493,875	36,013,875	43,507,750
06/01/2049			6,780,875	6,780,875	
12/01/2049	29,980,000	5.000%	6,780,875	36,760,875	43,541,750
06/01/2050			6,031,375	6,031,375	
12/01/2050	33,445,000	5.000%	6,031,375	39,476,375	45,507,750
06/01/2051			5,195,250	5,195,250	
12/01/2051	35,150,000	5.000%	5,195,250	40,345,250	45,540,500
06/01/2052			4,316,500	4,316,500	
12/01/2052	38,985,000	5.000%	4,316,500	43,301,500	47,618,000
06/01/2053			3,341,875	3,341,875	
12/01/2053	40,970,000	5.000%	3,341,875	44,311,875	47,653,750
06/01/2054			2,317,625	2,317,625	
12/01/2054	45,205,000	5.000%	2,317,625	47,522,625	49,840,250
06/01/2055			1,187,500	1,187,500	
12/01/2055	47,500,000	5.000%	1,187,500	48,687,500	49,875,000
	488,315,000		570,997,750	1,059,312,750	1,059,312,750

CALL PROVISIONS

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2025

Non-Rated, 1.00x, 30-yr. Maturity, 6% Residential Biennial Reassessment

~~~

Service Plan

Call Table: CALL

<i>Call Date</i>	<i>Call Price</i>
12/01/2030	103.00
12/01/2031	102.00
12/01/2032	101.00
12/01/2033	100.00

BOND SOLUTION

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2025

Non-Rated, 1.00x, 30-yr. Maturity, 6% Residential Biennial Reassessment

~~~

Service Plan

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>CAPI & DSRF Adjustments</i>	<i>Total Adj Debt Service</i>
12/01/2026		24,415,750	(24,415,750)	
12/01/2027		24,415,750	(24,415,750)	
12/01/2028		24,415,750	(24,415,750)	
12/01/2029		24,415,750		24,415,750
12/01/2030		24,415,750		24,415,750
12/01/2031		24,415,750		24,415,750
12/01/2032		24,415,750		24,415,750
12/01/2033		24,415,750		24,415,750
12/01/2034		24,415,750		24,415,750
12/01/2035	1,520,000	25,935,750		25,935,750
12/01/2036	5,035,000	29,374,750		29,374,750
12/01/2037	7,305,000	31,393,000		31,393,000
12/01/2038	10,015,000	33,737,750		33,737,750
12/01/2039	11,225,000	34,447,000		34,447,000
12/01/2040	13,465,000	36,125,750		36,125,750
12/01/2041	14,375,000	36,362,500		36,362,500
12/01/2042	16,825,000	38,093,750		38,093,750
12/01/2043	17,695,000	38,122,500		38,122,500
12/01/2044	20,265,000	39,807,750		39,807,750
12/01/2045	21,305,000	39,834,500		39,834,500
12/01/2046	24,145,000	41,609,250		41,609,250
12/01/2047	25,385,000	41,642,000		41,642,000
12/01/2048	28,520,000	43,507,750		43,507,750
12/01/2049	29,980,000	43,541,750		43,541,750
12/01/2050	33,445,000	45,507,750		45,507,750
12/01/2051	35,150,000	45,540,500		45,540,500
12/01/2052	38,985,000	47,618,000		47,618,000
12/01/2053	40,970,000	47,653,750		47,653,750
12/01/2054	45,205,000	49,840,250		49,840,250
12/01/2055	47,500,000	49,875,000		49,875,000
	488,315,000	1,059,312,750	(73,247,250)	986,065,500

SOURCES AND USES OF FUNDS

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035 Investment Grade, 1.00x, 30-yr. Maturity

~~~

Service Plan

Dated Date	12/01/2035
Delivery Date	12/01/2035

Sources:

Bond Proceeds:	
Par Amount	883,805,000.00
Other Sources of Funds:	
Series 2025 Surplus Fund	2,938,000.00
	<hr/>
	886,743,000.00
	<hr/>

Uses:

Project Fund Deposits:	
Project Fund	338,217,962.07
Refunding Escrow Deposits:	
Cash Deposit	486,795,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	57,111,012.93
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	4,419,025.00
	<hr/>
	886,743,000.00
	<hr/>

BOND SUMMARY STATISTICS

**Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado**

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035

Investment Grade, 1.00x, 30-yr. Maturity

Service Plan

Dated Date	12/01/2035
Delivery Date	12/01/2035
Last Maturity	12/01/2065
Arbitrage Yield	3.000000%
True Interest Cost (TIC)	3.033200%
Net Interest Cost (NIC)	3.023621%
All-In TIC	3.034708%
Average Coupon	3.000000%
Average Life (years)	21.167
Duration of Issue (years)	15.313
Par Amount	883,805,000.00
Bond Proceeds	883,805,000.00
Total Interest	561,237,600.00
Net Interest	565,656,625.00
Total Debt Service	1,445,042,600.00
Maximum Annual Debt Service	120,067,100.00
Average Annual Debt Service	48,168,086.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 2065	883,805,000.00	100.000	3.000%	21.167
	883,805,000.00			21.167

	TIC	All-In TIC	Arbitrage Yield
Par Value	883,805,000.00	883,805,000.00	883,805,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(4,419,025.00)	(4,419,025.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	879,385,975.00	879,185,975.00	883,805,000.00
Target Date	12/01/2035	12/01/2035	12/01/2035
Yield	3.033200%	3.034708%	3.000000%

BOND PRICING

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035

Investment Grade, 1.00x, 30-yr. Maturity

~~~

Service Plan

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2065:					
	12/01/2036	2,860,000	3.000%	3.000%	100.000
	12/01/2037	4,965,000	3.000%	3.000%	100.000
	12/01/2038	7,460,000	3.000%	3.000%	100.000
	12/01/2039	8,390,000	3.000%	3.000%	100.000
	12/01/2040	10,325,000	3.000%	3.000%	100.000
	12/01/2041	10,865,000	3.000%	3.000%	100.000
	12/01/2042	12,925,000	3.000%	3.000%	100.000
	12/01/2043	13,345,000	3.000%	3.000%	100.000
	12/01/2044	15,425,000	3.000%	3.000%	100.000
	12/01/2045	15,920,000	3.000%	3.000%	100.000
	12/01/2046	18,170,000	3.000%	3.000%	100.000
	12/01/2047	18,745,000	3.000%	3.000%	100.000
	12/01/2048	21,175,000	3.000%	3.000%	100.000
	12/01/2049	21,845,000	3.000%	3.000%	100.000
	12/01/2050	24,470,000	3.000%	3.000%	100.000
	12/01/2051	25,235,000	3.000%	3.000%	100.000
	12/01/2052	28,070,000	3.000%	3.000%	100.000
	12/01/2053	28,945,000	3.000%	3.000%	100.000
	12/01/2054	32,000,000	3.000%	3.000%	100.000
	12/01/2055	32,995,000	3.000%	3.000%	100.000
	12/01/2056	36,300,000	3.000%	3.000%	100.000
	12/01/2057	37,425,000	3.000%	3.000%	100.000
	12/01/2058	40,980,000	3.000%	3.000%	100.000
	12/01/2059	42,245,000	3.000%	3.000%	100.000
	12/01/2060	46,085,000	3.000%	3.000%	100.000
	12/01/2061	47,505,000	3.000%	3.000%	100.000
	12/01/2062	51,645,000	3.000%	3.000%	100.000
	12/01/2063	53,230,000	3.000%	3.000%	100.000
	12/01/2064	57,690,000	3.000%	3.000%	100.000
	12/01/2065	116,570,000	3.000%	3.000%	100.000
		883,805,000			

Dated Date	12/01/2035
Delivery Date	12/01/2035
First Coupon	06/01/2036

Par Amount	883,805,000.00
Original Issue Discount	

Production	883,805,000.00	100.000000%
Underwriter's Discount	(4,419,025.00)	(0.500000%)

Purchase Price	879,385,975.00	99.500000%
Accrued Interest		

Net Proceeds	879,385,975.00
--------------	----------------

NET DEBT SERVICE

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035  
Investment Grade, 1.00x, 30-yr. Maturity

~~~  
Service Plan

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2036	2,860,000	3.000%	26,514,150	29,374,150		29,374,150.00
12/01/2037	4,965,000	3.000%	26,428,350	31,393,350		31,393,350.00
12/01/2038	7,460,000	3.000%	26,279,400	33,739,400		33,739,400.00
12/01/2039	8,390,000	3.000%	26,055,600	34,445,600		34,445,600.00
12/01/2040	10,325,000	3.000%	25,803,900	36,128,900		36,128,900.00
12/01/2041	10,865,000	3.000%	25,494,150	36,359,150		36,359,150.00
12/01/2042	12,925,000	3.000%	25,168,200	38,093,200		38,093,200.00
12/01/2043	13,345,000	3.000%	24,780,450	38,125,450		38,125,450.00
12/01/2044	15,425,000	3.000%	24,380,100	39,805,100		39,805,100.00
12/01/2045	15,920,000	3.000%	23,917,350	39,837,350		39,837,350.00
12/01/2046	18,170,000	3.000%	23,439,750	41,609,750		41,609,750.00
12/01/2047	18,745,000	3.000%	22,894,650	41,639,650		41,639,650.00
12/01/2048	21,175,000	3.000%	22,332,300	43,507,300		43,507,300.00
12/01/2049	21,845,000	3.000%	21,697,050	43,542,050		43,542,050.00
12/01/2050	24,470,000	3.000%	21,041,700	45,511,700		45,511,700.00
12/01/2051	25,235,000	3.000%	20,307,600	45,542,600		45,542,600.00
12/01/2052	28,070,000	3.000%	19,550,550	47,620,550		47,620,550.00
12/01/2053	28,945,000	3.000%	18,708,450	47,653,450		47,653,450.00
12/01/2054	32,000,000	3.000%	17,840,100	49,840,100		49,840,100.00
12/01/2055	32,995,000	3.000%	16,880,100	49,875,100		49,875,100.00
12/01/2056	36,300,000	3.000%	15,890,250	52,190,250		52,190,250.00
12/01/2057	37,425,000	3.000%	14,801,250	52,226,250		52,226,250.00
12/01/2058	40,980,000	3.000%	13,678,500	54,658,500		54,658,500.00
12/01/2059	42,245,000	3.000%	12,449,100	54,694,100		54,694,100.00
12/01/2060	46,085,000	3.000%	11,181,750	57,266,750		57,266,750.00
12/01/2061	47,505,000	3.000%	9,799,200	57,304,200		57,304,200.00
12/01/2062	51,645,000	3.000%	8,374,050	60,019,050		60,019,050.00
12/01/2063	53,230,000	3.000%	6,824,700	60,054,700		60,054,700.00
12/01/2064	57,690,000	3.000%	5,227,800	62,917,800		62,917,800.00
12/01/2065	116,570,000	3.000%	3,497,100	120,067,100	57,111,012.93	62,956,087.07
	883,805,000		561,237,600	1,445,042,600	57,111,012.93	1,387,931,587.07

BOND DEBT SERVICE

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035 Investment Grade, 1.00x, 30-yr. Maturity

~~~

Service Plan

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2036			13,257,075	13,257,075	
12/01/2036	2,860,000	3.000%	13,257,075	16,117,075	29,374,150
06/01/2037			13,214,175	13,214,175	
12/01/2037	4,965,000	3.000%	13,214,175	18,179,175	31,393,350
06/01/2038			13,139,700	13,139,700	
12/01/2038	7,460,000	3.000%	13,139,700	20,599,700	33,739,400
06/01/2039			13,027,800	13,027,800	
12/01/2039	8,390,000	3.000%	13,027,800	21,417,800	34,445,600
06/01/2040			12,901,950	12,901,950	
12/01/2040	10,325,000	3.000%	12,901,950	23,226,950	36,128,900
06/01/2041			12,747,075	12,747,075	
12/01/2041	10,865,000	3.000%	12,747,075	23,612,075	36,359,150
06/01/2042			12,584,100	12,584,100	
12/01/2042	12,925,000	3.000%	12,584,100	25,509,100	38,093,200
06/01/2043			12,390,225	12,390,225	
12/01/2043	13,345,000	3.000%	12,390,225	25,735,225	38,125,450
06/01/2044			12,190,050	12,190,050	
12/01/2044	15,425,000	3.000%	12,190,050	27,615,050	39,805,100
06/01/2045			11,958,675	11,958,675	
12/01/2045	15,920,000	3.000%	11,958,675	27,878,675	39,837,350
06/01/2046			11,719,875	11,719,875	
12/01/2046	18,170,000	3.000%	11,719,875	29,889,875	41,609,750
06/01/2047			11,447,325	11,447,325	
12/01/2047	18,745,000	3.000%	11,447,325	30,192,325	41,639,650
06/01/2048			11,166,150	11,166,150	
12/01/2048	21,175,000	3.000%	11,166,150	32,341,150	43,507,300
06/01/2049			10,848,525	10,848,525	
12/01/2049	21,845,000	3.000%	10,848,525	32,693,525	43,542,050
06/01/2050			10,520,850	10,520,850	
12/01/2050	24,470,000	3.000%	10,520,850	34,990,850	45,511,700
06/01/2051			10,153,800	10,153,800	
12/01/2051	25,235,000	3.000%	10,153,800	35,388,800	45,542,600
06/01/2052			9,775,275	9,775,275	
12/01/2052	28,070,000	3.000%	9,775,275	37,845,275	47,620,550
06/01/2053			9,354,225	9,354,225	
12/01/2053	28,945,000	3.000%	9,354,225	38,299,225	47,653,450
06/01/2054			8,920,050	8,920,050	
12/01/2054	32,000,000	3.000%	8,920,050	40,920,050	49,840,100
06/01/2055			8,440,050	8,440,050	
12/01/2055	32,995,000	3.000%	8,440,050	41,435,050	49,875,100
06/01/2056			7,945,125	7,945,125	
12/01/2056	36,300,000	3.000%	7,945,125	44,245,125	52,190,250
06/01/2057			7,400,625	7,400,625	
12/01/2057	37,425,000	3.000%	7,400,625	44,825,625	52,226,250
06/01/2058			6,839,250	6,839,250	
12/01/2058	40,980,000	3.000%	6,839,250	47,819,250	54,658,500
06/01/2059			6,224,550	6,224,550	
12/01/2059	42,245,000	3.000%	6,224,550	48,469,550	54,694,100
06/01/2060			5,590,875	5,590,875	
12/01/2060	46,085,000	3.000%	5,590,875	51,675,875	57,266,750
06/01/2061			4,899,600	4,899,600	
12/01/2061	47,505,000	3.000%	4,899,600	52,404,600	57,304,200
06/01/2062			4,187,025	4,187,025	
12/01/2062	51,645,000	3.000%	4,187,025	55,832,025	60,019,050
06/01/2063			3,412,350	3,412,350	
12/01/2063	53,230,000	3.000%	3,412,350	56,642,350	60,054,700
06/01/2064			2,613,900	2,613,900	
12/01/2064	57,690,000	3.000%	2,613,900	60,303,900	62,917,800
06/01/2065			1,748,550	1,748,550	
12/01/2065	116,570,000	3.000%	1,748,550	118,318,550	120,067,100
	883,805,000		561,237,600	1,445,042,600	1,445,042,600

CALL PROVISIONS

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035  
Investment Grade, 1.00x, 30-yr. Maturity

~~~

Service Plan

Call Table: CALL

<i>Call Date</i>	<i>Call Price</i>
12/01/2045	100.00

SUMMARY OF BONDS REFUNDED

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035  
Investment Grade, 1.00x, 30-yr. Maturity

~~~  
Service Plan

<i>Bond</i>	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Par Amount</i>	<i>Call Date</i>	<i>Call Price</i>
Series 25 Service Plan, 25SP, TERM55:					
	12/01/2036	5.000%	5,035,000	12/01/2035	100.000
	12/01/2037	5.000%	7,305,000	12/01/2035	100.000
	12/01/2038	5.000%	10,015,000	12/01/2035	100.000
	12/01/2039	5.000%	11,225,000	12/01/2035	100.000
	12/01/2040	5.000%	13,465,000	12/01/2035	100.000
	12/01/2041	5.000%	14,375,000	12/01/2035	100.000
	12/01/2042	5.000%	16,825,000	12/01/2035	100.000
	12/01/2043	5.000%	17,695,000	12/01/2035	100.000
	12/01/2044	5.000%	20,265,000	12/01/2035	100.000
	12/01/2045	5.000%	21,305,000	12/01/2035	100.000
	12/01/2046	5.000%	24,145,000	12/01/2035	100.000
	12/01/2047	5.000%	25,385,000	12/01/2035	100.000
	12/01/2048	5.000%	28,520,000	12/01/2035	100.000
	12/01/2049	5.000%	29,980,000	12/01/2035	100.000
	12/01/2050	5.000%	33,445,000	12/01/2035	100.000
	12/01/2051	5.000%	35,150,000	12/01/2035	100.000
	12/01/2052	5.000%	38,985,000	12/01/2035	100.000
	12/01/2053	5.000%	40,970,000	12/01/2035	100.000
	12/01/2054	5.000%	45,205,000	12/01/2035	100.000
	12/01/2055	5.000%	47,500,000	12/01/2035	100.000
			486,795,000		

ESCROW REQUIREMENTS

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035  
Investment Grade, 1.00x, 30-yr. Maturity

~~~

Service Plan

Pay & Cancel Series 2025 (PC25)

<i>Period Ending</i>	<i>Principal Redeemed</i>	<i>Total</i>
12/01/2035	486,795,000	486,795,000.00
	486,795,000	486,795,000.00

BOND SOLUTION

Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
Douglas County, Colorado

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035

Investment Grade, 1.00x, 30-yr. Maturity

Service Plan

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2036	2,860,000	29,374,150		29,374,150	29,377,033	2,883	100.01%
12/01/2037	4,965,000	31,393,350		31,393,350	31,397,542	4,192	100.01%
12/01/2038	7,460,000	33,739,400		33,739,400	33,740,398	998	100.00%
12/01/2039	8,390,000	34,445,600		34,445,600	34,447,613	2,013	100.01%
12/01/2040	10,325,000	36,128,900		36,128,900	36,128,940	40	100.00%
12/01/2041	10,865,000	36,359,150		36,359,150	36,363,503	4,353	100.01%
12/01/2042	12,925,000	38,093,200		38,093,200	38,096,888	3,688	100.01%
12/01/2043	13,345,000	38,125,450		38,125,450	38,127,249	1,799	100.00%
12/01/2044	15,425,000	39,805,100		39,805,100	39,808,526	3,426	100.01%
12/01/2045	15,920,000	39,837,350		39,837,350	39,839,497	2,147	100.01%
12/01/2046	18,170,000	41,609,750		41,609,750	41,611,353	1,603	100.00%
12/01/2047	18,745,000	41,639,650		41,639,650	41,642,946	3,296	100.01%
12/01/2048	21,175,000	43,507,300		43,507,300	43,510,608	3,308	100.01%
12/01/2049	21,845,000	43,542,050		43,542,050	43,542,837	787	100.00%
12/01/2050	24,470,000	45,511,700		45,511,700	45,511,844	144	100.00%
12/01/2051	25,235,000	45,542,600		45,542,600	45,544,720	2,120	100.00%
12/01/2052	28,070,000	47,620,550		47,620,550	47,620,938	388	100.00%
12/01/2053	28,945,000	47,653,450		47,653,450	47,654,475	1,025	100.00%
12/01/2054	32,000,000	49,840,100		49,840,100	49,844,118	4,018	100.01%
12/01/2055	32,995,000	49,875,100		49,875,100	49,878,329	3,229	100.01%
12/01/2056	36,300,000	52,190,250		52,190,250	52,191,980	1,730	100.00%
12/01/2057	37,425,000	52,226,250		52,226,250	52,226,878	628	100.00%
12/01/2058	40,980,000	54,658,500		54,658,500	54,663,509	5,009	100.01%
12/01/2059	42,245,000	54,694,100		54,694,100	54,699,109	5,009	100.01%
12/01/2060	46,085,000	57,266,750		57,266,750	57,270,107	3,357	100.01%
12/01/2061	47,505,000	57,304,200		57,304,200	57,306,423	2,223	100.00%
12/01/2062	51,645,000	60,019,050		60,019,050	60,019,613	563	100.00%
12/01/2063	53,230,000	60,054,700		60,054,700	60,056,659	1,959	100.00%
12/01/2064	57,690,000	62,917,800		62,917,800	62,920,331	2,531	100.00%
12/01/2065	116,570,000	120,067,100	(57,111,013)	62,956,087	62,958,121	2,034	100.00%
	883,805,000	1,445,042,600	(57,111,013)	1,387,931,587	1,388,002,083	70,496	

EXHIBIT G

Ballot Questions

ELECTION JUDGES' ABSTRACT OF VOTES

MAY 3, 2022 ELECTION

FOR DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 (the "District")

Ballots counted for the offices of Director of the District as follows:

For a term until they or their successors are elected and qualified at the special district election in May 2023:

Name of Candidate: **Votes Cast:** *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

For a term until they or their successors are elected and qualified at the special district election in May 2025:

Name of Candidate: **Votes Cast:** *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

Votes counted for and against each ballot issue and question as follows:

Ballot Issue A (Operations, Administration and Maintenance Mill Levy – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY, AND BY THE SAME AMOUNT AS ADJUSTED FOR INFLATION PLUS LOCAL GROWTH IN EACH SUBSEQUENT FISCAL YEAR THEREAFTER, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, MAINTENANCE, AND OTHER SIMILAR EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

Ballot Issue B (Capital Costs – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR CAPITAL COSTS OF PUBLIC IMPROVEMENTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

 1 0

Ballot Issue C (Operations, Administration and Maintenance – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

 1 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

Ballot Issue D (Capital Costs – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PURPOSE OF PAYING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

Ballot Issue E (Multiple Fiscal Year Intergovernmental Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

Ballot Issue F (Regional Improvements)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$550,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE FOR PAYMENT OF REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS AUTHORIZED OR OBLIGATED PURSUANT TO ITS SERVICE PLAN, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

Ballot Issue G (Multiple Fiscal Year Private Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE AGREEMENTS OR OTHER CONTRACTS WITH PRIVATE PARTIES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

Ballot Issue H (Sales Tax)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$50,000,000 ANNUALLY, COMMENCING IN 2022, OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF 2 MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER MARCH 1, 2021), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN'S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2021 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

Ballot Issue I (De-TABOR)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS, INVESTMENT EARNINGS OR ANY OTHER FEE, RATE, TOLL, PENALTY, CHARGE OR OTHER INCOME AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue J (In-District Special Assessment Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BY THE IMPOSITION OF SPECIAL ASSESSMENTS UPON PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH SPECIAL ASSESSMENT DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH SPECIAL ASSESSMENT DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE SPECIAL ASSESSMENT DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS, ALL OF THE FOREGOING AS DETERMINED BY THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

Ballot Issue K (Streets)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE; TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

Ballot Issue L (Parks and Recreation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue M (Water)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue N (Sanitation/Storm Sewer)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

Votes cast: FOR: AGAINST:

1

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue P (Mosquito Control)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS,

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue Q (Safety Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue R (Fire Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, IMPROVEMENTS AND EQUIPMENT FOR FIRE PROTECTION, INCLUDING BUT NOT LIMITED TO FIRE STATIONS, AMBULANCE AND EMERGENCY MEDICAL RESPONSE AND RESCUE SERVICES AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue S (Television Relay and Translation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

Ballot Issue T (Security)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, OCCUPANTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue U (Operations and Maintenance Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE DISTRICT'S OPERATING AND MAINTENANCE EXPENSES, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue V (Refunding Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$5,000,000,000 WITH A REPAYMENT COST OF \$41,000,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$41,000,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

Ballot Issue W (District Intergovernmental Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE, FINANCE OR REFINANCE THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, ALL AS MAY BE PROVIDED IN SUCH ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, SUCH AGREEMENTS AND CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE; AND SHALL THE PROCEEDS OF THE DEBT REPRESENTED BY SUCH CONTRACTS, THE REVENUES FROM ALL TAXES FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE DEBT OBLIGATIONS REPRESENTED BY SUCH CONTRACTS, AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

 1 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

Ballot Issue X (District Private Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE PRIVATE PARTIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH CONTRACTS, SUCH CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue Y (Mortgage)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, DEEDS OF TRUST, LIENS, AND OTHER

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1
May 3, 2022 Election

ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$500,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, DEEDS OF TRUST, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED IN THE MANNER AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCES, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue Z (Multiple Fiscal Year Intergovernmental Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, A REGIONAL AUTHORITY, OR GOVERNMENTALLY-OWNED ENTERPRISES, FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue AA (Multiple Fiscal Year Private Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARTIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Question BB (Term Limit Elimination)

Shall members of the Board of Directors of Dawson Ridge Metropolitan District No. 1 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 1

May 3, 2022 Election

Ballot Question CC (Transportation Authorization)

Shall Dawson Ridge Metropolitan District No. 1 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

Votes cast:

FOR:

AGAINST:

1

0

Dated this 3rd day of May 2022.

By:

, Election Judge

, Election Judge

, Election Judge

ELECTION JUDGES' ABSTRACT OF VOTES

MAY 3, 2022 ELECTION

FOR DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 (the "District")

Ballots counted for the offices of Director of the District as follows:

For a term until they or their successors are elected and qualified at the special district election in May 2023:

Name of Candidate:

Votes Cast: *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

For a term until they or their successors are elected and qualified at the special district election in May 2025:

Name of Candidate:

Votes Cast: *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

Votes counted for and against each ballot issue and question as follows:

Ballot Issue A (Operations, Administration and Maintenance Mill Levy – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY, AND BY THE SAME AMOUNT AS ADJUSTED FOR INFLATION PLUS LOCAL GROWTH IN EACH SUBSEQUENT FISCAL YEAR THEREAFTER, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, MAINTENANCE, AND OTHER SIMILAR EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

Ballot Issue B (Capital Costs – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR CAPITAL COSTS OF PUBLIC IMPROVEMENTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue C (Operations, Administration and Maintenance – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

Ballot Issue D (Capital Costs – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PURPOSE OF PAYING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue E (Multiple Fiscal Year Intergovernmental Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

Ballot Issue F (Regional Improvements)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$550,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE FOR PAYMENT OF REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS AUTHORIZED OR OBLIGATED PURSUANT TO ITS SERVICE PLAN, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue G (Multiple Fiscal Year Private Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE AGREEMENTS OR OTHER CONTRACTS WITH PRIVATE PARTIES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

Ballot Issue H (Sales Tax)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED \$50,000,000 ANNUALLY, COMMENCING IN 2022, OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF 2 MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER MARCH 1, 2021), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN'S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2021 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue I (De-TABOR)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS, INVESTMENT EARNINGS OR ANY OTHER FEE, RATE, TOLL, PENALTY, CHARGE OR OTHER INCOME AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue J (In-District Special Assessment Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BY THE IMPOSITION OF SPECIAL ASSESSMENTS UPON PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH SPECIAL ASSESSMENT DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH SPECIAL ASSESSMENT DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE SPECIAL ASSESSMENT DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS, ALL OF THE FOREGOING AS DETERMINED BY THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

Ballot Issue K (Streets)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

· AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue L (Parks and Recreation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue M (Water)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2
May 3, 2022 Election

TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue N (Sanitation/Storm Sewer)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue O (Transportation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2
May 3, 2022 Election

NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue P (Mosquito Control)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS,

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

7/7

6

0

Ballot Issue Q (Safety Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue R (Fire Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, IMPROVEMENTS AND EQUIPMENT FOR FIRE PROTECTION, INCLUDING BUT NOT LIMITED TO FIRE STATIONS, AMBULANCE AND EMERGENCY MEDICAL RESPONSE AND RESCUE SERVICES AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue S (Television Relay and Translation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

Ballot Issue T (Security)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, OCCUPANTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue U (Operations and Maintenance Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE DISTRICT'S OPERATING AND MAINTENANCE EXPENSES, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue V (Refunding Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$5,000,000,000 WITH A REPAYMENT COST OF \$41,000,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$41,000,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

Ballot Issue W (District Intergovernmental Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE, FINANCE OR REFINANCE THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, ALL AS MAY BE PROVIDED IN SUCH ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, SUCH AGREEMENTS AND CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE; AND SHALL THE PROCEEDS OF THE DEBT REPRESENTED BY SUCH CONTRACTS, THE REVENUES FROM ALL TAXES FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE DEBT OBLIGATIONS REPRESENTED BY SUCH CONTRACTS, AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES
Dawson Ridge Metropolitan District No. 2
May 3, 2022 Election

Ballot Issue X (District Private Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE PRIVATE PARTIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH CONTRACTS, SUCH CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HEREWITH, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

 6 Ø

Ballot Issue Y (Mortgage)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, DEEDS OF TRUST, LIENS, AND OTHER

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY; WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$500,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, DEEDS OF TRUST, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED IN THE MANNER AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCES, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue Z (Multiple Fiscal Year Intergovernmental Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, A REGIONAL AUTHORITY, OR GOVERNMENTALLY-OWNED ENTERPRISES, FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue AA (Multiple Fiscal Year Private Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ENTER INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARTIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Question BB (Term Limit Elimination)

Shall members of the Board of Directors of Dawson Ridge Metropolitan District No. 2 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 2

May 3, 2022 Election

Ballot Question CC (Transportation Authorization)

Shall Dawson Ridge Metropolitan District No. 2 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

Votes cast:

FOR:

AGAINST:

6

0

Dated this 3rd day of May 2022.

By:

[Signature]

Election Judge

[Signature]

Election Judge

Maggie Whiting

Election Judge

ELECTION JUDGES' ABSTRACT OF VOTES

MAY 3, 2022 ELECTION

FOR DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 (the "District")

Ballots counted for the offices of Director of the District as follows:

For a term until they or their successors are elected and qualified at the special district election in May 2023:

Name of Candidate:

Votes Cast: *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

For a term until they or their successors are elected and qualified at the special district election in May 2025:

Name of Candidate:

Votes Cast: *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

Votes counted for and against each ballot issue and question as follows:

Ballot Issue A (Operations, Administration and Maintenance Mill Levy – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$50,000,000 ANNUALLY, AND BY THE SAME AMOUNT AS ADJUSTED FOR INFLATION PLUS LOCAL GROWTH IN EACH SUBSEQUENT FISCAL YEAR THEREAFTER, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, MAINTENANCE, AND OTHER SIMILAR EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3
May 3, 2022 Election

Ballot Issue B (Capital Costs – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR CAPITAL COSTS OF PUBLIC IMPROVEMENTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue C (Operations, Administration and Maintenance – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3
May 3, 2022 Election

Ballot Issue D (Capital Costs – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PURPOSE OF PAYING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue E (Multiple Fiscal Year Intergovernmental Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3
May 3, 2022 Election

Ballot Issue F (Regional Improvements)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$550,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE FOR PAYMENT OF REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS AUTHORIZED OR OBLIGATED PURSUANT TO ITS SERVICE PLAN, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue G (Multiple Fiscal Year Private Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE AGREEMENTS OR OTHER CONTRACTS WITH PRIVATE PARTIES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

Ballot Issue H (Sales Tax)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED \$50,000,000 ANNUALLY, COMMENCING IN 2022, OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF 2 MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER MARCH 1, 2021), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN'S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2021 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue I (De-TABOR)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS, INVESTMENT EARNINGS OR ANY OTHER FEE, RATE, TOLL, PENALTY, CHARGE OR OTHER INCOME AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3
May 3, 2022 Election

YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

6 0

Ballot Issue J (In-District Special Assessment Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BY THE IMPOSITION OF SPECIAL ASSESSMENTS UPON PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH SPECIAL ASSESSMENT DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH SPECIAL ASSESSMENT DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE SPECIAL ASSESSMENT DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS, ALL OF THE FOREGOING AS DETERMINED BY THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

6 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3
May 3, 2022 Election

Ballot Issue K (Streets)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue L (Parks and Recreation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue M (Water)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue N (Sanitation/Storm Sewer)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue O (Transportation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3
May 3, 2022 Election

NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue P (Mosquito Control)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS,

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue Q (Safety Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue R (Fire Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, IMPROVEMENTS AND EQUIPMENT FOR FIRE PROTECTION, INCLUDING BUT NOT LIMITED TO FIRE STATIONS, AMBULANCE AND EMERGENCY MEDICAL RESPONSE AND RESCUE SERVICES AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue S (Television Relay and Translation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

Ballot Issue T (Security)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, OCCUPANTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue U (Operations and Maintenance Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE DISTRICT'S OPERATING AND MAINTENANCE EXPENSES, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue V (Refunding Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$5,000,000,000 WITH A REPAYMENT COST OF \$41,000,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$41,000,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

Ballot Issue W (District Intergovernmental Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE, FINANCE OR REFINANCE THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, ALL AS MAY BE PROVIDED IN SUCH ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, SUCH AGREEMENTS AND CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE; AND SHALL THE PROCEEDS OF THE DEBT REPRESENTED BY SUCH CONTRACTS, THE REVENUES FROM ALL TAXES FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE DEBT OBLIGATIONS REPRESENTED BY SUCH CONTRACTS, AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES
Dawson Ridge Metropolitan District No. 3
May 3, 2022 Election

Ballot Issue X (District Private Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE PRIVATE PARTIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH CONTRACTS, SUCH CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED; RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

6 0

Ballot Issue Y (Mortgage)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, DEEDS OF TRUST, LIENS, AND OTHER

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$500,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, DEEDS OF TRUST, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED IN THE MANNER AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCES, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue Z (Multiple Fiscal Year Intergovernmental Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, A REGIONAL AUTHORITY, OR GOVERNMENTALLY-OWNED ENTERPRISES, FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3
May 3, 2022 Election

UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue AA (Multiple Fiscal Year Private Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ENTER INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARTIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Question BB (Term Limit Elimination)

Shall members of the Board of Directors of Dawson Ridge Metropolitan District No. 3 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 3

May 3, 2022 Election

Ballot Question CC (Transportation Authorization)

Shall Dawson Ridge Metropolitan District No. 3 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

Votes cast:

FOR:

AGAINST:

6

0

Dated this 3rd day of May 2022.

By:

[Signature]

Election Judge

[Signature]

Election Judge

Maggie Vipling

Election Judge

ELECTION JUDGES' ABSTRACT OF VOTES

MAY 3, 2022 ELECTION

FOR DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 (the "District")

Ballots counted for the offices of Director of the District as follows:

For a term until they or their successors are elected and qualified at the special district election in May 2023:

Name of Candidate:

Votes Cast: *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

For a term until they or their successors are elected and qualified at the special district election in May 2025:

Name of Candidate:

Votes Cast: *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

Votes counted for and against each ballot issue and question as follows:

Ballot Issue A (Operations, Administration and Maintenance Mill Levy – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$50,000,000 ANNUALLY, AND BY THE SAME AMOUNT AS ADJUSTED FOR INFLATION PLUS LOCAL GROWTH IN EACH SUBSEQUENT FISCAL YEAR THEREAFTER, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, MAINTENANCE, AND OTHER SIMILAR EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

Ballot Issue B (Capital Costs – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR CAPITAL COSTS OF PUBLIC IMPROVEMENTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue C (Operations, Administration and Maintenance – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

Ballot Issue D (Capital Costs – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PURPOSE OF PAYING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue E (Multiple Fiscal Year Intergovernmental Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4
May 3, 2022 Election

Ballot Issue F (Regional Improvements)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$550,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE FOR PAYMENT OF REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS AUTHORIZED OR OBLIGATED PURSUANT TO ITS SERVICE PLAN, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

6 0

Ballot Issue G (Multiple Fiscal Year Private Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE AGREEMENTS OR OTHER CONTRACTS WITH PRIVATE PARTIES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

6 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

Ballot Issue H (Sales Tax)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED \$50,000,000 ANNUALLY, COMMENCING IN 2022, OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF 2 MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER MARCH 1, 2021), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN'S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2021 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6 0

Ballot Issue I (De-TABOR)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS, INVESTMENT EARNINGS OR ANY OTHER FEE, RATE, TOLL, PENALTY, CHARGE OR OTHER INCOME AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4
May 3, 2022 Election

YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND
SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

6

0

Ballot Issue J (In-District Special Assessment Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BY THE IMPOSITION OF SPECIAL ASSESSMENTS UPON PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH SPECIAL ASSESSMENT DISTRICT, TO BE REPAYED FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH SPECIAL ASSESSMENT DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE SPECIAL ASSESSMENT DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS, ALL OF THE FOREGOING AS DETERMINED BY THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

Ballot Issue K (Streets)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue L (Parks and Recreation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue M (Water)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue N (Sanitation/Storm Sewer)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue O (Transportation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue P (Mosquito Control)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS,

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue Q (Safety Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4
May 3, 2022 Election

PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue R (Fire Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4
May 3, 2022 Election

AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, IMPROVEMENTS AND EQUIPMENT FOR FIRE PROTECTION, INCLUDING BUT NOT LIMITED TO FIRE STATIONS, AMBULANCE AND EMERGENCY MEDICAL RESPONSE AND RESCUE SERVICES AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue S (Television Relay and Translation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

Ballot Issue T (Security)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, OCCUPANTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue U (Operations and Maintenance Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE DISTRICT'S OPERATING AND MAINTENANCE EXPENSES, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR:

AGAINST:

6

0

Ballot Issue V (Refunding Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$5,000,000,000 WITH A REPAYMENT COST OF \$41,000,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$41,000,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

Ballot Issue W (District Intergovernmental Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE, FINANCE OR REFINANCE THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, ALL AS MAY BE PROVIDED IN SUCH ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, SUCH AGREEMENTS AND CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE; AND SHALL THE PROCEEDS OF THE DEBT REPRESENTED BY SUCH CONTRACTS, THE REVENUES FROM ALL TAXES FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE DEBT OBLIGATIONS REPRESENTED BY SUCH CONTRACTS, AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

Ballot Issue X (District Private Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE PRIVATE PARTIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH CONTRACTS, SUCH CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue Y (Mortgage)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, DEEDS OF TRUST, LIENS, AND OTHER

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$500,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, DEEDS OF TRUST, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED IN THE MANNER AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCES, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

Votes cast:

FOR:

AGAINST:

6

0

Ballot Issue Z (Multiple Fiscal Year Intergovernmental Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, A REGIONAL AUTHORITY, OR GOVERNMENTALLY-OWNED ENTERPRISES, FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4
May 3, 2022 Election

UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast: FOR: AGAINST:

6 0

Ballot Issue AA (Multiple Fiscal Year Private Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 BE AUTHORIZED TO ENTER INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARTIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast: FOR: AGAINST:

6 0

Ballot Question BB (Term Limit Elimination)

Shall members of the Board of Directors of Dawson Ridge Metropolitan District No. 4 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

Votes cast: FOR: AGAINST:

6 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 4

May 3, 2022 Election

Ballot Question CC (Transportation Authorization)

Shall Dawson Ridge Metropolitan District No. 4 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

Votes cast:

FOR:

AGAINST:

6

0

Dated this 3rd day of May 2022.

By:

Cy S. Smith II

, Election Judge

[Signature]

, Election Judge

Maggie Vipling

, Election Judge

ELECTION JUDGES' ABSTRACT OF VOTES

MAY 3, 2022 ELECTION

FOR DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 (the "District")

Ballots counted for the offices of Director of the District as follows:

For a term until they or their successors are elected and qualified at the special district election in May 2023:

Name of Candidate:

Votes Cast: *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

For a term until they or their successors are elected and qualified at the special district election in May 2025:

Name of Candidate:

Votes Cast: *(Numerical Figures)*

THERE ARE NO CANDIDATES FOR THIS OFFICE

Votes counted for and against each ballot issue and question as follows:

Ballot Issue A (Operations, Administration and Maintenance Mill Levy – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$50,000,000 ANNUALLY, AND BY THE SAME AMOUNT AS ADJUSTED FOR INFLATION PLUS LOCAL GROWTH IN EACH SUBSEQUENT FISCAL YEAR THEREAFTER, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, MAINTENANCE, AND OTHER SIMILAR EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

Ballot Issue B (Capital Costs – Ad Valorem Taxes)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR CAPITAL COSTS OF PUBLIC IMPROVEMENTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue C (Operations, Administration and Maintenance – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

Ballot Issue D (Capital Costs – Fees)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PURPOSE OF PAYING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue E (Multiple Fiscal Year Intergovernmental Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

Ballot Issue F (Regional Improvements)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$550,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE FOR PAYMENT OF REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS AUTHORIZED OR OBLIGATED PURSUANT TO ITS SERVICE PLAN, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue G (Multiple Fiscal Year Private Agreement Mill Levy Question)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE AGREEMENTS OR OTHER CONTRACTS WITH PRIVATE PARTIES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

Ballot Issue H (Sales Tax)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED \$50,000,000 ANNUALLY, COMMENCING IN 2022, OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF 2 MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER MARCH 1, 2021), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN'S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2021 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1

0

Ballot Issue I (De-TABOR)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS, INVESTMENT EARNINGS OR ANY OTHER FEE, RATE, TOLL, PENALTY, CHARGE OR OTHER INCOME AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND
SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

Ballot Issue J (In-District Special Assessment Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BY THE IMPOSITION OF SPECIAL ASSESSMENTS UPON PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH SPECIAL ASSESSMENT DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH SPECIAL ASSESSMENT DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE SPECIAL ASSESSMENT DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS, ALL OF THE FOREGOING AS DETERMINED BY THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

Ballot Issue K (Streets)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1

0

Ballot Issue L (Parks and Recreation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

8

Ballot Issue M (Water)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue N (Sanitation/Storm Sewer)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue O (Transportation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

5

Ballot Issue P (Mosquito Control)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS,

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue Q (Safety Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue R (Fire Protection)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, IMPROVEMENTS AND EQUIPMENT FOR FIRE PROTECTION, INCLUDING BUT NOT LIMITED TO FIRE STATIONS, AMBULANCE AND EMERGENCY MEDICAL RESPONSE AND RESCUE SERVICES AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue S (Television Relay and Translation)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

Ballot Issue T (Security)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, OCCUPANTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

1 0

Ballot Issue U (Operations and Maintenance Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE DISTRICT'S OPERATING AND MAINTENANCE EXPENSES, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue V (Refunding Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$5,000,000,000 WITH A REPAYMENT COST OF \$41,000,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$41,000,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

Ballot Issue W (District Intergovernmental Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE, FINANCE OR REFINANCE THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, ALL AS MAY BE PROVIDED IN SUCH ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, SUCH AGREEMENTS AND CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE; AND SHALL THE PROCEEDS OF THE DEBT REPRESENTED BY SUCH CONTRACTS, THE REVENUES FROM ALL TAXES FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE DEBT OBLIGATIONS REPRESENTED BY SUCH CONTRACTS, AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

Ballot Issue X (District Private Agreements as Debt)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE PRIVATE PARTIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH CONTRACTS, SUCH CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2022 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue Y (Mortgage)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, DEEDS OF TRUST, LIENS, AND OTHER

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$500,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, DEEDS OF TRUST, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED IN THE MANNER AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCES, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

Votes cast:

FOR:

AGAINST:

1

0

Ballot Issue Z (Multiple Fiscal Year Intergovernmental Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, A REGIONAL AUTHORITY, OR GOVERNMENTALLY-OWNED ENTERPRISES, FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5
May 3, 2022 Election

UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast: FOR: AGAINST:

1

0

Ballot Issue AA (Multiple Fiscal Year Private Agreement)

SHALL DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 BE AUTHORIZED TO ENTER INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARTIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast: FOR: AGAINST:

1

0

Ballot Question BB (Term Limit Elimination)

Shall members of the Board of Directors of Dawson Ridge Metropolitan District No. 5 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

Votes cast: FOR: AGAINST:

1

0

JUDGES' ABSTRACT OF VOTES

Dawson Ridge Metropolitan District No. 5

May 3, 2022 Election

Ballot Question CC (Transportation Authorization)

Shall Dawson Ridge Metropolitan District No. 5 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

Votes cast:

FOR:

AGAINST:

1

0

Dated this 3rd day of May 2022.

By:

D. Corcoran, Election Judge

[Signature], Election Judge

C. J. Stuby, Election Judge

ELECTION JUDGES' ABSTRACT OF VOTES

NOVEMBER 2, 2021 ELECTION

FOR WESTFIELD METROPOLITAN DISTRICT NO. 1 (the "District")

Ballots counted for the offices of Director of the District as follows:

For a term until they or their successors are elected and qualified at the next regular special district election in May 2022:

THERE ARE NO CANDIDATES FOR THIS OFFICE

For a term until they or their successors are elected and qualified at the second regular special district election in May 2023:

Name of Candidate:	Votes Cast: (Numerical Figures)
<u>Andrew R. Klein</u>	<u>5</u>
<u>Lawrence P. Jacobson</u>	<u>5</u>
<u>Jeffrey J. Schroeder</u>	<u>5</u>

Votes counted for and against each ballot issue and question as follows:

Ballot Issue A (Operations, Administration and Maintenance Mill Levy – Ad Valorem Taxes)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY, AND BY THE SAME AMOUNT AS ADJUSTED FOR INFLATION PLUS LOCAL GROWTH IN EACH SUBSEQUENT FISCAL YEAR THEREAFTER, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, MAINTENANCE, AND OTHER SIMILAR EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue B (Capital Costs – Ad Valorem Taxes)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR CAPITAL COSTS OF PUBLIC IMPROVEMENTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue C (Operations, Administration and Maintenance – Fees)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue D (Capital Costs – Fees)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PURPOSE OF PAYING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue E (Multiple Fiscal Year Intergovernmental Agreement Mill Levy Question)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue F (Regional Improvements)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE FOR PAYMENT OF REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS AUTHORIZED OR OBLIGATED PURSUANT TO ITS SERVICE PLAN, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue G (Multiple Fiscal Year Private Agreement Mill Levy Question)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE AGREEMENTS OR OTHER CONTRACTS WITH PRIVATE PARTIES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue H (Town of Castle Rock Mill Levy)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$50,000,000 ANNUALLY, COMMENCING IN 2021, OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF 2 MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER MARCH 1, 2021), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN'S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2021 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

6

Ballot Issue I (De-TABOR)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS, INVESTMENT EARNINGS OR ANY OTHER FEE, RATE, TOLL, PENALTY, CHARGE OR OTHER INCOME AUTHORIZED BY LAW OR

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue J (In-District Special Assessment Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BY THE IMPOSITION OF SPECIAL ASSESSMENTS UPON PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH SPECIAL ASSESSMENT DISTRICT, TO BE REPAYED FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH SPECIAL ASSESSMENT DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE SPECIAL ASSESSMENT DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS, ALL OF THE FOREGOING AS DETERMINED BY THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue K (Streets)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue L (Parks and Recreation)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

CONSIST AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue M (Water)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue N (Sanitation/Storm Sewer)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue O (Transportation)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5 0

Ballot Issue P (Mosquito Control)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS, PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

Ballot Issue Q (Safety Protection)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue R (Fire Protection)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, IMPROVEMENTS AND EQUIPMENT FOR FIRE PROTECTION, INCLUDING BUT NOT LIMITED TO FIRE STATIONS, AMBULANCE AND EMERGENCY MEDICAL RESPONSE AND RESCUE SERVICES AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue S (Television Relay and Translation)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue T (Security)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, OCCUPANTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue U (Operations and Maintenance Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE DISTRICT'S OPERATING AND MAINTENANCE EXPENSES, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON BE

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue V (Refunding Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$5,000,000,000 WITH A REPAYMENT COST OF \$41,000,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$41,000,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue W (District Intergovernmental Agreements as Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE, FINANCE OR REFINANCE THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, ALL AS MAY BE PROVIDED IN SUCH ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, SUCH AGREEMENTS AND CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE; AND SHALL THE PROCEEDS OF THE DEBT REPRESENTED BY SUCH CONTRACTS, THE REVENUES FROM ALL TAXES FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE DEBT OBLIGATIONS REPRESENTED BY SUCH CONTRACTS, AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue X (District Private Agreements as Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE PRIVATE PARTIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH CONTRACTS, SUCH CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue Y (Mortgage)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, DEEDS OF TRUST, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$500,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, DEEDS OF TRUST, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED IN THE MANNER AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCES, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue Z (Multiple Fiscal Year Intergovernmental Agreement)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, A REGIONAL AUTHORITY, OR GOVERNMENTALLY-OWNED ENTERPRISES, FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 1

November 2, 2021, Election

PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue AA (Multiple Fiscal Year Private Agreement)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARTIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast: FOR: AGAINST:

5

0

JUDGES' ABSTRACT OF VOTES
Westfield Metropolitan District No. 1
November 2, 2021, Election

Ballot Question BB (Term Limit Elimination)

Shall members of the Board of Directors of Westfield Metropolitan District No. 1 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

Votes cast: FOR: AGAINST:

5 0

Ballot Question CC (Transportation Authorization)

Shall Westfield Metropolitan District No. 1 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

Votes cast: FOR: AGAINST:

5 0

Dated this 2nd day of November, 2021.

By:

Kaylen Hicks, Election Judge

D. Condon, Election Judge

G. S. S. V., Election Judge

ELECTION JUDGES' ABSTRACT OF VOTES

NOVEMBER 2, 2021 ELECTION

FOR WESTFIELD METROPOLITAN DISTRICT NO. 2 (the "District")

Ballots counted for the offices of Director of the District as follows:

For a term until they or their successors are elected and qualified at the next regular special district election in May 2022:

THERE ARE NO CANDIDATES FOR THIS OFFICE

For a term until they or their successors are elected and qualified at the second regular special district election in May 2023:

Name of Candidate: **Votes Cast: (Numerical Figures)**

Andrew R. Klein

5

Lawrence P. Jacobson

5

Jeffrey J. Schroeder

5

Votes counted for and against each ballot issue and question as follows:

Ballot Issue A (Operations, Administration and Maintenance Mill Levy – Ad Valorem Taxes)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY, AND BY THE SAME AMOUNT AS ADJUSTED FOR INFLATION PLUS LOCAL GROWTH IN EACH SUBSEQUENT FISCAL YEAR THEREAFTER, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, MAINTENANCE, AND OTHER SIMILAR EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5 0

Ballot Issue B (Capital Costs – Ad Valorem Taxes)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR CAPITAL COSTS OF PUBLIC IMPROVEMENTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

∇ 5 0

Ballot Issue C (Operations, Administration and Maintenance – Fees)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

6

Ballot Issue D (Capital Costs – Fees)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PURPOSE OF PAYING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH COSTS AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue E (Multiple Fiscal Year Intergovernmental Agreement Mill Levy Question)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue F (Regional Improvements)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE FOR PAYMENT OF REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS AUTHORIZED OR OBLIGATED PURSUANT TO ITS SERVICE PLAN, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue G (Multiple Fiscal Year Private Agreement Mill Levy Question)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$50,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF AMOUNTS DUE PURSUANT TO ONE OR MORE AGREEMENTS OR OTHER CONTRACTS WITH PRIVATE PARTIES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue H (Town of Castle Rock Mill Levy)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED \$50,000,000 ANNUALLY, COMMENCING IN 2021, OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF 2 MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER MARCH 1, 2021), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN'S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF CASTLE ROCK, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2021 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue I (De-TABOR)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS, INVESTMENT EARNINGS OR ANY OTHER FEE, RATE, TOLL, PENALTY, CHARGE OR OTHER INCOME AUTHORIZED BY LAW OR

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue J (In-District Special Assessment Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BY THE IMPOSITION OF SPECIAL ASSESSMENTS UPON PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH SPECIAL ASSESSMENT DISTRICT, TO BE REPAYED FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH SPECIAL ASSESSMENT DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE SPECIAL ASSESSMENT DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS, ALL OF THE FOREGOING AS DETERMINED BY THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue K (Streets)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue L (Parks and Recreation)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

CONSIST AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue M (Water)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue N (Sanitation/Storm Sewer)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue O (Transportation)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue P (Mosquito Control)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS, PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

Ballot Issue Q (Safety Protection)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue R (Fire Protection)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, IMPROVEMENTS AND EQUIPMENT FOR FIRE PROTECTION, INCLUDING BUT NOT LIMITED TO FIRE STATIONS, AMBULANCE AND EMERGENCY MEDICAL RESPONSE AND RESCUE SERVICES AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue S (Television Relay and Translation)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue T (Security)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, OCCUPANTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue U (Operations and Maintenance Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE DISTRICT'S OPERATING AND MAINTENANCE EXPENSES, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON BE

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue V (Refunding Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$5,000,000,000 WITH A REPAYMENT COST OF \$41,000,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$41,000,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue W (District Intergovernmental Agreements as Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE, FINANCE OR REFINANCE THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, ALL AS MAY BE PROVIDED IN SUCH ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, SUCH AGREEMENTS AND CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE; AND SHALL THE PROCEEDS OF THE DEBT REPRESENTED BY SUCH CONTRACTS, THE REVENUES FROM ALL TAXES FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE DEBT OBLIGATIONS REPRESENTED BY SUCH CONTRACTS, AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast:

FOR:

AGAINST:

5

0

Ballot Issue X (District Private Agreements as Debt)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY \$500,000,000 WITH A REPAYMENT COST OF \$4,100,000,000; AND SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED BY \$4,100,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE PRIVATE PARTIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH CONTRACTS, SUCH CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2021 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue Y (Mortgage)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, DEEDS OF TRUST, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$500,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, DEEDS OF TRUST, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED IN THE MANNER AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCES, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue Z (Multiple Fiscal Year Intergovernmental Agreement)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, A REGIONAL AUTHORITY, OR GOVERNMENTALLY-OWNED ENTERPRISES, FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast: FOR: AGAINST:

5

0

Ballot Issue AA (Multiple Fiscal Year Private Agreement)

SHALL WESTFIELD METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ENTER INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARTIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

Votes cast: FOR: AGAINST:

5

0

JUDGES' ABSTRACT OF VOTES

Westfield Metropolitan District No. 2

November 2, 2021, Election

Ballot Question BB (Term Limit Elimination)

Shall members of the Board of Directors of Westfield Metropolitan District No. 2 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

Votes cast: FOR: AGAINST:

5

0

Ballot Question CC (Transportation Authorization)

Shall Westfield Metropolitan District No. 2 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

Votes cast: FOR: AGAINST:

5

0

Dated this 2nd day of November, 2021.

By:

Kaylyn Hicks

, Election Judge

C. S. S. K

, Election Judge

D. A. A. A.

, Election Judge

INTERGOVERNMENTAL AGREEMENT AMONG
THE TOWN OF CASTLE ROCK, COLORADO
THE DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1 THROUGH 5
AND THE
WESTFIELD METROPOLITAN DISTRICT NOS. 1 AND 2

THIS AGREEMENT is made and entered into as of this ____ day of _____, 2022, by and among the TOWN OF CASTLE ROCK, a home-rule municipal corporation of the State of Colorado (“Town”), the DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1 through 5, each quasi-municipal corporations and political subdivisions of the State of Colorado (the “Dawson Ridge Districts”), and the WESTFIELD METROPOLITAN DISTRICT NOS. 1 and 2, each quasi-municipal corporations and political subdivisions of the State of Colorado (the “Westfield Districts,” together with the Dawson Ridge Districts, the “Districts,” and individually a “District”). The Town and the Districts are each referred to herein as a “Party” and collectively referred to herein as the “Parties”.

RECITALS

WHEREAS, the Districts were organized to provide those services and to exercise powers as are more specifically set forth in the Amended and Restated Service Plan for Dawson Ridge Metropolitan District No. 1, Dawson Ridge Metropolitan District No. 2, Dawson Ridge Metropolitan District No. 3, Dawson Ridge Metropolitan District No. 4, Dawson Ridge Metropolitan District No. 5, Westfield Metropolitan District No. 1, and Westfield Metropolitan District No. 2, approved by the Town on September 6, 2022 (“Service Plan”); and

WHEREAS, the Service Plan requires that the Districts shall approve this Agreement at their first Board meeting after approval of the Service Plan; and

WHEREAS, the Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“Agreement”); and

WHEREAS, all defined terms set forth herein shall have the same meaning as set forth in the Service Plan; and

WHEREAS, the Parties intend for this Agreement to amend and replace in their entirety all previous intergovernmental agreements by, between and among the various Parties.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Operations and Maintenance. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. Each District is authorized to implement the Capital Plan and Financial Plan set forth in the Service Plan within and without its boundaries. Each District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners' association in a manner consistent with the Town Land Use Approvals and other rules and regulations of the Town and applicable provisions of the Town Code. The Districts shall be authorized to own, operate and maintain Public Improvements not otherwise dedicated to the Town or another governmental entity.

2. Fire Protection. A District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town; provided, however, that the Districts shall be permitted and are hereby authorized to plan for, design, acquire, construct, install, relocate, redevelop, and finance, fire protection facilities, specifically including, but not limited to, fire stations necessary for the Project. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision. The Project will obtain its fire protection and emergency response services from the Town.

3. Dominant Eminent Domain Limitation. The Districts shall not utilize the power of dominant eminent domain against Town-owned property or Town-leased property without the prior written consent of the Town.

4. Construction Standards. Each District will ensure that Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of any other federal, state, or local governmental entities having proper jurisdiction, including the Colorado Department of Public Health and Environment. Each District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for the construction and installation of Public Improvements prior to performing such work.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the issuing District will obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high-yield securities; and (2) the structure of [insert designation of the Debt],

including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

For purposes of this Section, “privately placed debt” includes any Debt that is sold to a private entity, including financial institutions, developers, or other private entities, and which no offering document related to such sale is required.

6. Inclusion Limitation. A District shall not include within its boundaries any property outside the Service Area without the prior written consent of the Town. A District shall not include within its boundaries any property inside the Inclusion Area Boundaries without the prior written consent of the Town, except upon petition of the fee owner or owners of one hundred percent (100%) of such property as provided in Section 32-1-401(1)(a), C.R.S.

7. Overlap Limitation. The boundaries of a District shall not overlap a previously formed metropolitan district providing the same services as such District unless the aggregate mill levy for payment of Debt of such District and the overlapping District will not at any time exceed the Maximum Debt Mill Levy of such District. Additionally, a District shall not consent to the overlap of boundaries for a subsequently formed metropolitan district providing the same services as such District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of such District.

8. Initial Debt. On or before the effective date of Town Land Use Approvals, a District shall not, without the written consent of the Town: (a) issue any Debt or Developer Debt; nor (b) impose a mill levy for the payment of Debt or Developer Debt by the direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Development Fees used for the purpose of repayment of Debt or Developer Debt.

9. Total Debt Issuance. The Districts shall not issue Debt in excess of \$1,062,390,000, in the aggregate. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt, so long as the principal amount of the Debt after such refunding or restructuring does not exceed the principal amount of the Debt that was refunded.

A District shall not be permitted to issue Debt nor refinance any Debt without first submitting the proposed financing to the Town for review and comment pursuant to Section 11.02.110 of the Town Code, as may be amended from time to time.

Notwithstanding anything herein to the contrary, any obligation of a District for the repayment of Developer Debt shall be included in the debt issuance limitation set forth above.

10. Fee Limitation. A District may impose and collect a Development Fee and/or levy special assessments as a source of revenue for repayment of Debt and/or capital costs; provided, however, that no Development Fee shall be authorized to be imposed upon, nor collected from, Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this section shall not apply to any fee imposed upon or collected from Taxable Property for the purpose of

funding operation and maintenance costs of such District or limit a District's ability to levy special assessments.

In accordance with the requirements of Section 32-1-1101.7, C.R.S., each District shall be authorized to: (a) establish and organize a special improvement district within the boundaries of each District to finance public improvements authorized under the Service Plan; (b) levy special assessments on property specially benefitted by such improvements ("Assessments") and (c) upon organization, each special improvement district shall be authorized to issue bonds secured and to be repaid by such Assessments.

11. Monies from Other Governmental Sources. The Districts shall not apply for nor accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or nonprofit entities that the Town is eligible to apply for, except pursuant to an intergovernmental agreement with the Town. In the event a District collects any of the aforementioned funds, it shall remit any and all monies collected to the Town within forty-five (45) days of receipt.

Nothing herein shall limit a District's ability to collect, receive or spend tax increment financing revenues or public improvement fee revenues.

12. Consolidation Limitation. A District shall not file a request with any court to consolidate with another Title 32 district without the prior written consent of the Town.

13. Bankruptcy Limitation. All of the limitations contained in the Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Development Fee, have been established under the authority of the Town to approve the Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason, or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law," as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

14. Notice of Meetings. A copy of the written notice for every regular or special meeting of a District will be delivered to the Town Clerk pursuant to section 11.02.150.F.9 of the Town Code.

15. Dissolution. Upon an independent determination of the Town Council that the purposes for which a District was created have been accomplished, such District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of outstanding indebtedness, Debt, and other financial obligations as required pursuant to State statutes or without the written consent of Town Council.

16. Disclosure to Purchasers. The Districts will use reasonable efforts to assure that each owner of real property located within the Districts who sells real property that includes a newly constructed residence provide to the purchaser of such property such disclosure as is required by Section 38-35.7-110, C.R.S. The form of notice shall be filed with the Town prior to the initial issuance of District Debt and the imposition of a District mill levy.

17. Multiple District Structure. It is anticipated that the Districts, collectively, may undertake the financing and construction of the Public Improvements. The nature of the functions and services to be provided by each District may be clarified in an intergovernmental agreement among the Districts. All such agreements will be designed to help assure the orderly development of the Public Improvements and the provision of essential services in accordance with the requirements of the Service Plan.

18. Annual Report. The Districts shall be responsible for submitting an annual report to the Town Clerk in accordance with Article VII of the Service Plan, which report may be consolidated among the Districts, at the Town's administrative offices by no later than September 1st of each year following the year in which the Service Plan is approved. The annual report shall reflect activity and financial events of the Districts through the preceding December 31st (the "Report Year").

19. Maximum Debt Mill Levy. The "Maximum Debt Mill Levy" shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Debt, and shall be determined as follows: The Maximum Debt Mill Levy shall not exceed 64.044 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final. The Maximum Debt Mill Levy shall not apply to the assessment of mill levies to recoup or pay County-imposed refunds or abatements.

To the extent that a District is composed of, or subsequently organized into, one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term "District" as used herein shall be deemed to refer to that District, and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

For the portion of any aggregate Debt which is equal to or less than 50% of a District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate.

For purposes of the foregoing, once Debt has been determined to be within 50% debt ratio as specified above, so that a District is entitled to pledge to its payment an unlimited ad valorem mill levy, such District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in such District's Debt to assessed ratio. All Debt issued by a District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

20. Maximum Debt Mill Levy Imposition Term. A District shall not impose a levy for repayment of any and all Debt (nor use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds 50 years after the year of the initial imposition of such mill levy authorized under the Service Plan, unless a majority of the Board of Directors of the District imposing the mill levy are End Users and have voted in favor of a refunding of a part or all of the Debt, and such refunding will result in a net present value savings as set forth in Section 11-56-101, *et seq.*, C.R.S.

Notwithstanding the above, any Debt instrument incurred by a District, including bonds, loans, or other multiple-fiscal-year financial obligations, and any refunding Debt instrument evidencing such District's repayment obligations, shall provide that the District's obligations thereunder shall be discharged 50 years after the date such Debt is issued, or such obligation is entered into regardless of whether the Debt or obligations are paid in full. This Debt discharge date may be extended by approval by the District if, at such time, a majority of the Board are End Users.

21. Operations and Maintenance Mill Levy. Each District shall be authorized to impose a mill levy to pay or offset such District's operating costs. The Maximum Aggregate Mill Levy that each District is permitted to impose shall not exceed 74.044 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final. The limitations described above shall not apply to the assessment of mill levies to recoup or pay County-imposed refunds or abatements.

22. Regional Mill Levy. At any time a District imposes a mill levy for Debt, such District shall also impose a Regional Mill Levy. There shall be submitted a ballot question to authorize the annual imposition of the Regional Mill Levy at a duly called election conducted by each District. Each District's obligation to impose and collect the revenues from the Regional Mill Levy shall begin when such District first imposes a mill levy for Debt, and shall continue to be imposed by the District until such time as the District no longer imposes a mill levy for any purpose or, subject to the limitations set forth in Section VIII of the Service Plan, is otherwise dissolved, whichever shall last occur. The revenues received from the Regional Mill Levy shall be remitted to the Town on an annual basis by no later than December 1.

23. Service Plan Amendment Requirement. Actions of a District which violate the limitations set forth in Sections V.A.1-13 or VI.B-K of the Service Plan shall be deemed to be material modifications to the Service Plan, and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of such District.

24. Termination of Suspension Agreement. The Town and the Dawson Ridge Districts hereby agree that the Suspension Agreement, dated October 8, 1992, entered into by, between and among the Dawson Ridge Districts and the Town, is hereby terminated in its entirety.

25. Amend and Replace in Their Entirety. The Town and the Districts hereby agree that any intergovernmental agreements entered into by, between, and among the various Parties hereto are amended and replaced in their entirety with this Agreement.

26. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder, or required by law, shall be in writing and shall be deemed to have

been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts: Dawson Ridge Metropolitan District Nos. 1-5
Westfield Metropolitan District Nos. 1-2
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
Attn: Jennifer Gruber Tanaka, Esq.
Phone: (303) 858-1800
Fax: (303) 858-1801
jtanaka@wbapc.com

To the Town: Town of Castle Rock
100 N. Wilcox Street
Castle Rock, Colorado 80104
Attn: David L. Corliss, Town Manager
Phone: (303) 660-1374
DCorliss@crgov.com
With a copy to: Michael J. Hyman, Esq., Town
Attorney
Phone: (303) 660-1398
MHyman@crgov.com

All notices, demands, requests or other communications shall be effective upon such personal delivery, or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service, or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof, in accordance with the provisions hereof, each of the Parties shall have the right, from time to time, to change its address.

27. Amendment. This Agreement may be amended, modified, changed, or terminated, in whole or in part, only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

28. Assignment. No Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of all other Parties, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

29. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Parties shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party/Parties in such proceeding shall be entitled to obtain, as part of its judgment or award, its reasonable attorney fees.

30. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado.

31. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon, and inure to the benefit of, the Parties hereto and their respective successors and assigns.

32. Integration. This Agreement constitutes the entire agreement among the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

33. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended, nor shall be construed, to confer upon, or to give to, any person other than the Districts and the Town any right, remedy, or claim under, or by reason of, this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement, by and on behalf of the Districts and the Town, shall be for the sole and exclusive benefit of the Districts and the Town.

34. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

35. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, and all of which shall constitute one and the same document.

36. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

37. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

[Signature page follows]

IN WITNESS WHEREOF, this Agreement is executed by the Town and the Districts as of the date first above written.

DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 2 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 3 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 4 ATTEST:

President
Printed Name: _____

Secretary
Printed Name: _____

DAWSON RIDGE METROPOLITAN DISTRICT NO. 5 ATTEST:

President

Printed Name: _____

Secretary

Printed Name: _____

WESTFIELD METROPOLITAN DISTRICT NO. 1

ATTEST:

President

Printed Name: _____

Secretary

Printed Name: _____

WESTFIELD METROPOLITAN DISTRICT NO. 2

ATTEST:

President

Printed Name: _____

Secretary

Printed Name: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel for the Districts

TOWN OF CASTLE ROCK, COLORADO

Attest:

By: _____

Jason Gray, Mayor

By: _____

Lisa Anderson, Town Clerk

APPROVED AS TO FORM:

Michael J. Hyman, Town Attorney



Jennifer Gruber Tanaka, Esq.
Shareholder

303-858-1800
jtanaka@wbapc.com

August 26, 2022

Michael J. Hyman, Esq.
Town Attorney
Town of Castle Rock, Colorado
100 N. Wilcox Street
Castle Rock, Colorado 80104

Via Electronic Mail
mhyman@crgov.com

RE: Service Plan Hearing on September 6, 2022 for Amended and Restated Consolidated Service Plan for the Dawson Ridge Metropolitan District Nos. 1-5 and the Westfield Metropolitan District Nos. 1 and 2

Dear Mr. Hyman:

Our firm serves as special counsel for the Dawson Ridge Metropolitan District Nos. 1-5 and as general counsel to the Westfield Metropolitan District Nos. 1 and 2 (collectively, the Districts). In anticipation of the public hearing before the Town Council (the "Town") on September 6, 2022, for consideration of the Districts' Amended and Restated Consolidated Service Plan (the "Service Plan"), our office provided public notice pursuant to and in accordance with §32-1-204, C.R.S., through publication and mailing as required by Colorado law. Such notices are required to provide an opportunity for property owners to seek exclusion from a district's boundaries by providing notice at least 10 days prior to the date of the public hearing. Here, although the properties are already included and such exclusion process is intended for new organizations, the Town has nonetheless received requests from two separate property owners seeking exclusion from the Westfield Metropolitan District No. 2 (the "District").

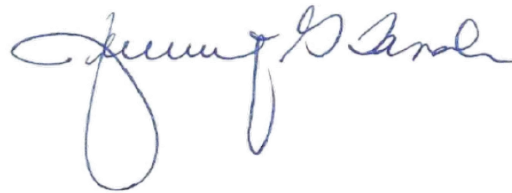
On August 10, 2022, the District received a petition from the SDM Family Group requesting exclusion from the District. Pursuant to Colorado law, the District conducted a public hearing on the request on August 22, 2022, and adopted a resolution approving the exclusion. A motion and proposed order were subsequently filed with the District Court for Douglas County on August 25, 2022, and we are currently awaiting the Court's entry of the Order for Exclusion. Upon receipt of the Order, a certified copy of the Order will be requested and, upon receipt, will be recorded in the real property records of the Douglas County Clerk and Recorder's Office. At that point, the exclusion will be fully effectuated.

On August 28, 2022, the District became aware of a second request for exclusion of property from the District—this one from Thomas J. Rathman, Mary E. Blackstad, Jeffrey P. Rathman, William W. Fischer (Fischer Investment Properties, LLC), and Diane M. Fischer (collectively, the “Property Owners”). We are currently preparing a Petition for Exclusion for execution by the Property Owners pursuant to their request. Upon receipt of the fully executed Petition, a hearing will be scheduled at the earliest possible date taking into consideration the dates for publication of the notice of the public hearing. Typically the hearing can be scheduled between 1-2 weeks of receipt of the Petition but does revolve around publication deadlines and dates. It is anticipated that the District’s Board will approve such request at that hearing. Upon adoption of the resolution approving the exclusion, a motion and proposed order will be filed with the District Court in the same manner as set forth above for the SDM Family Group exclusion.

Should you have any questions regarding the requested exclusions or the District’s procedures to process these requests, please do not hesitate to contact me.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON

A handwritten signature in blue ink, appearing to read "Jennifer Tanaka", with a large, stylized loop at the end.

Jennifer Gruber Tanaka, Esq.
Shareholder

cc: Board of Directors, Westfield Metropolitan District No. 2

**CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON
CONSOLIDATED AMENDED AND RESTATED SERVICE PLAN**

IN RE THE DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1-5 AND WESTFIELD METROPOLITAN DISTRICT NOS. 1 AND 2, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Abby Franz, a paralegal at the law firm of White Bear Ankele Tanaka & Waldron Professional Corporation, acting on behalf of the Dawson Ridge Metropolitan District Nos. 1-5 and Westfield Metropolitan District Nos. 1 and 2 (collectively, the “Districts”), do hereby certify as follows:

1. That the Town Council of the Town of Castle Rock, Colorado (the “Town Council”) set a public hearing for September 6, 2022 at 6:00 p.m., at 100 N. Wilcox Street, Castle Rock, Colorado (the “Hearing”), for the purpose of considering the Consolidated Amended and Restated Service Plan (the “Service Plan”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on the Consolidated Amended and Restated Service Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 16, 2022 to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the proposed Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on the Consolidated Amended and Restated Service Plan, a copy of which is attached hereto as **Exhibit C** and incorporated herein by this reference, was published on August 11, 2022 in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on the Consolidated Amended and Restated Service Plan is attached hereto as **Exhibit D**;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on the Consolidated Amended and Restated Plan, a copy of which is attached hereto as **Exhibit E** and incorporated herein by this reference, was sent by U.S. mail on August 16, 2022 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the proposed Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit F** and incorporated herein by this reference; and

5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on the Consolidated Amended and Restated Service Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 16, 2022 to the Division of Local Government.

Signed this 1st day of September, 2022.

By: Abby Franz
Abby Franz

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED
SERVICE PLAN

(Notice of Public Hearing on the Consolidated Amended and Restated Service Plan for
3-Mile Taxing Entities)

**NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED
SERVICE PLAN**

DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1-5 AND WESTFIELD
METROPOLITAN DISTRICT NOS. 1 AND 2, TOWN OF CASTLE ROCK, COUNTY OF
DOUGLAS, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S., a public hearing on the Consolidated Amended and Restated Service Plan for Dawson Ridge Metropolitan District Nos. 1-5 and Westfield Metropolitan District Nos. 1 and 2 (collectively, the “Districts”) will be held by the Town Council of the Town of Castle Rock, Colorado (the “Town Council”) on September 6, 2022 at 6:00 p.m., at 100 N. Wilcox Street, Castle Rock, Colorado, or as soon thereafter as the Town Council may hear such matter.

**BY ORDER OF THE TOWN OF CASTLE ROCK
TOWN COUNCIL**

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED
SERVICE PLAN

(Mailing List of 3-Mile Taxing Entities)

Douglas County Government Douglas County Finance 100 Third St Castle Rock, CO 80104	Douglas County Law Enforcement 100 Third St Castle Rock, CO 80104	Douglas County Re-1 School District 701 Prairie Hawk Dr Castle Rock, CO 80109
Douglas County Schools - Cap Reserve 701 Prairie Hawk Dr Castle Rock, CO 80109	Douglas County Schools - Insurance Reserve 701 Prairie Hawk Dr Castle Rock, CO 80109	Douglas County Schools - Debt Service 701 Prairie Hawk Dr Castle Rock, CO 80109
Town of Castle Rock White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Larkspur Fire Protection District 9414 S Spruce Mountain Rd Larkspur, CO 80118	Cedar Hill Cemetery Association 880 E Wolfensberger Rd Castle Rock, CO 80104
Jackson 105 Fire Protection District 435 N Perry Park Rd Sedalia, CO 80135	Castle Rock Fire Protection District Spencer Fane LLP 1700 Lincoln St Ste 2000 Denver, CO 80203-4554	Douglas County Soil Conservation District PO Box 688 Franktown, CO 80116
Westfield Metro District 1 White, Bear, Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Meadows Metro District 2 Spencer Fane LLP 1700 Lincoln St Ste 2000 Denver, CO 80203-4554	BMR Metro District fka Bell Mountain Metro CliftonLarsonAllen LLP 8390 E Crescent Pkwy Ste 300 Greenwood Village, CO 80111
Westfield Metro District 2 White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Meadows Metro District 3 Spencer Fane LLP 1700 Lincoln St Ste 2000 Denver, CO 80203-4554	Meadows Metro District 4 Spencer Fane LLP 1700 Lincoln St Ste 2000 Denver, CO 80203-4554
Dawson Ridge Metro District 1 Folkestad Fazekas Barrick & Patoile 18 S Wilcox St Ste 200 Castle Rock, CO 80104	Dawson Ridge Metro District 2 Folkestad Fazekas Barrick & Patoile 18 S Wilcox St Ste 200 Castle Rock, CO 80104	Dawson Ridge Metro District 3 Folkestad Fazekas Barrick & Patoile 18 S Wilcox St Ste 200 Castle Rock, CO 80104
Dawson Ridge Metro District 4 Folkestad Fazekas Barrick & Patoile 18 S Wilcox St Ste 200 Castle Rock, CO 80104	Dawson Ridge Metro District 5 Folkestad Fazekas Barrick & Patoile 18 S Wilcox St Ste 200 Castle Rock, CO 80104	Meadows Metro District 5 Spencer Fane LLP 1700 Lincoln St Ste 2000 Denver, CO 80203-4554
Meadows Metro District 6 Spencer Fane LLP 1700 Lincoln St Ste 2000 Denver, CO 80203-4554	Meadows Metro District 7 Spencer Fane LLP 1700 Lincoln St Ste 2000 Denver, CO 80203-4554	Crystal Valley Metro District 1 White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122
Crystal Valley Metro District 2 White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Douglas Public Library District 100 S Wilcox St Castle Rock, CO 80104	Consolidated Bell Mountain Ranch Metro District CliftonLarsonAllen LLP 8390 E Crescent Pkwy Ste 300 Greenwood Village, CO 80111

Crystal Crossing Metro District Teleos Management 191 University Blvd #358 Denver, CO 80206	Lanterns Metro District 1 White Bear Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Castlevue Metro District 1 White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122
Castle Rock Downtown Development Authority 18 S Wilcox St Ste 202 Castle Rock, CO 80104	Lanterns Metro District 2 White Bear Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Lanterns Metro District 3 White Bear Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122
Citadel Station - Castle Meadows URP 100 N Wilcox St Castle Rock, CO 80104	Hillside at Castle Rock Metro District Miller & Associates Law Offices LLC 1641 California St Ste 300 Denver, CO 80202	Millers Landing Business Improvement District Spencer Fane LLP 1700 Lincoln St Ste 2000 Denver, CO 80203-4554
Town of Castle Rock Festival Park Commons GID Town of Castle Rock 100 N Wilcox St Castle Rock, CO 80104	Lanterns Metro District 4 White Bear Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Lanterns Metro District 5 White Bear Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122
Westfield Metro District 1 Judgement White, Bear, Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Westfield Metro District 2 Judgement White, Bear, Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Division of Local Government 1313 Sherman St., Room 521 Denver, CO 80203
Crystal Valley Metro District 2 Subdistrict White, Bear, Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Villages at Castle Rock Metro District 9 White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Stone Canon Ranch Metro District Collins Cockrel & Cole PC 390 Union Blvd Ste 400 Denver, CO 80228
Regional Transportation District 1600 Blake St Denver, CO 80202	Cherry Creek Basin Water Quality Authority PO Box 3166 Centennial, CO 80161	Castlevue Metro District 2 White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122
Lanterns Metro District 4 White Bear Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Lanterns Metro District 5 White Bear Ankele Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Villages at Castle Rock Metro District 7 Debt Svc Special District Management Services Inc 141 Union Blvd Ste 150 Lakewood, CO 80228-1898
Castle Oaks Metro District 2 White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	Castle Oaks Metro District 3 White, Bear, Ankele, Tanaka & Waldron 2154 E Commons Ave Ste 2000 Centennial, CO 80122	

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED
SERVICE PLAN

**(Notice of Public Hearing on the Consolidated Amended and Restated Service Plan for
Publication)**

NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED SERVICE PLAN

DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1-5 AND WESTFIELD METROPOLITAN DISTRICT NOS. 1 AND 2, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S., a Consolidated Amended and Restated Service Plan (the “Service Plan”) for Dawson Ridge Metropolitan District Nos. 1-5 and Westfield Metropolitan District Nos. 1 and 2 (collectively, the “Districts”) has been filed with the Town of Castle Rock, Colorado.

A public hearing on the Service Plan for the Districts will be held by the Town Council of the Town of Castle Rock, Colorado (the “Town Council”) on September 6, 2022 at 6:00 p.m., at 100 N. Wilcox Street, Castle Rock, Colorado, or as soon thereafter as the Town Council may hear such matter.

The purpose of the hearing is to consider the Service Plan and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan.

A general description of the land contained within the boundaries of the Districts is as follows: parcels of land within Sections 15, 21, 22, 27, 28, 29, 32, 33, and 34, Township 8 South, Range 67 West, of the 6th P.M., Town of Castle Rock, County of Douglas, State of Colorado, as more particularly described in the Service Plan, containing approximately 2,261.114 acres.

Pursuant to § 32-1-203(3.5), C.R.S., any person owning property in the proposed District may request that such property be excluded from the District by submitting such request to the Town Council no later than ten days prior to the public hearing.

BY ORDER OF THE TOWN OF CASTLE ROCK
TOWN COUNCIL

PUBLISHED IN: *Douglas County-News Press*
PUBLISHED ON: August 11, 2022

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED
SERVICE PLAN

**(Affidavit of Publication of Notice of Public Hearing on the Consolidated Amended and
Restated Service Plan)**

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Dawson Ridge Metro Dist (wba) **
c/o White Bear Ankele
2154 E Commons Ave, Ste 2000
Centennial CO 80122

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 8/11/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

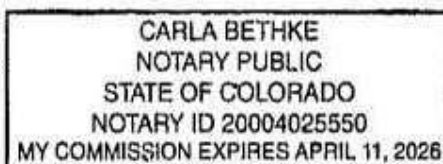


For the Douglas County News-Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 8/11/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-305265
Carla Bethke
Notary Public
My commission ends April 11, 2026



Public Notice

NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED SERVICE PLAN

**DAWSON RIDGE METROPOLITAN DISTRICT
NOS. 1-5 AND WESTFIELD METROPOLITAN
DISTRICT NOS. 1 AND 2, TOWN OF CASTLE
ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO**

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S., a Consolidated Amended and Restated Service Plan (the "Service Plan") for Dawson Ridge Metropolitan District Nos. 1-5 and Westfield Metropolitan District Nos. 1 and 2 (collectively, the "Districts") has been filed with the Town of Castle Rock, Colorado.

A public hearing on the Service Plan for the Districts will be held by the Town Council of the Town of Castle Rock, Colorado (the "Town Council") on September 6, 2022 at 6:00 p.m., at 100 N. Wilcox Street, Castle Rock, Colorado, or as soon thereafter as the Town Council may hear such matter.

The purpose of the hearing is to consider the Service Plan and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan.

A general description of the land contained within the boundaries of the Districts is as follows: parcels of land within Sections 15, 21, 22, 27, 28, 29, 32, 33, and 34, Township 8 South, Range 67 West, of the 6th P.M., Town of Castle Rock, County of Douglas, State of Colorado, as more particularly described in the Service Plan, containing approximately 2,261.114 acres.

Pursuant to § 32-1-203(3.5), C.R.S., any person owning property in the proposed District may request that such property be excluded from the District by submitting such request to the Town Council no later than ten days prior to the public hearing.

**BY ORDER OF THE
TOWN OF CASTLE ROCK TOWN COUNCIL**

Legal Notice No. 942496
First Publication: August 11, 2022
Last Publication: August 11, 2022
Publisher: Douglas County News-Press

EXHIBIT E
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED
SERVICE PLAN

**(Notice of Public Hearing on the Consolidated Amended and Restated Service Plan for
Property Owners)**

**NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED
SERVICE PLAN**

DAWSON RIDGE METROPOLITAN DISTRICT NOS. 1-5 AND WESTFIELD
METROPOLITAN DISTRICT NOS. 1 AND 2, TOWN OF CASTLE ROCK, COUNTY OF
DOUGLAS, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S., a Consolidated Amended and Restated Service Plan (the “Service Plan”) for Dawson Ridge Metropolitan District Nos. 1-5 and Westfield Metropolitan District Nos. 1 and 2 (collectively, the “Districts”) has been filed with the Town of Castle Rock, Colorado.

A public hearing on the Service Plan for the Districts will be held by the Town Council of the Town of Castle Rock, Colorado (the “Town Council”) on September 6, 2022, at 6:00 p.m., at 100 N. Wilcox Street, Castle Rock, Colorado, or as soon thereafter as the Town Council may hear such matter.

The purpose of the hearing is to consider the Service Plan and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan.

Each District is a metropolitan district.

The maximum debt mill levy for each District shall be 64.044 mills, as adjusted. The maximum mill levy for debt and operations, combined, for each District shall be 74.044, as adjusted. In addition, each District is required to impose a Regional Mill Levy in the amount of 5 mills.

Pursuant to § 32-1-203(3.5), C.R.S., any person owning property in the proposed District may request that such property be excluded from the District by submitting such request to the Town Council no later than ten days prior to the public hearing.

BY ORDER OF THE TOWN OF CASTLE ROCK
TOWN COUNCIL

EXHIBIT F
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON CONSOLIDATED AMENDED AND RESTATED
SERVICE PLAN

(Mailing List of Property Owners)

DOUGLAS COUNTY
DEVELOPMENT CORP
C/O FRANKLIN L HANEY CO
1425 S MOORE RD, STE A
CHATTANOOGA, TN 37412-2836

TOWN OF CASTLE ROCK
100 WILCOX ST
CASTLE ROCK, CO 80104-1907

DAWSON TRAILS I LLC
4100 E MISSISSIPPI AVE, STE 500
GLENDALE, CO 80246-3053

SHENBA LLC
1260 MURDOCK RD
MARIETTA, GA 30062-5546

SDM FAMILY CORPORATION
512 WILCOX ST
CASTLE ROCK, CO 80104-1737

SDM FAMILY CORP
510 WILCOX ST
CASTLE ROCK, CO 80104-1705

DIANE M FISCHER, JEFFREY P RATHMAN,
MARY E BLACKSTAD,
THOMAS J RATHMAN ET AL
PO BOX 1453
PALMER LAKE, CO 80133-1453

EMELINE W HANEY ET AL
1425 S MOORE RD STE A
CHATTANOOGA, TN 37412

COLLEEN K HUBER
10425 LYNX RUN
LITTLETON, CO 80124-9536

JANNIE H D RICHARDSON
405 S CASCADE AVE, STE 101
COLORADO SPRINGS, CO 80903-3885

DCDC II INC
C/O FRANKLIN L HANEY CO
1425 S MOORE RD, STE A
CHATTANOOGA, TN 37412-2836

MSP INVESTMENT CO
720 S COLORADO BLVD, STE 940N
DENVER, CO 80246

Print**Castle Rock Town Council Meeting Comments - Submission #127665****Date Submitted: 9/6/2022****September 6, 2022 Castle Rock Town Council Meeting Comments**

Thank you for your interest in Town Council's upcoming discussions. Please use the form below to submit your comments no later than 1 p.m. Tuesday, September 6. Comments received by that time will be forwarded to Council and included as part of the public record for the meeting, just as if you had come to comment in person. All listed fields are required.

Agenda item on which to comment*

19. Resolution Approving the Amended and Restated Service Plan for Dawson Ridge Metropolitan District Nos. 1-5 a ▼

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

I believe this is the right for the community and I support this

First Name*

Quinn

Last Name*

Hull

Address*

1386 royal troon Dr

City*

Castle Rock

State*

CO

Zip*

80104

Email address*

QHULL@GMAIL.COM

Do you wish to address Council on this item?*

- ☒ Yes: Online or phone-in
- ☐ Yes: In-person
- ☐ No

To participate remotely, please visit <https://www.CRgov.com/CouncilMeeting> for access instructions to get connected, and be prepared to speak during the virtual meeting. We will help you unmute your microphone when Mayor Gray calls your name, or you can use the "raise your hand" feature (or phone-in callers press *3).

In-person speakers please join us at Town Hall Council Chambers, 100 N. Wilcox Street, Second Floor. Please arrive at the start of the meeting, as agenda times are approximate.

Those not wishing to comment live can watch the meeting at <http://CRgov.com/WatchCouncil> or on Comcast Channel 22.

What is your affiliation?*

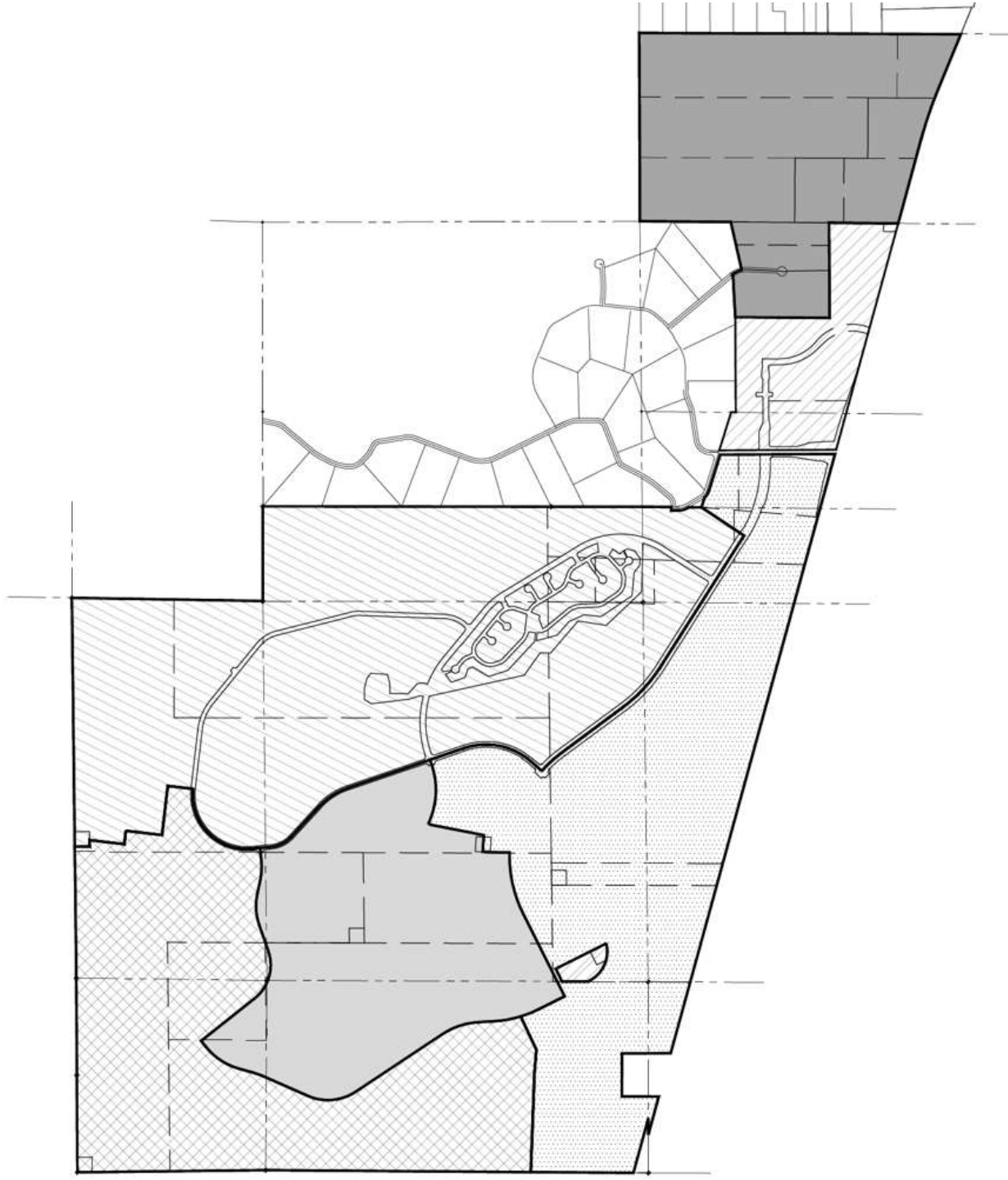
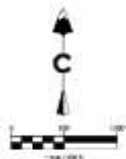
Check all that apply.

- ☒ Resident
- ☐ Nonresident representing Castle Rock business
- ☐ Nonresidents and businesses outside the Town of Castle Rock








Dawson Ridge Metropolitan District Nos. 1-5 and Westfield Metropolitan District Nos. 1-2

Amended and Restated Service Plan





LEGEND

-  WESTFIELD METROPOLITAN DISTRICT #1
-  WESTFIELD METROPOLITAN DISTRICT #2
-  DAWSON RIDGE METROPOLITAN DISTRICT #1
-  DAWSON RIDGE METROPOLITAN DISTRICT #2
-  DAWSON RIDGE METROPOLITAN DISTRICT #3
-  DAWSON RIDGE METROPOLITAN DISTRICT #4
-  DAWSON RIDGE METROPOLITAN DISTRICT #5

History of the Dawson Ridge Districts

- Original service plans for the Districts were approved by the Town Council in 1985
- In 1992, after issuing debt, Dawson Ridge Metropolitan District No. 1 advised the Town of its intent to confirm a Chapter 9 Bankruptcy Plan
- The Town objected, which eventually resulted in the execution of the October 8, 1992, Suspension Agreement between the Town and the Districts

Suspension Agreement

- The Town agreed that District No. 1 could move forward with its Bankruptcy Plan
- In exchange, the Districts agreed to suspend their authority to undertake improvements and issue debt until such time as amendments to their service plans were submitted to the Town for review and approval
- Due to market conditions, the Dawson Ridge Districts have remained inactive since that time

History of the Westfield Districts

- Original service plans for the Districts were approved by the Town Council in 1985
- No debt has ever been issued by the Districts; however, a 10-mill property tax levy has been imposed against the Districts to pay an outstanding judgment in favor of MSP Investment Co.
- Due to market conditions, the Westfield Districts have remained inactive since that time

Dawson Trails

- At its August 16th meeting, following a public hearing, Town Council approved the application of Dawson Trails I, LLC, and Dawson Trails II, LLC, to rezone a substantial portion of the property within the Districts as the Dawson Trails Planned Development
- In order to accommodate the revised development plan for the property and ensure the most efficient and cost-effective financing of public improvements, it is necessary to amend and replace the Districts' original service plans

Special District Control Act

- Prior to the organization of a special district, a service plan must be submitted to the proper authority for review and approval
- For those districts wholly contained within the boundaries of the Town, the approving authority is the Town Council
- A public hearing on the service plan must be conducted by the Town Council and a decision made based solely upon the service plan and evidence presented at the hearing
- Any decision of the Town Council approving the service plan must be memorialized in a resolution

Special District Control Act

- Here, the Dawson Ridge and Westfield Districts are already in existence
- Material modifications of an existing service plan, however, must be approved in substantially the same manner as the original plan
- Material modifications are considered to be “changes of a basic or essential nature”
- Per the Suspension Agreement, the Districts and the Town have agreed that the amended and restated service plan will require a public hearing before the Town Council

Amended and Restated Service Plan

- The Districts have agreed to substantially adhere to the Town's Model Service Plan approved by the Town Manager
- Important operational features of the model service plan include:
 - District cannot operate and maintain public improvements absent an IGA with the Town
 - District cannot use the power of dominant eminent domain against Town property
 - District cannot include property within its boundaries without Town consent
 - District must enter into an intergovernmental agreement with the Town relating to the limitations imposed on a District's activities by the plan

Amended and Restated Service Plan

- Important financial features of the model service plan include:
 - Maximum debt service and overall property tax mill levies
 - A maximum debt service mill levy imposition term
 - A limit on the total amount of debt that the District may issue
 - A limit on the ability of the District to impose development fees against the end users of residential and commercial property

Amended and Restated Service Plan

- Additional financial features of the model service plan include:
 - District cannot issue or refinance debt without first submitting the proposed financing for Town review and comment
 - District cannot apply for or accept Conservation Trust Funds or Great Outdoor Colorado Trust Funds
 - Ability of District to issue debt to reimburse developer advances is limited – (i) must be paid within 20 years or otherwise forgiven; (ii) interest rate cannot exceed the market by more than 650 basis points; (iii) interest cannot compound

Amended and Restated Service Plan

- Transparency features of the model service plan include:
 - District must submit an annual report of its significant activities and financial events to the Town
 - District must procure and maintain a website and email listserv to update residents on District matters
 - District must provide advanced notice of its board meetings to the Town
 - District must use reasonable efforts to require sellers of newly-constructed residences to disclose the existence of district taxes and debt to their purchasers

Changes to the Model Service Plan

- The Master Developer of the Dawson Trails Planned Development has agreed to contribute \$50,000,000 to the cost of building the Crystal Valley Interchange
- The Master Developer's contribution is expected to be financed through debt issued by the Districts
- In consideration of this substantial contribution to Town infrastructure, the Town has agreed to amend certain of the requirements of its model service plan

Changes to the Model Service Plan

- Significant changes from the model service plan include an amendment to the Districts' total debt limit:
 - The model service plan prohibits a district from issuing debt in excess of 95% of the estimated public improvement cost, plus costs of issuance
 - The estimated cost of public improvements to be constructed by the Districts is \$765,248,081
 - The Districts total debt limit is \$1,062,390,000, or approximately 138% of the estimated cost of public improvements (or 120% of the par amount of bonds in the Districts' financial plan)

Changes to the Model Service Plan

- Significant changes from the model service plan include an amendment to the Districts' maximum debt service and overall mill levy:
 - The model service plan prohibits a district from imposing a debt service mill levy in excess of 50 mills and an aggregate mill levy (including a mill levy for operations) in excess of 60 mills
 - The Districts may impose a debt service mill levy of up to 64.044 mills, and an aggregate mill levy of up to 74.044 mills
 - Note: per the model service plan, all mill levies are subject to future adjustments in assessed valuation in order to prevent the diminution of actual tax revenues

Changes to the Model Service Plan

- Significant changes from the model service plan include an amendment to the Districts' maximum debt service mill levy imposition term:
 - The model service plan prohibits a district from imposing a debt service mill levy on any single residential property in excess of 35 years
 - A district may exceed that limit only if (i) a majority of its board are end users of the property and have voted to approve the extension and (ii) the extension is authorized for the purpose of issuing refunding bonds that will result in a net present value savings
 - The Districts are allowed to impose a debt service mill levy for up to 50 years

Changes to the Model Service Plan

- Other changes from the model service plan include:
 - Removing a requirement for the Districts to remit all specific ownership taxes they receive to the Town
 - Allowing the Districts to organize special improvement districts within their boundaries to finance public improvements and to levy special assessments on those properties specially benefitted by such improvements

New Benefit to the Town

- The model service plan requires a District to impose a Regional Mill Levy:
 - The amount of the Regional Mill Levy is five mills and is subject to future adjustments in assessed valuation
 - The Regional Mill Levy shall be imposed in every year that a District imposes a debt service mill levy
 - The revenues from the Regional Mill Levy shall be remitted to the Town annually for the purpose of defraying costs incurred by the Town in providing services and improvements
 - Note: The Regional Mill Levy is excluded from the limitation on the Districts' overall property tax mill levy

Findings and Recommendation

- Under the Special District Control Act and the Town Code, evidence satisfactory to the Town must be presented that:
 - There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
 - The existing service in the area to be served by the Districts is inadequate for present and projected needs;
 - The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries;
 - The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
 - Adequate service is not, and will not be, available to the area through the Town, Douglas County, or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
 - The facility and service standards of the Districts are compatible with the facility and service standards of the Town;
 - The Service Plan is in substantial compliance with the Town's Comprehensive Master Plan;
 - The Service Plan is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
 - The creation of the Districts is in the best interests of the area proposed to be served

Findings and Recommendation

- Town Council has the following authority under the Special District Control Act and the Town Code:
 - To approve the service plan without condition or modification
 - To disapprove the service plan
 - To conditionally approve the service plan subject to the submission of additional information or the modification of the proposed service plan

Findings and Recommendation

- Town Staff submits that the Amended and Restated Service Plan for the Districts satisfies each of the evidentiary requirements set forth in the Special District Control Act and the Town Code
- Westfield Metropolitan District No. 2 has received requests from two property owners for the exclusion of their respective properties from the boundaries of that District
- Town staff recommends that the Amended and Restated Service Plan be approved subject to the condition that Westfield Metropolitan District No. 2 shall not issue debt or impose a debt service mill levy unless and until the properties owned by (i) SDM Family Corporation and (ii) Thomas J. Rathman, Mary E. Blackstad, Jeffrey P. Rathman, William W. Fischer (Fischer Investment Properties, LLC), and Diane M. Fischer are excluded from said District.

Proposed Motions

- I move to approve Resolution No. 2022-____ as introduced by title
- I move to approve Resolution No. 2022-____ as introduced by title, with the following conditions: _____
- I move to continue this item to the Town Council meeting on _____



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 20. **File #:** DIR 2022-016

To: Honorable Mayor and Members of Town Council

From: David L. Corliss, Town Manager

Introduction of the 2023 Proposed Budget

Executive Summary

On behalf of Town staff, I am pleased to submit the 2023 Budget to Town Council and the community. Based upon community feedback and your direction, the proposed budget continues to prioritize core functions including public safety, roads and water.

The 2023 Budget Message (**Attachment A**) outlines the Town's overall financial condition; provides an overview of the 2023 Budget, including priorities and emerging issues; and includes information about the 2023-2027 Balanced Financial and Capital Improvement plans. Referenced budget documents are available on the Town's website at [CRgov.com/2023Budget](http://www.crgov.com/2023Budget) <<http://www.crgov.com/2023budget>>.

The 2023 Budget focuses on maintaining levels of service while accomplishing core priorities. Council and community consideration of the 2023 Budget are expected to include an initial presentation on Sept. 6, 2022; first reading of the budget on Sept. 20, along with Council consideration of the 2023-2027 Balanced Financial Plan and 2023-2027 Capital Improvement Program, and first reading of the Town's mill levy ordinance; second reading of the budget on Oct. 4; and second and final reading of the mill levy ordinance on Dec. 6.

Attachments

Attachment A: 2023 Budget Message

Attachment B: 2023 Budget-in-Brief

Attachment C: Proposed 2023 Budget Presentation

2023 BUDGET MESSAGE

September 6, 2022

Honorable Mayor and Town Council Members,

On behalf of Town staff, I am pleased to submit the 2023 Budget to Town Council and the community. Based upon community feedback and your direction, the proposed budget continues to prioritize core functions including public safety, roads and water.

As a core Town function, providing the necessary resources for the Police and Fire departments continues to require new and substantial funding. This recommended 2023 Budget provides for a permanent shift in the Town's sales tax allocations – moving more funding to the Town General Fund (that supports our Police and Fire departments) and reducing the sales tax allocation going toward our Transportation Fund.

The General Fund will now receive approximately 75% of Town sales tax receipts (up from 70%), and the Transportation Fund will receive approximately 20% (down from 25%). The Community Center Fund will continue to receive approximately 5%. This shift in funding is necessary to allow for hiring four police positions and four fire positions in 2023.

Our five-year financial plan has additional police and fire positions in 2024. If the proposed infrastructure incentive to allow for a Costco at the Dawson Trails development receives Town Council support, and the Crystal Valley interchange and the planned development proceeds, our five-year plan will allow for the addition of 18 fire and police personnel to Town staff in 2025-2027. Without the sales tax expected to be generated by Costco – which would be the single-largest sales tax generator in Town – Town staff does not anticipate having the financial resources to add any additional fire or police personnel during the latter years of our five-year financial planning period.

Fire and police full-time equivalent positions

	2016	2017	2018	2019	2020	2021	2022*	2023**	2024***	2025***	2026***	2027***
Fire	80.50	81	93	94	94	94	98	102	105	108	111	114
Police	95.38	97.50	104.75	109.75	111.75	111.75	118.75	122.75	125.75	128.75	131.75	134.75

includes four Police positions added at midyear; **recommended; *recommended five-year plan*

We are not ignoring our transportation needs. As Council knows, we devoted the entire amount of the Town's allocation of federal American Rescue Plan Act funding (approximately \$5.4 million) to our transportation capital needs, and we placed over \$5 million of the Town's 2021 TABOR "surplus" funding in our transportation funds. (There is more on TABOR later in this Budget Message.) Additionally, the planned five-year transportation Capital Improvement Plan forecasts nearly \$90 million in funding for street improvements over the next five years – in addition to the Crystal Valley/I-25 interchange – based on current building permit estimates.

This Budget Message outlines the Town's overall financial condition; provides an overview of the 2023 Budget, including priorities and emerging issues; and includes information about the 2023-2027 Balanced Financial and Capital Improvement plans. Referenced budget documents are available on the Town's website at CRgov.com/2023Budget.

OVERALL TOWN FINANCIAL CONDITION

The Town continues to maintain a solid overall financial condition and to provide high-quality core services, thanks to effective Town Council direction and strong financial management and planning by the organization. Our most recent community survey results, from 2021, reinforce that residents appreciate the high quality of services provided in Castle Rock. In addition to considering that feedback, the Town held a telephone town hall in June 2022 to gather additional input when proposing the following 2023 Budget priorities, which are unchanged from 2022:

- Ensure outstanding public safety
- Secure our water future
- Support economic development
- Preserve our community character
- Enhance our roads
- Maintain strong Parks and Recreation
- Manage Town finances conservatively

Town departments continue to maintain international and national accreditations, and the Town continues to earn recognitions from various publications and programs for being one of the nation’s premier communities. Recent examples include Castle Rock Fire and Rescue’s reaccreditation by the Commission on Fire Accreditation International and the Town’s recognition on Livability.com’s “Top 100 Best Places to Live” in the U.S. for 2022. View information on other Town honors at CRgov.com/Recognition.

The 2023 Budget estimates annual growth in sales tax revenue at 6%. The property tax mill levy rate mill levy rate is expected to be equal to the 2022 rate of 1.139 mills when finalized in December; associated revenue may increase slightly but is budgeted consistent with 2022 due to it being a nonappraisal year. The biannual property reassessment will likely impact future mill levies and associated revenue.

A 3.88% increase to water rates and fees for existing customers is proposed for 2023, along with an increase to the maximum allowed amount for growth-related water resources system development fees. Inflationary increases are planned for all other development impact fees, as previously approved by Council. Staff is monitoring the administrative cost-recovery fee within the Development Services Fund, which may need to be adjusted as permit volumes change. Golf green fees, meanwhile, are proposed to increase by \$5 for most rounds.

The proposed budget anticipates continued strong residential growth, with 900 single-family units, 415 multifamily units and roughly 50,000 square feet of commercial development projected in 2023.

PROPOSED 2023 BUDGET OVERVIEW

The proposed Townwide budget for 2023 is \$315.3 million. This includes \$115.1 million for capital improvements; \$24.9 million for debt, interfund loans and transfers between funds; and \$175.3 million for operations, including \$18.5 million for annual pavement maintenance. Expected revenues for 2023 are \$272.9 million. The difference between expected revenues and expenditures is attributable to the planned use of \$42.4 million in capital reserves, which is a common and sound practice. The 2023 operating budget is 5.0% greater than the 2022 amended operating budget of \$166.9 million; this increase reflects planned investments in Town operations to meet our growing community’s needs and service expectations.

Annual operating revenues are budgeted to exceed annual operating expenditures, meaning the budget is balanced. Further, the budget maintains operating and debt reserves in all funds consistent with Town Council policies, as well as the required emergency TABOR reserve.

The 2023 General Fund budget provides for revenues estimated at \$75.8 million and expenditures, including one-time items, at \$69.4 million, meaning there is an anticipated General Fund operating surplus for 2023 of about \$6.4 million. As the budget is presented, the General Fund is projected to end 2023 with an unobligated balance of \$27.2 million after meeting reserve requirements.

2023 BUDGET PRIORITIES AND ISSUES

The intent of this budget is to focus resources on the earlier-listed seven priorities. Following is a list of the priorities and major items planned to support them:

1) Ensure outstanding public safety

- Add four Fire and Rescue positions: three firefighter/EMTs and one safety and training officer – these positions eventually would serve the future Fire Station 156
- Add four Police positions – one sergeant, two officers and a felony filing technician – along with two part-time civilian community service officers
- Address additional needs of CRFD including \$134,200 annually for stipends for those with specialty certifications that have not been recognized to date and \$90,000 in 2023 for the HAAS alerting system that lets nearby drivers know an emergency vehicle is approaching
- Address additional needs of CRPD including \$349,987 annually for continued use of body-worn cameras, upgraded in-car cameras, Tasers and related services; and \$230,000 annually for implementation of a Master Patrol Officer program and for differential pay for those working the graveyard shift, both intended to increase employee retention rates

2) Enhance our roads

- Begin construction on the Town's top infrastructure priority, a new interchange on Interstate 25 at Crystal Valley Parkway, including accommodating any additional funds needed to award a contract up to \$118 million
 - Because funding is still coming together on this project, the Proposed 2023 Budget does not reflect related revenues nor expenditures; staff's intention is to present a budget amendment for Council consideration once the funding is fully set
- Complete an aggressive annual Pavement Maintenance Program, focused in 2023 on eastern Castle Rock, at an estimated 2023 cost of \$18.5 million
- Invest \$18.5 million to widen Fifth Street between Gilbert Street and the "Four Corners" intersection with Ridge Road/Colorado Highway 86
- Complete construction of the following projects, for which contracts were awarded in 2022:
 - Widen Plum Creek Parkway from Eaton Street to Ridge Road
 - Widen Ridge Road from Plum Creek Parkway to the "Four Corners" intersection
 - Improve the "Four Corners" intersection
 - Improve the intersection of Crystal Valley Parkway and Plum Creek Boulevard
- Update the Town's Transportation Master Plan
- Add one new position within the Signs and Markings Division to oversee fieldwork

3) Secure our water future

- Continue projects, programs and policies to advance the goal of securing 75% renewable water by 2050; reducing per-capita water consumption to 100 gallons per day; and maintaining affordable rates and fees, including:
 - Continue advancing long-term water renewable efforts including the WISE imported water project
 - Continue implementing advanced metering infrastructure
 - Continue water and sewer line rehabilitation projects and upgrades to security, controls and network
 - Add five new positions: a stormwater inspector, a water conservation technician, a SCADA instrumentation technician, a collections operator and an office assistant

4) Maintain strong Parks and Recreation

- Continue renovations at Butterfield and Mitchell Gulch parks; and construct Plum Creek North Park
- Complete the Colorado Front Range Trail within Castle Rock
- Add a bike zone at Ridgeline Open Space with technical features, ramps and jumps
- Replace cardio equipment at the Recreation Center
- Replace the synthetic turf at Matney Park and improve the dugouts and field fencing at Paintbrush Park
- Using revenue from the new lodging tax, add a position in Parks Planning
- Add a putting green at Red Hawk Ridge Golf Course

5) Support economic development

- Fulfill existing economic incentive agreements and allow capacity for new incentive agreements

6) Manage Town finances conservatively

- To ensure they are used only in the manner approved by voters, receive any “excess” TABOR revenues into a dedicated fund
- To ensure maximum efficiency and accuracy of financial information, implement new financial management software

7) Preserve our community character

- Continue historically and naturally sensitive enhancements at Metzler Family Open Space, including trail openings, an accessible parking lot and other improvements
- Continue to explore possibilities for open space acquisitions and historic enhancement opportunities

8) Other items

- Fund employee compensation at an average 4% performance-based increase for general employees, with an average of 7.5% budgeted for public safety personnel
- The Town has successfully managed its health care plan to the point that the 2023 Budget does not include any premium increases – neither for the Town, nor for employees
- Add two general government positions: an infrastructure technician in the Division of Innovation and Technology and an administrative assistant in the Town Attorney’s Office

OTHER ISSUES AND WORK PLANS GOING FORWARD

Castle Rock voters in November 2021 approved a temporary, 10-year "TABOR timeout." Through 2030, this authorizes the Town to retain and spend any "excess" TABOR revenues solely for:

- Police;
- Fire protection;
- Emergency medical services;
- Roads and other transportation purposes, including, but not limited to, the Crystal Valley/I-25 interchange

Due to favorable economic conditions and increased Town revenue, the Town exceeded its TABOR revenue cap for 2021 by \$14.6 million. Various factors contributed to the surplus, including strong sales tax and housing growth and open space shareback funds from Douglas County for park improvements. In fairness to the budget process, it’s important to disclose that all eligible revenue received during 2021 ultimately contributed to the TABOR surplus.

Given the factors that contributed to the Town’s 2021 TABOR surplus and voters’ approved uses of the funds, Town Council approved on July 5, 2022, transferring funds from three tax- and impact fee-receiving funds into the TABOR Fund to retain and spend as voters approved.

Funding sources and amounts

General Fund	\$8.5 million
Transportation Fund	\$5.6 million
Fire Capital Fund	\$500,000
TOTAL	\$14.6 million

Uses for funds

Funding for construction of Fire Station 156	\$6 million
Funding for space buildout at Police Headquarters	\$2 million
Funding for wildfire mitigation initiatives	\$1 million
Funding for road/transportation purposes	\$5.6 million
TOTAL	\$14.6 million

It is possible that the Town could see another TABOR revenue “overage” for 2022; the amount will not be determined until the year’s financials are audited. Similar to in 2021, staff will bring any information in this regard to Council for discussion beginning in second quarter 2023.

Separately, Town Council and the community have been exploring a potential public-private partnership that would bring a sports development center of roughly 100,000 square feet with aquatics, fitness and gym facilities as part of the Brickyard development that’s being proposed at the site of the former Acme Brick facility on Prairie Hawk Drive. The facility could open as soon as in 2025 and could be paid for over time using existing Town funding sources, primarily Parks and Recreation impact fees. No decisions have been made to date regarding this project, but \$15 million for a partial construction payment is included in 2025 within the five-year financial plan. Additional financial accommodations related to this facility would need to be incorporated into the Town’s financial planning as decisions are made relative to this effort.

FIVE-YEAR FINANCIAL AND CAPITAL IMPROVEMENT PLANS

Included with the 2023 Budget are the 2023-2027 Balanced Financial and Capital Improvement plans. Some items of note within these plans:

- **Ensure outstanding public safety:** Three additional positions in both fire and police are included in 2024. If a Costco comes to Castle Rock as proposed, each department will be able to hire three positions per year in 2025-2027, for a total of 18 additional public safety personnel in those years. Without the sales tax expected to be generated by Costco, Town staff does not anticipate having the financial resources to add any additional fire or police personnel during these years. Simply stated, the Town’s ability to hire additional police and fire personnel is related to the ability of sales tax growth to be significantly above the costs of compensation and pension cost growth. Over the next five years, we anticipate the Police Department budget to grow 35% and the Fire Department budget to grow 39%, as detailed in the following table:

Proposed Fire and Police department annual budgets over the five-year financial planning period

	2023	2024	2025	2026	2027
Fire Department budget	\$21.9 million	\$23.8 million	\$26.0 million	\$28.2 million	\$30.5 million
Police Department budget	\$22.9 million	\$24.7 million	\$26.7 million	\$28.7 million	\$31.0 million

- **Enhance our transportation:** In 2024, widen Prairie Hawk Drive between Melting Snow Way and Wolfensberger Road; construct the portion of Prairie Hawk Drive from Plum Creek Parkway north to the former Acme Brick site; and widen Plum Creek Parkway from Wolfensberger Road to the Miller Activity Complex entrance. The Town’s prioritization of these projects is dependent on Town Council approving development plans for the Miller’s Landing and Brickyard projects. In 2025, widen Wolfensberger Road between Prairie Hawk Drive and the Miller Activity Complex entrance, and construct an additional lane on the off-ramp for southbound I-25 at Plum Creek Parkway. In 2026, widen Prairie Hawk between Wolfensberger Road and Topeka Way and widen Colorado Highway 86 between Ridge Road and Enderud Boulevard. In 2027, connect Perry Street to the East Frontage Road.

Pavement Maintenance Program budgets for 2024-2027 are shown lower than the \$18.5 million proposed for 2023, because the Town conservatively estimates future sales tax. Once updated projections become available ahead of each budget year, recommended resources and priorities may be shifted toward this program to ensure properly maintained roads.

- **Secure our water future:** Water, long-term water, stormwater and wastewater projects totaling nearly \$300 million are included over the five-year period, including water system projects of \$54.5 million; water resources/long-term water projects of \$194.4 million; stormwater projects of \$22.9 million; and wastewater projects of \$22.7 million. In addition to

capital items, current plans call for eight additional Water staff between 2024 and 2027 to help ensure adequate resources for 24/7 operations as Water's customer base grows.

- **Maintain strong Parks and Recreation:** Improvements across the Town's parks and trails and recreation facilities are anticipated during the planning period. New and improved East Plum Creek Trail trailheads; continued construction of trail connections; replacements of synthetic turf fields at various parks; and the addition of security cameras in parks are among the items planned. Updates to HVAC units and other equipment, locker rooms and flooring at the Rec Center and Miller Activity Complex are anticipated, along with the purchase of a new cart fleet and maintenance equipment for Red Hawk Ridge Golf Course. Finally, plans call to hire another maintenance worker and another Parks Planning position.
- **Manage Town finances conservatively:** In line with its conservative financial management, the Town is planning only one new general government staff member over the balance of the five-year period, to support the maintenance of the Town's facilities.

CONCLUSION

The 2023 Budget focuses on maintaining levels of service while accomplishing core priorities. Council and community consideration of the 2023 Budget are expected to include an initial presentation on Sept. 6, 2022; first reading of the budget on Sept. 20, along with Council consideration of the 2023-2027 Balanced Financial Plan and 2023-2027 Capital Improvement Program, and first reading of the Town's mill levy ordinance; second reading of the budget on Oct. 4; and second and final reading of the mill levy ordinance on Dec. 6.

I'd like to thank Town Council for its leadership; Finance Director Trish Muller, Assistant Finance Director Pete Mangers, Financial Analysts Fred Deschenes, Karlee Hinckley and Melissa Everett, and the entire Finance Department staff; Assistant Town Manager Kristin Read, Special Projects Manager Matt Gohl and all other department heads; and staff in all departments for their efforts contributed in the preparation of this budget.

Respectfully submitted,

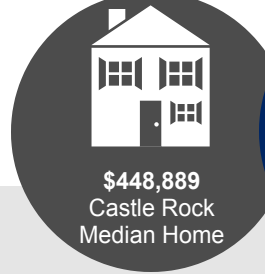


David L. Corliss
Town Manager



2023 Budget in Brief

Learn more at CRgov.com/2023Budget



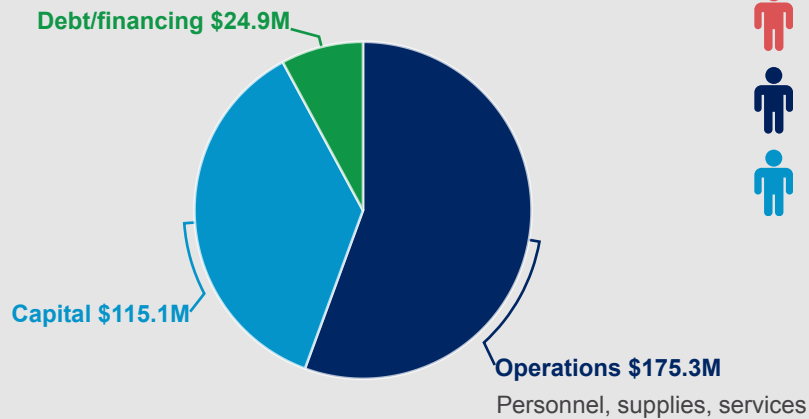
\$448,889
Castle Rock
Median Home



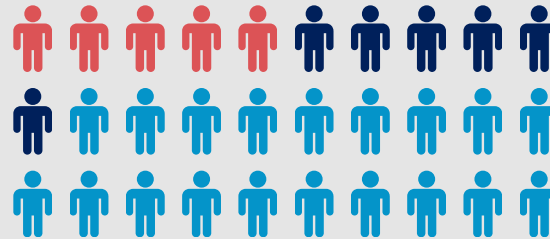
Only **\$35.53!**
Town of
Castle Rock

The Town is a full-service municipality, providing general government, fire, police, parks, recreation, open space, planning and code enforcement services through taxation. The owner of a median-valued home in Town only pays the Town **\$35.53** a year in property tax in exchange for all of those services.

2023 Budget: \$315.3 million



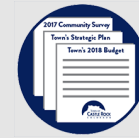
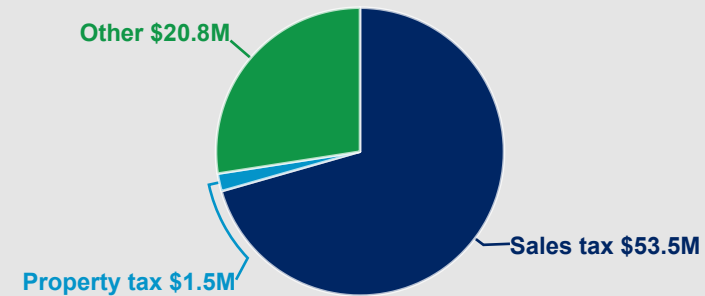
2023 staffing



102 CRFD FTEs - an increase of 4
122.75 CRPD FTEs - an increase of 4
389.1 other Town FTEs - an increase of 9
613.85 TOTAL FTEs - an increase of 17

General Fund expenses: \$69.4 million

General Fund revenues: \$75.8 million



Ensure outstanding public safety • Enhance our roads • Secure our water future • Maintain strong Parks & Recreation • Support economic development • Manage Town finances conservatively • Preserve our community character

65%

of 2023
General Fund
expenditures are
Police & Fire
operations



\$22.9M
2023 budget

\$21.9M
2023 budget

Four new full-time positions
in both Police and Fire are in
the Proposed 2023 Budget



\$18.5M

budgeted for Pavement
Maintenance Program
in 2023

\$18.5M

to widen Fifth Street
between Gilbert Street
and "Four Corners"

3.88% increase

for typical residential
water customer



new regulations

to ensure ColoradoScape
instead of turf grass
for new developments



Continuing project
to renovate Mitchell
Gulch Park in eastern
Castle Rock



Using lodging tax revenue,
add an asset planner/
GIS technician

Fulfill existing economic
incentive agreements
and allow capacity for
new agreements



Enhance Metzler Family
Open Space and explore
other open space and
historic opportunities



2023 growth projections

6% growth in sales tax revenue
4% avg performance-based pay inc
 No health premium increases

872



Total 2023 Revenue: \$272.9 million

The Town anticipates using \$42.4M in fund balance to fund one-time items during 2023.

This planned use of capital reserves is a common and sound practice.

Five-year balanced financial and capital improvement plans

Included with the 2023 Budget are the 2023-2027 Balanced Financial and Capital Improvement plans. Some items of note within these plans:

Ensure outstanding public safety



Three additional positions in both Fire and Police are included in 2024. If Costco comes as proposed, each department will be able to hire three positions per year in 2025-2027, for a total of 18 additional personnel. The Town's ability to hire Police and Fire personnel is related to the ability of sales tax growth to be significantly above the costs of compensation and pension cost growth.

Enhance our transportation



More than **\$82.2 million** in transportation investments are planned over the five-year period, including completion of these projects in 2023:

- Plum Creek Parkway widening from Eaton Street to Ridge Road
- Ridge Road widening from Plum Creek Parkway to "Four Corners" intersection
- "Four Corners" intersection improvements
- Intersection improvements at Crystal Valley Parkway and Plum Creek Boulevard
- Updating the Town's Transportation Master Plan

Maintain strong Parks and Recreation



Additional projects planned in 2023:

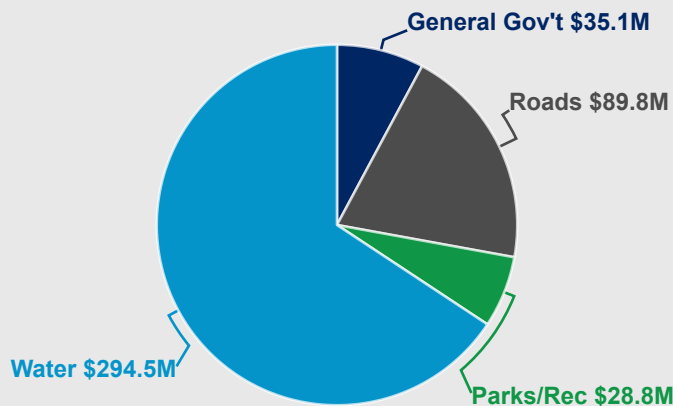
- Complete the Colorado Front Range Trail within Castle Rock
- Add a bike zone at Ridgeline Open Space with technical features, ramps and jumps
- Replace cardio equipment and repair the stairs on the waterslide tower at the Recreation Center
- Replace the synthetic turf at Matney Park and improve the dugouts and field fencing at Paintbrush Park

Secure our water future



Water, long-term water, stormwater and wastewater projects totaling nearly **\$300 million** are included over the five-year period, including major water system projects of \$54.5 million; water resources/long-term water projects of \$194.4 million; stormwater projects of \$22.9 million; and wastewater projects of \$22.7 million.

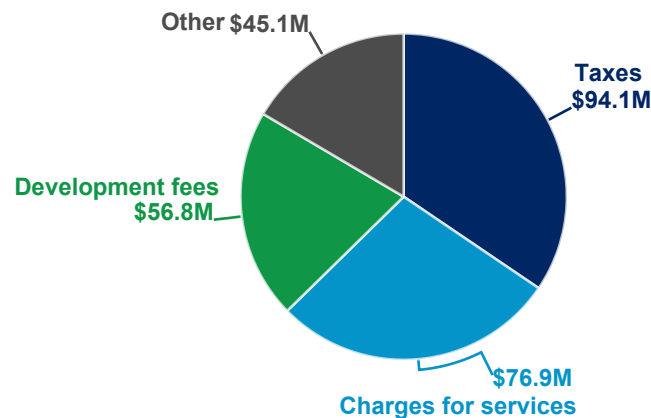
In addition to capital items, current plans call for eight additional Water staff between 2024 and 2027 to help ensure adequate resources for 24/7 operations as Water's customer base grows.



\$448.2M

Townwide investment

in Capital Improvement Plan projects over the next five years



Other issues going forward

TABOR

Due to favorable economic conditions and increased Town revenue, the Town exceeded its TABOR revenue cap for 2021 by \$14.6 million. Given the various factors that contributed to this "surplus" – and voters' approved uses of the funds – Town Council approved transferring funds from three tax- and impact fee-receiving funds into the TABOR Fund to retain and spend as follows:

- Build Fire Station 156: \$6 million
- Build out space at Police Headquarters: \$2 million
- Wildfire mitigation initiatives: \$1 million
- Road/transportation purposes: \$5.6 million

Sports development center

Town Council and the community have been exploring a potential public-private partnership to bring a sports development center with aquatics, fitness and gym facilities as part of the proposed Brickyard development on Prairie Hawk Drive. No decisions have been made to date regarding this project, but \$15 million for a partial construction payment is included in 2025. Additional financial accommodations would be needed as decisions are made relative to this effort.



2023 growth projections

900 single-family housing units

415 multifamily housing units

50,000 square feet commercial space

873

TOWN MANAGER'S OFFICE

PROPOSED 2023 BUDGET

DAVID L. CORLISS, TOWN MANAGER
SEPTEMBER 6, 2022



BUDGETS REFLECT PRIORITIES



Per Council direction, staff has used the same priorities from 2022 in crafting the Proposed 2023 Budget.

The Town held a telephone town hall in June 2022, along with Council district open houses, in arriving at these recommended priorities. Input from the 2021 community survey, which reinforced that residents appreciate the high quality of services provided in Castle Rock, was also considered.

ENSURE OUTSTANDING PUBLIC SAFETY



The Town's ability to hire additional police and fire personnel is related to the ability of sales tax growth to be significantly above the costs of compensation and pension cost growth. Over the next five years, we anticipate the Police Department budget to grow 35% and the Fire Department budget to grow 39%, as detailed in the following table:

Proposed Fire and Police department annual budgets over the five-year financial planning period

	2023	2024	2025	2026	2027
Fire Department budget	\$21.9 million	\$23.8 million	\$26.0 million	\$28.2 million	\$30.5 million
Police Department budget	\$22.9 million	\$24.7 million	\$26.7 million	\$28.7 million	\$31.0 million

Fire and police full-time equivalent positions

	2016	2017	2018	2019	2020	2021	2022*	2023**	2024***	2025***	2026***	2027***
Fire	80.50	81	93	94	94	94	98	102	105	108	111	114
Police	95.38	97.50	104.75	109.75	111.75	111.75	118.75	122.75	125.75	128.75	131.75	134.75

includes four Police positions added at midyear; **recommended; *recommended five-year plan*

SHIFT IN SALES TAX ALLOCATION PROPOSED

- Many options were considered to balance the five-year financial plan
 - The most effective solution was to adjust the current sales tax allocation from:
70.29% General Fund
24.46% Transportation Fund
5.25% Community Center Fund

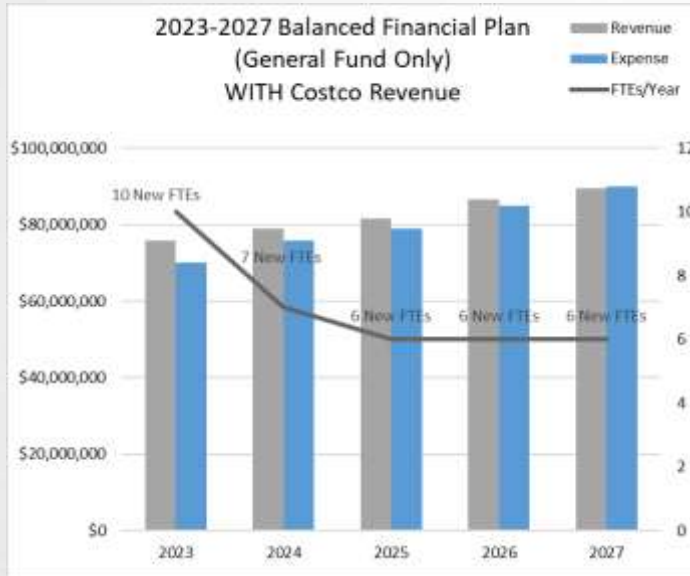
to

74.75% General Fund
20.00% Transportation Fund
5.25% Community Center Fund
- This move will provide approximately \$3 million in additional resources annually to help fund the Town's public safety needs

ENSURE OUTSTANDING PUBLIC SAFETY

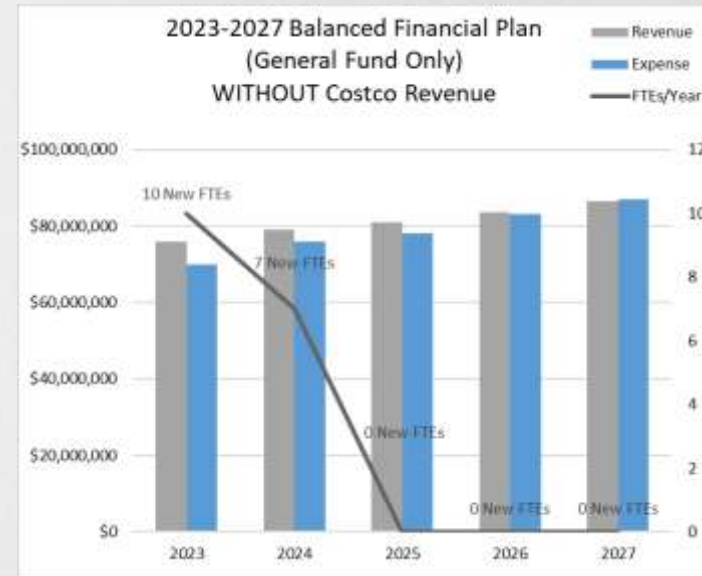


Without Costco revenue, General Fund sales tax collections are projected to grow \$13.8 million between 2022 and 2027. Police and Fire expenditures increase \$19.3 million during the same period, with no new public safety personnel added after 2024.



With Costco, the Town can hire 32 Public Safety and 3 General Gov't FTEs in 2023-2027

FTEs With Costco	FTEs W/O Costco
2023 DoIT (1) Town Atty (1) PD (4) Fire (4)	2023 DoIT (1) Town Atty (1) PD (4) Fire (4)
2024 Facilities (1) PD (3) Fire (3)	2024 Facilities (1) PD (3) Fire (3)
2025 PD (3) Fire (3)	2025 -
2026 PD (3) Fire (3)	2026 -
2027 PD (3) Fire (3)	2027 -



Without Costco, the Town will reduce hiring plan by 18 Public Safety FTEs to balance the financial plan

ENSURE OUTSTANDING PUBLIC SAFETY



- Add four Fire and Rescue positions: three firefighter/EMTs and a training officer – these positions eventually would serve the future Fire Station 156
- Add four Police positions – one sergeant, two officers and a felony filing technician – along with two part-time civilian community service officers
- Address additional needs of CRFD including \$134,200 annually for stipends for those with specialty certifications that have not been recognized to date and \$90,000 in 2023 for the HAAS alerting system that lets drivers know an emergency vehicle is approaching
- Address additional needs of CRPD including \$349,987 for continued use of body-worn cameras, upgraded in-car cameras, Tasers and related services; and \$230,000 annually for implementation of a Master Patrol Officer program and for differential pay for those working the graveyard shift, both intended to increase employee retention rates

PROPOSED 2023 BUDGET OVERVIEW

- Proposed Townwide budget is \$315.3 million
 - Includes \$115.1 million for capital improvements; \$24.9 million for debt, interfund loans and transfers between funds; and \$175.3 million for operations, including \$18.5 million for annual pavement maintenance
- Expected revenues are \$272.9 million
 - The difference between expected revenues and expenditures is attributable to the planned use of \$42.4 million in capital reserves, which is a common and sound practice
- Proposed 2023 operating budget is 5.0% greater than the 2022 amended operating budget of \$166.9 million

MANAGE TOWN FINANCES CONSERVATIVELY



- For 2023, a projected 6% sales tax increase equates to \$3.4 million Townwide
- Property tax mill levy would remain at 1.139 mills based on preliminary valuation
- Inflationary increases are planned for development impact fees; water rates and fees will be discussed in detail on Sept. 20
- Staff is monitoring the administrative cost-recovery fee within the Development Services Fund, which may need to be adjusted as permit volumes change
- \$5/round increase for most golf green fees
- Continued strong growth, with 900 single-family units, 415 multifamily and roughly 50,000 square feet of commercial projected in 2023
- Budget team reviews each line item with departments to identify savings opportunities; then, multiple scenarios are created/analyzed to determine budget capacity

ENHANCE OUR TRANSPORTATION



- Begin construction on the Town's top infrastructure priority, a new interchange on Interstate 25 at Crystal Valley Parkway, including accommodating any additional funds needed to contract up to \$118 million
 - Because funding is still coming together on this project, the Proposed 2023 Budget does not reflect related revenues nor expenditures; staff's intention is to present a budget amendment for Council consideration once the funding is fully set
- Complete an aggressive Pavement Maintenance Program, focused in 2023 on eastern Castle Rock, at an estimated 2023 cost of \$18.5 million
- Invest \$18.5 million to widen Fifth Street from Gilbert Street to the "Four Corners" intersection
- Complete construction of the following projects, for which contracts were awarded in 2022:

CONTINUED...

ENHANCE OUR TRANSPORTATION

(CONTINUED)



- Widen Plum Creek Parkway from Eaton Street to Ridge Road
 - Widen Ridge Road from Plum Creek Parkway to the “Four Corners” intersection
 - Improve “Four Corners” intersection
 - Improve the intersection of Crystal Valley Parkway and Plum Creek Boulevard
 - With Douglas County, Improve Crowfoot Valley Road
-
- Update the Town’s Transportation Master Plan
 - Add one new position within the Signs and Markings Division to oversee fieldwork

2024-2027 planning

The following slide shows projects planned for the remainder of the five-year planning period, based upon the following single-family residential growth projections:

2024: 900 units

2025: 650 units

2026/7: 830 units each

2023-2027 Transportation Capital Improvement Program (5-Year CIP)

The following table lists projects recommended as the highest priority over the next five year period that fit within revenue forecasts. This priority list was based on several considerations: 1) Capacity needs as outlined within our approved Transportation Master Plan, 2) Geographical distribution across the town, 3) Coordination with maintenance needs, and 4) Staff perspective on needs from observations and stakeholder feedback. Forecasted revenue has been utilized to place respective project phases into the various years in order to provide a balanced combined Transportation, and Transportation Capital funds balance for each year. **Part of the revenue forecast is based on the projected number of residential permits per year. Those projections are 900 for 2023, 900 for 2024, 650 for 2025, 830 for 2026, and 830 for 2027.** Program estimate updates occur each year based on inflation review and/or new design information.

Project	Description	Design		ROW		Construction	
		\$ Est.	Year	\$ Est.	Year	\$ Est.	Year
Crystal Valley Interchange	Provide a total of \$20 Million in combined preconstruction services, and cash to allow for construction to begin by 2023 if partner funds are available. Property acquisition and design is currently underway using funds received to date.	In-progress	N/A	In-progress	N/A*	TBD	2023**
Wolfsberger Rd Widening (Design & ROW) - Prairie Hawk Dr to Miller Park Entrance	Construct two new through lanes to bring the total to four (two in each direction) between Prairie Hawk Drive and the Town limits to the west. Construct a roundabout at Red Hawk Drive. Add bike lanes and sidewalks along stretches that don't currently have any.	In-progress	N/A	\$1.14M	2023	18.7M	2025
Fifth Street Multimodal Improvements	Provide additional vehicle lanes between Woodlands Blvd and the Founders Pkwy intersection. Add additional sidewalk on the south side of the street between Gilbert St and Founders Pkwy. Add a traffic signal at Valley Drive, add on-street bike lanes, and roundabout at Woodlands	In-progress	N/A	N/A	N/A	\$18.5M	2023
Prairie Hawk Drive Widening - Wolfsberger Rd to existing 4-Lane segment @ Melting Snow	Construct two new through lanes to bring the total to four (two in each direction).	\$577,000	2023	N/A	N/A	\$5.20M	2024
Plum Creek Parkway Widening - Wolfsberger Rd to existing MAC entrance	Widen to two lanes in each direction. Design & construction years advanced to match revenue forecast adjustments. This project may need to adjust to be in coordination with adjacent developer's responsibility to widen Plum Creek Parkway from I-25.	\$813,000	2023	N/A	N/A	\$5.85M	2024
Prairie Hawk Drive Widening - Plum Creek Pkwy to new roundabout	Design four through-lane section and roundabout. Construct first two lanes and full roundabout to support Town's planned Recreation Center. Reimbursement from the Millers Landing development will be sought per their Development Agreement obligation.	\$606,900	2023	N/A	N/A	\$4.05M	2024
Prairie Hawk Drive Widening - Topeka to Wolfsberger	Make multimodal improvements to the existing street segment to aid in the operations and safety of adding the extension of this road to Plum Creek Parkway.	\$444,500	2024	\$50,000	2025	\$2.96M	2026
Hwy 86 Widening - Ridge to Enderud (State Highway)	This widening to four lanes is included in the Master Plan as a project to be completed by 2030 in order to accommodate continued growth within the Town. The project would need to be completed with CDOT and Douglas County.	\$1.06M	2024	\$200,000	2025	\$8.3M	2026
I-25/Plum Creek Pkwy - Southbound Offramp Right Turn Lane	Adjacent developer has responsibility to construct a new right turn lane with their development. The Town is obligated to participate at 40% of the cost. This year may adjust as development timing is better known.	N/A	N/A	N/A	N/A	\$1.05M	2025
Perry Street Extension - Connection to East Frontage Road Roundabout	Extend Perry Street from where it ends to the south of Plum Creek Pkwy across Plum Creek and over to the east Frontage Road. This extension project is included in the Master Plan as a project to be completed by full build out of the Town in order to accommodate continued growth within the Town.	\$1.4M	2025	N/A	N/A	\$9.5M	2027
Roundabout - Location TBD	There is a growing community interest in constructing more roundabouts as the traveling public is realizing the efficiencies, and safety benefits of these intersection controls. The location is to be determined. Construction beyond 5 year plan.	\$275,000	2026	\$75,000	2027	N/A	N/A
Roundabout - Location TBD	There is a growing community interest in constructing more roundabouts as the traveling public is realizing the efficiencies, and safety benefits of these intersection controls. The location is to be determined. Construction beyond 5 year plan.	\$325,000	2026	\$75,000	2027	N/A	N/A
East Frontage Road Improvements - North of Crystal Valley Pkwy	The Town's Transportation Master Plan has identified the need to improve the East Frontage Road by completing pedestrian, bike, and intersection improvements. This widening is included in the Master Plan as a project to be completed by 2030 in order to accommodate continued growth within the Town, bring the road to Town standards, and improve multi-modal mobility. Construction beyond 5 year plan	\$1.02M	2027	N/A	N/A	N/A	N/A

* Previous design efforts have allowed for ROW to be identified

**Requires balance of construction funding from partners, and approval from FHWA to begin construction in 2023

Combined forecasted Transportation and Transportation Capital funds balance \$(Millions)

2023

2024

2025

2026

2027

\$6.54

\$4.18

\$2.14

\$1.12

\$1.04

MAINTAIN STRONG PARKS AND RECREATION



- Continue renovations at Butterfield and Mitchell Gulch parks; and construct Plum Creek North Park
- Complete the Colorado Front Range Trail within Castle Rock
- Add a bike zone at Ridgeline Open Space with technical features, ramps and jumps
- Replace cardio equipment at the Recreation Center
- Replace the synthetic turf at Matney Park and improve the dugouts and field fencing at Paintbrush Park
- Using revenue from the new lodging tax, add a position in Parks Planning
- Add a putting green at Red Hawk Ridge Golf Course

SUPPORT ECONOMIC DEVELOPMENT



- Fulfill existing economic incentive agreements and allow capacity for new ones

PRESERVE OUR COMMUNITY CHARACTER



- Continue historically and naturally sensitive enhancements at Metzler Family Open Space, including trail openings, an accessible parking lot and other improvements
- Continue to explore possibilities for open space acquisitions and historic enhancement opportunities

OTHER ITEMS & ISSUES OF NOTE

- Fund employee compensation at an average 4% performance-based increase for general employees, with an average 7.5% budgeted for public safety personnel
- The Town has successfully managed its health care plan to the point that the 2023 Budget does not include any premium increases – neither for the Town, nor for employees
- Add two general government positions: an infrastructure technician in the Division of Innovation and Technology and an administrative assistant in the Town Attorney's Office
- The Town exceeded its TABOR revenue cap for 2021 by \$14.6 million
 - Town Council approved transferring funds from three tax- and impact-fee receiving funds into the TABOR Fund to spend as voters approved:
 - Funds toward Fire Station 156: \$6 million
 - Funds toward Police basement buildout: \$2 million
 - Funds for wildfire mitigation: \$1 million

CONTINUED...

OTHER ITEMS & ISSUES OF NOTE

(CONTINUED)

- Funds for roads/transportation: \$5.6 million
 - TOTAL:** \$14.6 million
- Council and the community have been exploring a potential private-public partnership that would bring a sports development center of roughly 100,000 square feet with aquatics, fitness and gym facility as part of the Brickyard development proposed at the former Acme Brick facility on Prairie Hawk Drive
 - The facility could open as soon as 2025 and would be paid for with existing Town revenue sources
 - No decisions have been made to date, but a \$15 million partial construction payment is included within the five-year plan in 2025

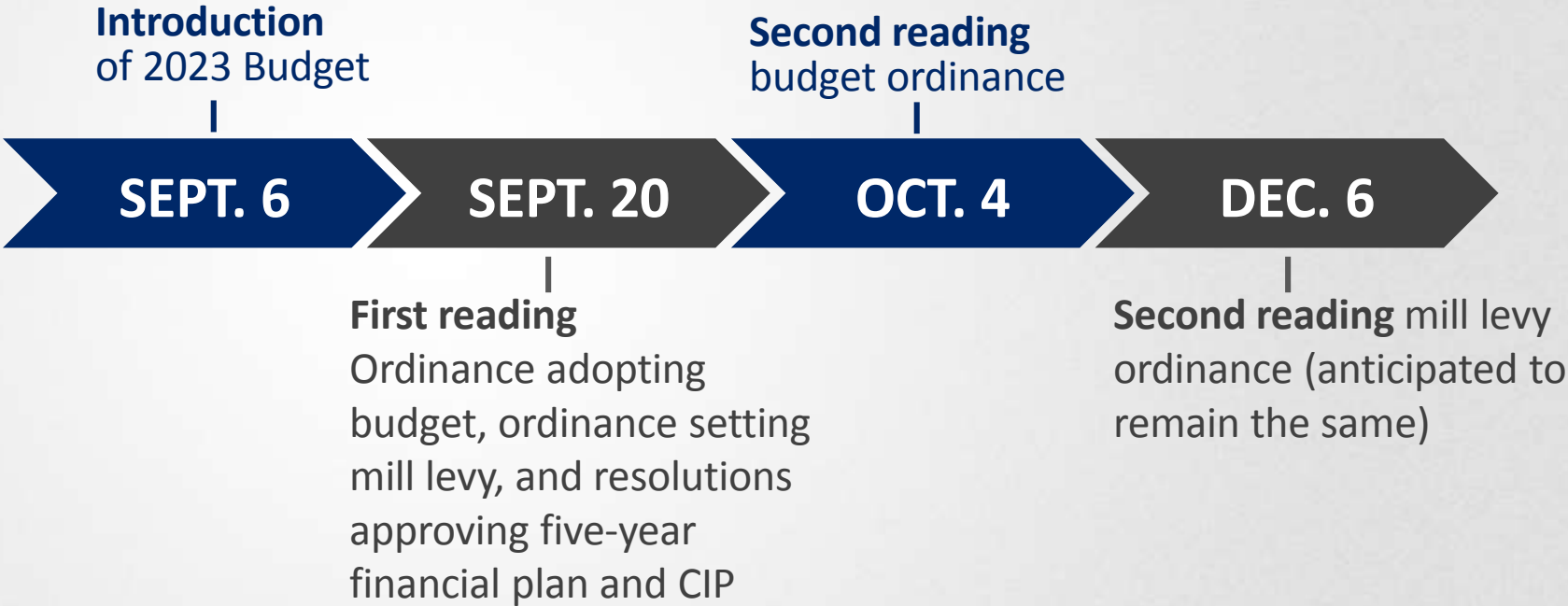
SECURE OUR WATER FUTURE



Continue projects, program and policies to advance the goal of securing 75% renewable water by 2050; reducing per-capita consumption to 100 gallons per day; and maintaining affordable rates and fees, including:

- Continue advancing long-term water renewable efforts including the WISE imported water project
- Continue advancing advanced metering infrastructure
- Continue water and sewer line rehabilitation projects and upgrades to security, controls and network
- Add five new positions: a stormwater inspector, a water conservation technician, a SCADA instrumentation technician, a collections operator and an office assistant

BUDGET CALENDAR





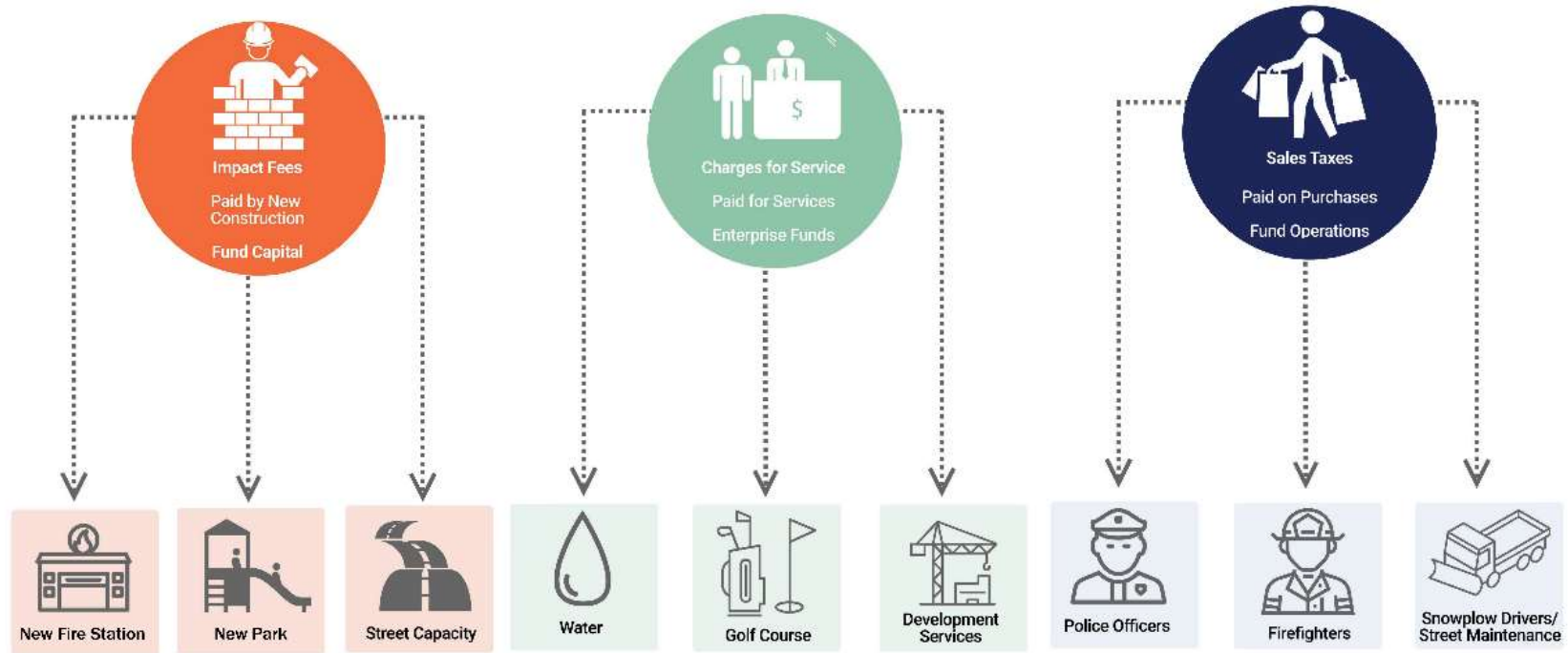
QUESTIONS?

Thank you for your time – staff looks forward to your discussion and direction

Potential motions will be presented when this item comes back on first reading on Sept. 20

TOWN OF CASTLE ROCK

Review of the Town's finance structure:



[Watch a video that explains this slide](#)

* The Community Center Fund, which supports the Rec Center and MAC, receives both charges for service and sales tax revenue



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 21. **File #:** RES 2022-101

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Long Range Project Manager, Development Services

Executive Summary

The property owner of the house at 414 North Perry Street is seeking to demolish the house. The house is located on the east side of Perry Street, north of 4th Street, and directly north of the "Rink at the Rock" pavilion. Any structure within the historic downtown area built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The house was built around 1930/1931 with several significant alterations over the years. The house is not historically landmarked. The Historic Preservation Board voted 6-0 on July 6, 2022 to recommend approval of the demolition.

Background

History of the Property & Existing Conditions

The first documented building at this location was a grist mill built in 1907 by Charles Herb. In approximately 1930/1931, the grist mill was torn down and a new dwelling was constructed on the property by George Carmer. In 1972, the owner Gertrude Mikelson Kratzer, moved a 861 sq. ft. house from Franktown onto the property (Franktown House). To connect the Franktown House to the existing house an addition was built on the west side of the home. An addition to the east side was also constructed at this time. Between 1986-1996, the addition connecting the two buildings on the west side was partially removed severing the connection between the two homes. The remaining portion of the addition was modified and made into a porch for the original home. In 2012, the property was replatted and became a part of the 404 North Perry Street property. At this time, the Franktown House was demolished to make way for the ice skating pavillion. Further details on the house, property, and its owners can be found with the attached updated Cultural Resource Survey (**Attachment A**).

Due to the numerous alterations to the house over its lifetime the historic design and materials of the building are no longer evident and the appearance of the house provides no suggestion to its age.

Proposed Demolition

The owner has requested the approval to demolish the existing house in its entirety. Any structure within the historic downtown area built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The demolition of the house would make way for a proposed development project called "Perry Street Social".

Notification and Outreach Efforts

Public Notice

The applicant mailed public notice of the public hearing to all property owners within 500 feet of the property at least 15 days prior to the HPB hearing date. In addition, Town staff posted public notice signs on the property, published notice of the public hearing on the Town's website and made the application available for review on the Town's Development Activity Map.

Neighborhood Meetings

The applicant has held two neighborhood meetings regarding their overall development plan. The two meetings were both held virtually and were held on May 17, 2021 and June 2, 2022. No concerns regarding the demolition of the house were made by attendees. Summaries of the two meetings have been attached (**Attachment C**).

Staff Recommendation

The Historic Preservation Board held a public hearing on July 6, 2022 at which they recommended approval of the demolition by a vote of 6-0.

Proposed Motion

"I move to approve the Quasi-Judicial Resolution as introduced by title."

Alternative Motions

Approval with Conditions

"I move to approve the Resolution as introduced by Title, with the following conditions:" (list conditions)

Continue item to next hearing (need more information to make decision)

"I move to continue this item to the meeting on xxxxx, 2022 to allow time for additional research regarding _____"

Attachments

Attachment A: Resolution
Attachment B: Cultural Resource Survey, Updated 2021
Attachment C: Neighborhood Meeting Summaries

Item #: 21. **File #:** RES 2022-101

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Long Range Project Manager, Development Services

Title: **Resolution Approving a Request for Demolition of the Building
Located at 414 North Perry Street**

Executive Summary

The property owner of the house at 414 North Perry Street is seeking to demolish the house. The house is located on the east side of Perry Street, north of 4th Street, and directly north of the “Rink at the Rock” pavilion. Any structure within the historic downtown area built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The house was built around 1930/1931 with several significant alterations over the years. The house is not historically landmarked. The Historic Preservation Board voted 6-0 on July 6, 2022 to recommend approval of the demolition.



Figure 1: Vicinity Map

Background

History of the Property & Existing Conditions



Figure 2: West Elevation (Front)

The first documented building at this location was a grist mill built in 1907 by Charles Herb. In approximately 1930/1931, the grist mill was torn down and a new dwelling was constructed on the property by George Carmer. In 1972, the owner Gertrude Mikelson Kratzer, moved a 861 sq. ft. house from Franktown onto the property (Franktown House). To connect the Franktown House to the existing house an addition was built on the west side of the home. An addition to the east side was also constructed at this time. Between 1986-1996, the addition connecting the two buildings on the west side was partially removed severing the connection between the two homes. The remaining portion of the addition was modified and made into a porch for the original home. In 2012, the property was replatted and became a part of the 404 North Perry Street property. At this time, the Franktown House was demolished to make way for the ice skating pavillion. Further details on the house, property, and its owners can be found with the attached updated Cultural Resource Survey (**Attachment A**).

Due to the numerous alterations to the house over its lifetime the historic design and materials of the building are no longer evident and the appearance of the house provides no suggestion to its age.



Figure 3: East Elevation (Back)

Proposed Demolition

The owner has requested the approval to demolish the existing house in its entirety. Any structure within the historic downtown area built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The demolition of the house would make way for a proposed development project called “Perry Street Social”.

Public Outreach and Notification

Public Notice

The property was posted in accordance with Section 15.64.080.E(1) of the Town’s Municipal Code that requires the property be posted for at least ten days prior to a public hearing. In addition, the applicant mailed notices to property owners within 500 feet of the property. Town staff published notice of the public hearing on the Town’s website and made the application available for review on the Town’s Development Activity Map.

Neighborhood Meetings

The applicant has held two neighborhood meetings regarding their overall development plan. The two meetings were both held virtually and were held on May 17, 2021 and

June 2, 2022. No concerns regarding the demolition of the house were made by attendees. Summaries of the two meetings have been attached (**Attachment C**).

Analysis

Section 15.64.090B of the Town's Municipal Code establishes the following criteria to be used by the Historic Preservation Board and Town Council, along with a cultural resource survey, to review all demolition requests.

1. Is the property currently landmarked and/or would the property be able to achieve landmark status?
2. Is the property void of features of architectural and/or historical significance and/or integrity?
3. Will the effect of demolition or relocation be positive or negative on adjacent properties or the downtown district?
4. Has deterioration of the property progressed to the point where it is not economically feasible to rehabilitate the property?
5. For a demolition request, has moving the building been investigated? Is it a feasible option to demolition?

1. *Per the updated Cultural Resource Survey (**Attachment B**), the property would be eligible to be landmarked at the local level, as only one criteria are required to be met. However, the property is not eligible to be landmarked at the National or State level. This is because the historical integrity of the building has been compromised by the various alterations and material changes over the years.*
2. *While the property's use has remained as a residence, evidence of the original artisan's labor and skills along with the historic materials are no longer intact. The building does not have sufficient integrity to be considered for National or State historic designations.*
3. *The building does not have many distinguishable historic features intact, demolishing the building would not negatively impact adjacent properties or the downtown district.*
4. *It would not be economically feasible to restore the few historic elements that remain.*
5. *Because the building does not retain its historic integrity, relocation is not desirable or feasible.*

The history of the building has been thoroughly documented through a Colorado Cultural Resource Survey, and staff finds that demolition is the best alternative for the property so that redevelopment can occur.

Findings

Town Staff finds that request for demolition of the building located at 414 North Perry Street meets the following:

- Compliance with the consideration of alternatives to demolition established in the Town's Historic Preservation Plan.

- Compliance with a majority of the review approval criteria for demolition of non-landmarked properties.

Recommendation

The Historic Preservation Board held a public hearing on July 6, 2022 at which they recommended approval of the demolition by a vote of 6-0.

Proposed Motion

Approval

"I move to approve the Resolution as introduced by Title."

Alternative Motions

Approval with Conditions

"I move to approve the Resolution as introduced by Title, with the following conditions:"
(list conditions)

Continue item to next hearing (need more information to make decision)

"I move to continue this item to the meeting on xxxxx, 2022 to allow time for additional research regarding _____"

Attachments

Attachment A: Resolution

Attachment B: Cultural Resource Survey, Updated 2021

Attachment C: Neighborhood Meeting Summaries

RESOLUTION NO. 2022

A RESOLUTION APPROVING A REQUEST FOR DEMOLITION OF THE BUILDING LOCATED AT 414 NORTH PERRY STREET

WHEREAS, Perry Street Collective LLC (the “Owner”), as owner of the building located at 414 North Perry Street (the “Building”), has submitted a permit application for the Building’s demolition (the “Application”); and

WHEREAS, the Building, which was constructed in 1931, is not designated as a historic landmark by the Town of Castle Rock (the “Town”); and

WHEREAS, Section 15.64.090.B of the Town Municipal Code (the “Code”) requires that, prior to review of a demolition permit application, a Colorado Cultural Resource Survey be performed on any non-landmarked building constructed before 1945; and

WHEREAS, Section 15.64.090.B of the Code further requires review of any such application by the Town’s Historic Preservation Board and Town Council; and

WHEREAS, a public hearing on the Owner’s Application was scheduled before the Town’s Historic Preservation Board on July 6, 2022, at 6:00 p.m., which hearing was noticed in compliance with the Code, and wherein evidence was heard from the Owner and the public on the Application; and

WHEREAS, following the hearing, the Historic Preservation Board recommended approval of the Owner’s Application by a vote of 6-0; and

WHEREAS, a public hearing on the Owner’s Application has been conducted at tonight’s meeting before the Town Council, which hearing was noticed in compliance with the Code, and wherein evidence was heard from the Owner and the public on the Application; and

WHEREAS, the Town Council finds and determines that the Owner’s Application meets the criteria set forth in Section 15.64.090.B of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Approval. Based on the established criteria and the evidence provided at the public hearing, the Town Council hereby approves the Owner’s application for a demolition permit for the building located at 414 North Perry Street.

Section 2. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 3. Effective Date. This Resolution shall be in full force and effect upon its passage and approval.

PASSED, APPROVED AND ADOPTED on this first and final reading this 6th day of September, 2022, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Development Services Director

Resource Number: 5DA.1267 R
Temporary Resource Number: 837

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination

OAHP 1403

(OAHP use only)

Date _____Initials _____

☐Determined Eligible - National Register

☐Determined Not Eligible - National Register

☐Determined Eligible - State Register

☐Determined Not Eligible - State Register

☐Need Data

☐Contributes to Eligible National Register District

☐Noncontributing to Eligible National Register District

1.

Resource Number:

5DA.1267 R
2.

Temporary Resource Number:

837
3.

County:

Douglas
4.

City:

Castle Rock
5.

Historic Name:

Whittier Residence & Mikelson Residence
6.

Current Building Name:

Castle Rock Bike & Ski; Castle Rock Munchies and More; Rink at the Rock
7.

Building Address:

404 Perry Street
8.

Owner Name and Address:

Perry Street Collective, LLC; 425 N. Wilcox Street, Suite 210A, Castle Rock, CO 80104



44.

National Register Eligibility:

Not Eligible
- 44A.

Local Landmark Eligibility:

Not Eligible

II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 8 Range: 67W
1/4 of NW 1/4 of SW 1/4 of NW 1/4 of NE of Section: 11
10. UTM Reference Zone: 13 Easting: 512253 Northing: 4358030
11. USGS Quad Name: Castle Rock South Map Scale: 7.5 MapYear: 1965/1994
12. Lot: 4A Block: 11 Addition: Town of Castle Rock
13. Boundary Description:
The property is bounded on the west by Perry Street, on-street parallel parking and a public sidewalk. The south side of the property is bounded by Fourth Street, on-street parking and a public sidewalk. The north side of the property is bounded by a residence. The east side of the property is bounded by a paved road and the railroad right - of -way.
-

III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Rectangular Plan
15. Dimensions in Feet: 30' x 32'
16. Stories: One
17. Wall Material: Wood/Weatherboard/Horizontal Siding Wood/Weatherboard/Vertical Siding
18. Roof Configuration: Gabled Roof/Side Gabled Roof
19. Roof Material: Asphalt Roof/Composition Roof
20. Special Features: Decorative Shingles Porch

21. Architectural Description:

The property has a total of five buildings on the property. Originally having been 414 Perry Street and 404 Perry Street, it was replatted in 2012 and the two properties became 404 Perry Street. The building description below is for the historic Whittier House located at the corner of Perry Street and Fourth Street. The other buildings on the property are described in the Associated Buildings Section of this report.

The building is a side gabled building with beveled siding, boxed eaves with 1x fascia board and trim, composition roof and non-historic aluminum frame windows and one historic wood window. The building is built on a stone and concrete foundation and has several additions: a shed roofed porch addition on the west elevation; an addition on the north side of the more contemporary addition on the north elevation.

Front Façade (West Elevation): This is the main entrance into the building. It has a historic shed roofed front porch. The vertical posts and balusters have been replaced in recent years (date unknown) and are 6" x 6" posts with 2" x 2" balusters with a 1x top rail. There is a non-historic single lite door centered on the original west elevation of the house. To the left of the door is a wood 2/2 double hung wood window and to the right of the door is a non-historic fixed sash bay window.

South Elevation: There are two large aluminum sliding windows on this elevation. They replaced two side-by-side double hung windows similar to the one window to the left of the front door. Evidence of this change is still apparent on the siding under the aluminum windows. The gable end has painted decorative rectangular and diamond shaped wood shingles. An attic vent is centered on the gable end. To the right of the windows is a shed roofed porch that has been infilled with lapped siding and a flush wood door with an operable vinyl sash window and shelf in the upper half of the door.

East Elevation: This elevation has a single fixed rectangular window near the south end of the building. This

elevation had, at one time, several windows and doors that have since been removed, evidenced by the joints in the repair of the wood siding. The north end of the building has a shed roofed addition, as mentioned above. The addition is a vertical, wood sided building with no fascia board, trim boards. There is a single 4-lite window at the north corner of the addition.

North Elevation: The north elevation of the historic building is predominately covered with the more contemporary shed roofed addition, but the upper portion is still visible. There are no decorative shingles in the gable end like the south elevation, but there is an attic vent centered on the gable end. The north elevation of the shed roof addition has a six-panel, metal door near the west end and two, 4-lite, fixed windows at the east corner. The addition is clad with vertical board siding.

22. Architectural Style: No Style

23. Landscape or special setting features:

The Fourth and Perry Street corner is primarily hard scape with crushed rock and wood mulch with a picnic table near the corner. It has one mature deciduous tree at the front sidewalk.

West Side: the north end of the property is where the private residence (formerly 414 Perry Street) is located. Its front yard, which faces west has grass with planting beds along the face of the house and porch. There are deciduous bushes along the north property line. Just to the south of the residence is the "Rink at the Rock". It has a timber wall along the public sidewalk and red pavers and concrete closer to the street. There is a small planting bed with two evergreen bushes and a deciduous tree centered on the elevation, adjacent to the street. To the south of the rink is Castle Rock Munchies and more, which sits on the corner of Perry Street and Fourth Street (formerly 404 Perry Street). There is a sidewalk that leads up to the front door of the building from the west sidewalk that runs along the western border of the property. There are rhyolite stone steps at the base of the front porch and small red concrete paving stones leading from the side of the front porch to the south side of the building where the majority of the parking is located. The front yard is primarily rock and mulch with a large deciduous tree.

The south side of the property has gravel/rock against the building and a public sidewalk that borders Fourth Street. There is a concrete sidewalk that leads to the south entrance of the building. Adjacent to the on-street parking is a large planting bed with numerous deciduous and evergreen plantings and a street lamp. There is a wood platform with railings and tables and bike rack in front of Castle Rock Bike and Ski on the south elevation. That building is located to the east of 404 Perry Street (Whittier House), see site plan.

The west side of the property is primarily parking and a paved road and railroad right of way.

The north side of the property, adjacent to the private residence (formerly 414 Perry Street) are deciduous bushes and a chain link fence.

There is an open area between Castle Rock Munchies and More and the associated building to the east (Castle Rock Bike and Ski). The area is covered in red concrete that is scored in a diagonal pattern and leads to the north side of Castle Rock Bike and Ski and onto the ice rink, which has a concrete pad when not used as an ice rink. There is a small planting bed along the west side of Castle Rock Bike and Ski with small deciduous plants. There is also a small planting bed along the west elevation of Castle Rock Munchies and More.

24. Associated buildings, features, or objects:

Colorado Bike and Ski: This building was constructed in 1964 and is located to the east of 404 Perry Street (the historic Whittier House). There is a shed roof addition on the north elevation of the main building that according to a previous owner was an open corral/loafing shed. An addition was constructed in 1974 on the east elevation of the original building. The original building has a flat roof and is constructed of concrete

masonry units (CMU) on a concrete foundation.

South Elevation - This is the primary entrance. The original building has a fixed storefront type window on the east end of the south elevation with two storefront, aluminum and glass doors centered on the elevation. The doors have a black cloth awning above. To the east of the doors is a multi-light aluminum overhead garage door. The east addition has a storefront type aluminum and glass door with an aluminum and glass sidelight centered on its south elevation. There is a steel mesh and frame screen at the top of the addition that screens the mechanical units. Six goose neck lights are installed at the parapet of the original building with a large metal and plastic lit sign - "Castle Rock Bike and Ski" installed at the east corner of the south elevation.

East Elevation: This elevation has two storefront type, aluminum and glass windows near the southern portion of the east elevation. The wall is painted with a colorful mural of snowflakes, flowers, bicycle wheels, skis, a bicycle, a deciduous tree and "The Rock and Star" in the distance. The east elevation of the north addition is clad in painted plywood paneling and has a flush metal door.

North Elevation: The wall is clad in painted plywood with two openings located at the west end of the elevation. The windows are used for skate rentals for the adjacent ice rink. The openings metal overhead doors with a shelf at the sill. **West Elevation:** The west elevation has two more storefront type, aluminum and glass windows generally centered on the elevation. The west elevation of the north addition has an opening with a metal overhead door and shelf at the sill, like what exists at the north elevation.

Garage: A contemporary garage has been constructed at the north corner of the above building. It is a front gable building with composition roofing, T-111 siding and a metal, multi-panel, overhead garage door at the north elevation.

Ice Skating Rink: The ice-skating rink is located between the above buildings and the private residence discussed below. It is a steel tent type structure with a metal panel roof and concrete slab. The steel structure allows for metal panels to be installed during the winter when it becomes an ice arena and removed during the rest of the year when it is a pavilion.

Private Residence (Formerly 414 Perry Street - 5DA.2043). Constructed in 1931 by George Carmer. The building is a front gable one story building on a raised concrete foundation. The building is clad in non-historic horizontal wood siding and has a front gable porch on the front of the building. The rear of the building also has a front gable addition.

West Façade: This is the primary entrance into the building. It has a contemporary door with screen. There is a multi-lite plate glass window to the south of the door. The plate glass window is flanked by multi-lite operable windows.

The contemporary front gable porch is supported by 4" x 4" wood posts and an arched attic vent in the gable end. The porch has white wood railings and pickets with wood stairs that exit the porch at an angle. There is a 4/4 single hung replacement window with a glass arched window above in the gable end of the house. Wood lattice work covers the foundation of the porch and house.

North Elevation: This elevation has four windows. Two of the windows are the same size as the gable end window (4/4 single hung) found on the front of the house. The other two windows are much smaller divided lite windows - one is square and the other is rectangular. The east addition is also visible from this elevation and has a 4/4 single hung window on the north elevation.

East Elevation: The house has a 4/4 single hung window in the gable end on the second floor. There is another window on the first floor that is also 4/4 single hung. To the north of this window is a small metal clad front gabled entrance vestibule which appears to provide access to the basement. The door on this entry is historic and is wood paneled with three lites above. The contemporary addition has a 10-lite french door centered on the elevation. There is a concrete landing and stairs constructed at the new addition.

South Elevation: This elevation is within five feet of the ice-skating rink. There are two windows, a 6/6 single hung window and a 4/4 single hung window.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1888
Source of Information: Douglas County Assessor Records and Historic Photo - Whittier House - Douglas County
Douglas County Assessor Records and Historic Photo - Whittier House - Douglas County
26. Architect: Unknown Source of Information: N/A
27. Builder: Unknown Source of Information: N/A
28. Original Owner: H. B. Remington
Source of Information: Douglas County Clerk and Recorder
29. Construction History:
Private Residence (Formerly 414 Perry Street - 5DA.2043)
1907 Charles Herb builds grist mill on the property.

Circa 1930 Grist Mill is torn down and a new dwelling is constructed on the property.

1972 Gertrude Mikelson Kratzer moves an 861 sq. ft. house from Franktown onto the property. There is an addition constructed onto the west elevation of the existing house that extends to the moved house on the property. This addition connects the two buildings. The east addition was also constructed at this time.

1986 The upstairs of the building is finished - previously it was unfinished.

1986 - 1996 The west addition connecting the two buildings is partially removed. The portion attached to this building is modified and made into a porch. The rest of the addition is removed. The two buildings are no longer connected.

2012 The property was replatted and became a part of 404 Perry Street (5DA.1267)

404 Perry Street
Circa 1888 House was constructed.

1890 House is listed as a dressmaking shop and dwelling on the 890 Sanborn Map. There is a stable and two smaller building on the southeast corner of the property - probably outhouses.

1892 James Woods enlarges his residence. The 895 Sanborn Map shows an addition on the east and north elevations.

1902 William Thayer hires Emory White to make repairs to the house. White repapers the interior and paint the house in addition to miscellaneous repairs.

1907 The two buildings on the southeast corner of the property have been removed and a new building has been constructed just to the west of the stable according to the 1907 Sanborn Map.

1915 Otto Lindberg makes repairs and paints the house.

1924 An open shed was constructed behind the house.

1930 Lot 5 and Lot 6 have been combined. A roofed porch addition has been constructed at the west elevation. There are two small single story buildings with composition roofs directly behind the house and on the east property line. One is presumed to be an outhouse, while the other may be a storage building. Another larger building has been constructed just to the north of these buildings. The west half is single story with a wood shingle roof and the west half is two-story with a composition roof according to the 1930 Sanborn Map.

Circa 1964 Barn and two outbuildings were burned by the Castle Rock Volunteer Fire Department for practice - email from Judy Crenshaw (2007).

1964 Kolbe constructed a concrete block, L-shaped, warehouse behind the house, attached to the open shed from 1924 (Assessor's Records).

1974 Kolbe constructed a concrete block addition on to the west side of the warehouse (Assessor's Records).

Unknown A frame garage was constructed north of the house (Whittier House).

Unknown Porch rails and posts were replaced on the historic Whittier House.

2000 The existing bathroom wall in the historic Whittier House; added a handicap bathroom and added an additional shower (Building Permit).

2002 The bathroom was remodeled in the historic Whittier House, painted the building and constructed a handicap ramp on the west elevation of the house; installed new carpet (Building Permit).

Replatted 404 Perry Street (includes 414 Perry Street)

2012 Properties were replatted, making 414 Perry Street a part of 404 Perry Street.

2012 Additions to the historic Whittier House included removal of the garage and modifications to the addition at the north elevation. The warehouse was also modified with overhead garage doors, new entry doors and construction of a new north addition and removal of the open shed. This also included the removal of the small house that was adjacent to the house at 414 Perry Street.

2012 The steel ice arena/pavilion was constructed in the center of the property. It is believed the garage at the east side of the property was also constructed at this time.

30. Original Location: 1 Date of Move: N/A

V. HISTORICAL ASSOCIATIONS

31. Original Use: Domestic/Single Dwelling Intermediate Use: Commerce/Trade/Specialty Store

33. Current Use: Commerce/Trade/Specialty Store

34. Site type(s): Private residence; retail stores, ice skating rink/pavilion

35. Historic Background:

404 Perry Street

The earliest owner of this lot was H. B. Remington. According to the Assessor's Records, he purchased the lot in 1888 for \$25.00 from Douglas County. He then sold the lot to Washington Irving Whittier two days later. Remington was a stone mason and plasterer by occupation and according to an article in the Castle Rock Journal (April 25, 1888), he was building houses. In the same article there is mention of W. I. Whittier moving into the house south of where he had been living, but it is unclear whether it was this house he was moving into, prior to purchasing the property. According to the Tax Assessment Records of 1889, he owned Lot 15, Block 9 - Castle Rock; Lot 6, Block 11 - Castle Rock (this property); and Lots 10, 11, 12, Block 17 - Craig and Gould Addition.

Washington Irving Whittier, as stated above, was the next owner. He was very well known in Castle Rock and Douglas County. Whittier was a teacher, an editor, a postmaster, a realtor, a legislator, and a circuit riding minister. Whittier, a cousin of John Greenleaf Whittier, was born on February 4, 1847 in Fairfield, Vermont and moved to Colorado in 1870. According to the 1870 census, he was living with his brother in the Denver area (Arapahoe County) and working as a carpenter. He lived in Colorado several years and returned to Vermont in 1875 to marry. He returned to Colorado around 1879 and homesteaded on Antelope Creek. Little is known of his activities in these early years. The 1880 census states that he was living with his wife Sarah, his mother Lucy, and his two children, Clarence and Clara and that he was farming in Douglas County. The Land Patent Office also lists him as homesteading NE1/4 S35 T9S R66W in 1885. Around this time, it is believed that he began teaching. In the Castle Rock Journal (March 7, 1888), it states that W. I. Whittier is the teacher of District 24. He lived at Rock Ridge, which was also called Case, Irving and Spring Valley through the years. It is believed he was living at this location when the 1880 census was taken. As stated above, he purchased this house in 1888, possibly because he became the Editor and Proprietor of the Castle Rock Journal, the local newspaper, and needed to be in town more frequently.

His wife also owned a millinery store according to the Colorado Business Directories. Likewise, he was selling property at the time.

He only lived in this little cottage for two years and sold it to James Woods in 1890 for \$800. Whittier continued to live in Castle Rock at least part time since he was still Editor of the Castle Rock Journal, but the location is unknown. He was elected to the school board in 1891 and was the Commander of the Grand Army of the Republic, Post No. 65. In 1892, the Castle Rock Journal (December 28) mentions that he is a school teacher in Sedalia. In 1894, he became the Clerk for the Town of Castle Rock and a Town Trustee. He remained in this position for several years. His political aspirations expanded when he ran and was elected to the 10th General Assembly for the State of Colorado (1896) and began spending much of his time in Denver. He turned over the operation of the newspaper to his wife and son, Clarence. Upon completion of his term, he was not re-elected and he returned to Castle Rock to run the newspaper. Whittier also owned the Gold Brick printing outfit near the West Creek Mining District. In 1898, he ran for County Commissioner, but was not elected. In 1899, the Castle Rock Journal (March 31) stated that he would be teaching the summer term at Golddale. His wife, in the meantime, was apparently living on their ranch and running the post office and selling hats on the side. He remained the postmaster at Case until his death in 1910. In 1899 he purchased the Castle Rock Mascot, an early newspaper, and continued to publish it.

Whittier sold the Castle Rock Journal to D. M. Cox in 1901. Cox exchanged his San Luis Valley ranch for Whittier's newspaper, newspaper building and Castle Rock residence. Soon after Whittier and his family, including his son, moved to Hooper, Colorado where he had purchased additional property. He and his son Clarence purchased the Monte Vista Reporter and continued its operation. It is unclear when he returned to Castle Rock and his ranch, but it was just a few years later, leaving his son Clarence to run the newspaper in Monte Vista.

Washington Irving Whittier died July 28, 1910 in Case, Colorado and is buried at Cedar Hill Cemetery in Castle Rock.

As stated before, Whittier sold this house to James Woods in 1890. James Woods was also a school teacher and an excellent debater, as the newspapers are filled with his involvement in debates and literary societies. Woods taught school at Glen Grove, District No. 6 and Sedalia in 1888. He also lived in Sedalia in 1889. He returned to his family home in Canada and returned shortly after, in 1890, with a wife and his two sisters.

The sisters intended on opening a dressmaking business in Castle Rock. It was at this time that he purchased the house from Whittier for his family, sisters and their dressmaking business. The 1890 Sanborn Map indicates that a dressmaking business is located in the house. In 1891, he is listed as teaching at Glade. In 1892, the Castle Rock Journal (August 17) stated that James Woods was enlarging his residence, but by August of 1892, Mr. and Mrs. Woods were living in Greeley. In 1893, the Journal stated that he was living in Greenland with Samuel Johnston and getting ready to leave for Canada to be with his wife. In 1894, the Castle Rock Journal stated that he had been hired to teach at Coal Creek, and would be moving there from Greenland where they had been living with Sam Johnston. By August of 1894, he had moved to Canon City to be with his family. Little more is known until 1913 when he is reported living in Greenland and teaching at Glen Grove.

James Woods sold the house to William Thayer in 1895, possibly when he moved to Canon City. Little is known about William Thayer except that he also was a partial owner and director of the Castle Rock Mining and Milling Company, located near the Montgomery Mining District on Democrat Mountain. While living in Castle Rock, he participated in the literary societies and was a successful debator. He was also elected as a Castle Rock Trustee in 1897. In November of 1897, he was hired to be a train dispatcher for the Denver and Rio Grande Railroad, and was stationed in Pueblo where he soon moved his family. By 1898, they had returned to Castle Rock to make their residence, although he still worked in Pueblo, according to the Castle Rock Journal (January 14, 1898). By June of 1899 though, Thayer had the little cottage and barn for sale, listing his address as 117 West 8th Street, Pueblo. In November 1900, Thayer had leased the cottage to E. C. Beauvais who was the new agent for the Denver and Rio Grande Railroad in Castle Rock. He had been stationed in Pueblo with Thayer prior to his transfer. In March 1902, Beauvais moved from the cottage and it was once again up for lease, with Thayer's address being listed as 122 West Ninth Street, Pueblo. During this time, Emory White made repairs, repapered the interior and painted the cottage to make it more appealing. By September 1902, Thayer had once again put the cottage up for sale. George Burk purchased the property in November 1902.

George Burk was born around 1875 in Iowa. He and his family were residents of Castle Rock in the early 1900s and George appeared to be a handyman/carpenter. He worked on E. A. Strange's Meat Market and Grocery, enlarging a storage shed in the rear of the property for an ice house. Little more is known about Burk until 1910, when the U. S. Federal Census lists him living on Wilcox Street. His occupation was listed as saloon keeper. Also at this time, he co-owned a concrete, plastering and masonry business. The business was called Burk and Vaughn. By 1911, the business was called Burk and Burke and the business had won a contract to re-inforce 350 feet of pipe line with concrete along Wilcox Street. George Burk died in January 1917 in Louisville, Colorado.

Burk lived in the house from 1902 to 1904. He sold the house to Mary and Louis C. Douglass. An investigation of the census records, the historic newspapers, and the Colorado Business Directories revealed nothing except a small line item stating that choir practice was to be held at the L. C. Douglass home (Castle Rock Journal May 12, 1905). Douglass sold the house to Walter Sharp in 1906.

Walter Sharp was born in England around 1859 and immigrated to the United States, September 1, 1887. In a passport application, he stated that he had lived in Castle Rock since his immigration and became a naturalized

citizen October 27, 1894 in Castle Rock. According to the 1900 Census, he and his wife Florence and two children (Dorothy and Margaret) lived in Greenland. His occupation was listed as a farmer. The Land Patent Office lists purchases by Sharp in 1896 (SW1/4 S33 T8S R67W); 1898 (SE1/4SE1/4 S5 T9S R67W); and in 1906 (Lot 1 or NW1/4NE1/4 S5 T9S R67W). By 1906, he was listed in the Colorado Business Directory as owning a flour, agriculture and feed store in Castle Rock. He owned the business through 1918. Sharp sold the house in 1909, and according to the 1910 Census, he purchased a house on Cantril Street. Walter Sharp died in 1926 and is buried in the Cedar Hill Cemetery in Castle Rock.

Carrie Fitch, a very early homesteader in Castle Rock, purchased the house from Walter Sharp in 1909. According to the newspapers, she never married and remained single her entire life, and was a noted artist who sold her artwork to local citizens. Carrie was born around 1874 in England. It is unclear when the Fitch family immigrated to the United States, but by 1885, the family was living in Castle Rock. The Castle Rock Journal (April 29, 1885) stated that Carrie was elected as an officer of the Castle Rock Lodge of Good Templars. Additionally, Daniel Fitch, her father, owned a general merchandise store which is found in the Colorado Business Directories from 1885 to 1889. According to the Land Patent Office, her father homesteaded and purchased numerous properties in 1890, 1895 and 1908. Carrie homesteaded land in 1901. The 1900 U. S. Federal Census lists the family living in East Castle Rock near John Ehmann, Seidensticker, James Sturdevant and David McMurdo. In 1910, they were living on Franktown Road but they may have moved soon after. The 1912 Record Journal of Douglas County (November 8), stated that Carrie had returned to Castle Rock to vote and was returning to Colorado Springs. The 1920 U. S. Federal Census stated the family was living in Ivywild, El Paso County. Carrie sold the property to Otto Lindberg in 1915.

Otto Lindberg was born January 11, 1887 in Nebraska. It is not clear when the family moved to Colorado, but the Castle Rock Journal stated that Nels and Otto Lindberg located the Juniper Lode in the Trumbull Mining District in 1898. The Colorado Business Directories from 1903 to 1911 list him as a painter. He does not appear on the census until 1910, when he and his father are listed as living in West Castle Rock on Wilcox Street. Their occupations are listed as painters. It is unclear whether Otto ever lived in the house. Newspaper articles discuss his renovation work on the house and then, in 1917, an advertisement appeared stating that he was selling the house. The house sold to Alma S. Towne in November 1917.

Alma S. Towne was the wife of Clinton G. Towne. The 1910 U. S. Federal Census listed them as living in Castle Rock on Perry Street. She listed her occupation as a hotel keeper and her husband's as a telegraph dispatcher for the railroad. The Colorado Business Directories from 1910 to 1920 listed her as the proprietor of the City Hotel. It is uncertain whether she and her husband lived in the house, but she sold it in 1919 to Forrest B. Rose.

Forrest Rose only lived in Castle Rock for a short period of time. The 1900 U. S. Federal Census stated he lived in Broadway Junction, Arapahoe County, Colorado, and his 1917 draft registration card listed him living in Englewood; however, it appears that he did live in Castle Rock and was the postmaster from 1920 to 1925. He owned the house from 1919 to 1925 when he sold it to his brother, Theron Melvin. Theron Melvin, according to the 1910 U. S. Federal Census, was living in West Sheridan, Arapahoe County; in 1917 he was living in Franktown according to his draft registration card; in the 1920 U. S. Census he lived in Arapahoe County; and in the 1930s U.S. Census he was living in Littleton, Colorado. Theron owned the house for numerous years and sold it in 1943 to Jacob Kroll, a long time Douglas County resident, but not before entering into a lease to own agreement with Walter Bragg.

Jacob Kroll's family was living in Douglas County as early as 1892, when his father homesteaded near the present day intersection of Lincoln Avenue and I-25. The Schweiger (John) Family lived to the north of them. Jacob was born February 18, 1894. According to the 1900 U. S. Federal Census, the family address was listed as

Parker and in 1910 it was Pine Grove. By 1918, the family had sold the farm and moved to Castle Rock, but according to Jacob Kroll's 1917 draft registration card, he was living in Sedalia. Jacob married in 1921 and moved into the old Methodist parsonage in Castle Rock. In 1922, he was the manager of the Frink Creamery in Castle Rock, but left that position when he purchased a truck delivery line. Jacob only owned this house for less than a year and immediately sold it to Loretta Hays the same year he purchased it, in 1943.

Loretta Hays owned the house from 1943 to 1945. A review of the historic newspapers, censuses, geneology data and Colorado State Business Directories revealed no information on this Ms. Hayes. She sold the house to Ulric Sturdevant in 1945.

Ulric Sturdevant was born in July 1873 in Virginia. His family moved to Colorado in 1893 (to the W. I. Whittier Ranch, as they were cousins) because his mother, Lucy, had consumption (tuberculosis). Like many people with the disease, they came to Colorado to live and be cured. Unfortunately, shortly after moving to Colorado, she passed away (August 1893). In 1896, the Castle Rock Journal reported that he was mining in Goldale and had returned to Castle Rock. By 1900, Ulric had left home and was living with the Wheelers in Sedalia. The Wheelers were cousins and Ulric was working as a farm laborer. In 1902, he and his brother had purchased the A. L. Benton livery barn in Castle Rock. The purchase included eight head of horses, six livery rigs, the public dray and the coal business also owned by Benton. They changed the name of the business to Castle Rock Livery and Transfer Company.

Ulric married Minnie Kaempher in March 1904 and became a Castle Rock Town Trustee. Ulric sold his interest in the livery business and moved to a ranch on the outskirts of Castle Rock around 1908. The U. S. Federal Census stated they were living on Larkspur Road. The Castle Rock Journal dated November 1911 records that Ulric, along with J. A. Kroeger, had purchased Saare Brothers merchandise store in Sedalia. The partnership changed the name to Kroeger and Sturdevant and the business became a huge success. The business grew, and in 1912, they enlarged the store, adding a soda fountain.

Ulric left this business in 1913 when he purchased the Castle Rock dry goods store of Emma Smalley. She had purchased the store from Lena Sturdevant a few days before Lena passed away, in August of 1911. Lena was the wife of Ulric's brother, Ceylon. Ulric also purchased the dry goods store of P. K. Fisher at the same time. He remained in the Smalley building to run his new business. His reputation grew, and in 1915, when Castle Rock formed its first Volunteer Fire Department, Ulric was one of the founding members and was elected as Foreman. He was also in charge of the Continental Oil Company's oil wagon. By 1930, they were living in Castle Rock, and according to the 1930 U. S. Federal Census, his occupation was listed as a Ford car salesman.

In 1945, Ulric purchased the house from Loretta Hays but sold it a month later to his cousin, Vincent Wheeler. Vincent Wheeler owned the property until his death in 1953. It was inherited by his wife Flora, and his son and daughter-in-law, Emerald and Petra Wheeler. The Wheelers were well known in Elbert County and owned property near Kiowa, in the town of Horse Shoe, from 1900 to 1930. Little is known if the family lived in the house from its purchase in 1945, to 1967, when it was sold to Robert and Carolyn Kolbe. Robert Kolbe's mother lived in the house in the 1980s.

The house was purchased by Joseph and Judith Crenshaw in October 1997. They retained ownership of the house until 2008 when they sold it to Castle Centerstone 404. Castle Centerstone 404 transferred ownership to 404-414 Acquisition, LLC in 2012, within a few months of 404 & 414 Perry Street was replatted.

Businesses located in the Whittier House are as follows:

1880s Whittier Millenery Shop
1910 Woods Dressmaking Shop
1985 Elegant Edibles
1988 Casual Catering
Prior to 2007 - Bike Shop
Circa 2007 Bead Like That
Circa 2010 - 2020 Mountain Man Nut & Fruit Company
2021 Castle Rock Munchies and More

Businesses in Warehouse behind Whittier House
Unknown - Circa 2010 Crowfoot Valley Coffee Roastery and Warehouse
Unknown - 2021 Castle Rock Bike and Ski

Private Residence (Formerly 414 Perry Street - 5DA.2043)

Walter Sharp, the adjacent land owner (5DA.1267), sold this property to Charles Herb in 1909. Walter Sharp was born in England around 1859 and immigrated to the United States, September 1, 1887. In a passport application, he stated that he had lived in Castle Rock since his immigration and became a naturalized citizen October 27, 1894 in Castle Rock. According to the 1900 Census, he and his wife Florence and two children (Dorothy and Margaret) lived in Greenland. His occupation was listed as a farmer. The Land Patent Office lists purchases by Sharp in 1896 (SW1/4 S33 T8S R67W); 1898 (SE1/4SE1/4 S5 T9S R67W); and in 1906 (Lot 1 or NWNE1/4 S5 T9S R67W). By 1906, he was listed in the Colorado Business Directory as owning a flour, agriculture and feed store in Castle Rock. He owned the business through 1918. Sharp sold the house on the adjacent property (5DA.1267) in 1909 along with this property and, according to the 1910 Census, he purchased a house on Cantril Street. Walter Sharp died in 1926 and is buried in the Cedar Hill Cemetery in Castle Rock.

It is believed that Charles Herb constructed a grist mill on this property prior to purchasing it from Walter Sharp. The Castle Rock Journal (October 25, 1907) had an advertisement for Charles Herb stating that he had just completed the erection of his mill, and that the business was up and running ready to grind wheat, chop feed and clean seed. The 1914 Sanborn Map states that Charles Herb had a flour and feed mill on the property. "Capacity - 10,000 lbs of feed and 5,000 lbs of flour per 24 hours. Runs days only. No watchman." Charles Herb was also a brick and stone mason, and the Colorado State Business Directory lists him as such from 1894 to 1911. He had a residence in Castle Rock during this time, but in the early 1900's he was leasing it to other families and he was living on the farm with his wife and eight children. The 1910 U. S Federal Census notes he is living on Franktown Road and farming. He continued working the mill, at least until 1914, and also worked in the stone profession. He cut the stone for the Fetherrolf Hotel, and built numerous monuments for gravesites at Cedar Hill Cemetery. He had moved from Castle Rock by 1920. The 1920 U. S. Federal Census states he was living in Denver with his occupation being a stone mason.

Charles Herb sold his property to Anthony Kleewein in 1924. It is not clear whether Kleewein utilized the mill, but it is presumed so since Anthony Kleewein owned a bakery with his brother. Anthony Kleewein was born August 4, 1895 in Colorado. His family lived in Pueblo in 1900 where his father was a truck man. By 1917, Anthony was living in Brighton, Colorado where he registered for the draft. The 1920 U. S. Federal Census showed him living in East Castle Rock with his mother, Johanna. His occupation is listed as a rancher. An advertisement in the Record Journal of Douglas County (April 7, 1922) states that the Kleewein Brothers owned the Douglas County Bakery. They apparently temporarily closed this business and reopened in May 1923 with new modern machinery and located in the Miller Building which had been completely renovated to accommodate the new plant. It was at this time, in 1924, that Anthony Kleewein purchased the mill from Charles Herb, possibly to produce wheat for the bread they sold. Anthony Kleewein sold this property in 1931 to

George Carmer. Anthony Kleewein and his mother died on November 19, 1936 in a mountain home in Elmore, Idaho.

Little is known about George Carmer. It is believed that Carmer built the house that now sits on this property. The 1930 Sanborn Map shows a one story dwelling with a slate roof and a small outbuilding on the east property line (probably an outhouse). Carmer owned Carmer's Department store in Castle Rock from circa 1919 through 1921. He was also the Douglas County Coroner from 1931 to 1932. George Carmer was married to Louise Marie Ehmann, whose father was Simon Ehmann. When Carmer sold the property, he sold it to Raymond and Martin Mikelson. Martin Mikelson was married to Louise's sister, Gertrude Anna Ehmann. Carmer sold the house and property to Raymond and Martin Mikelson in 1935.

Martin Mikelson was born September 2, 1896 in Boone County, Nebraska. The 1930 U. S. Federal Census has him living in Franktown, Colorado with the Woodworth family and working as a truck driver. He married Gertrude Anna Ehmann on May 31, 1936 in Castle Rock. Martin bought out his brother in 1953 and was sole owner of the property until 1963. When Martin died in March of 1963, the property was inherited by his wife Gertrude. She remarried after Martin's death, to Karl Kratzer. Gertrude passed away on December 15, 1993. The property remained in her name until 1995, when Patrick S. Ryan and Rebecca A. Greig purchased the property.

Patrick S. Ryan sold this property to Castle Centerstone 414 Perry , LLC in 2008. The residence had been a rental property and remained as such under the new ownership. Castle Centerstone, 414 Perry, LLC sold the property to 404-414 Acquisistion, LLC (in lieu of foreclosure) in August 2008.

The property remains a rental property today.

Replatted 404 Perry Street

2012 Property was replatted to include 414 Perry Street under the ownership of 404-414 Note Acquisition, LLC. The "Rink at the Rock" was built at this time and the area became a small gathering spot of Castle Rock locals with several retail shops and the ice arena.

2021 Proposed new use - "Perry Street Social District". The district is meant to preserve Castle Rock's historic district while providing food, beverage and entertainment options that pay homage to that very special history. The district will include a tap house, multiple restaurants and a central beer garden.

36. Sources of Information:

1885 Colorado Census, 1900, 1910, 1920, and 1930 U. S. Federal Census; Castle Rock Journal; Record Journal of Douglas County; Colorado State Business Directory; Interview with Judy Crenshaw; Douglas County Assessor's Records.

VI. SIGNIFICANCE

37. Local Landmark Designation: 2 Designation Authority: N/A

Date of Designation: N/A

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Consideration A through G (see Manual).

☒ Does not meet any of the above National Register Criteria.

Criteria for Landmark Designation - Castle Rock

1. Significance. 38A.

☒ a. People. Associated with a person(s) significantly contributing to local, state, or national history.

☐ b. Events. Associated with a significant local, county, state or national event(s).

☐ c. Architecture.

i. Embodies the distinctive characteristics of an architectural style valuable for the study of a type period or method of construction;

ii. Represents the work of a master architect or builder whose work has influenced development in the Town, County, State or Nation;

iii. Uses indigenous materials; the use of locally quarried rhyolite being of special importance to the Town; or

iv. Is an example of architectural or structural innovation.

☐ d. Heritage. Possesses character, interest or value as part of the development heritage or cultural characteristics of the Town, with railroads, quarries and early development of the Town being of special importance to the Town.

☐ e. Archaeology. Possesses archaeological Significance or provides information important to prehistory.

☒ f. Age. Constructed at least fifty (50) years prior to designation.

2. Historic Integrity.

☐ a. Location. The place where the Historic Property was constructed or the place where an historic event occurred.

☐ b. Design. The combination of elements that create the historic form, plan, space, structure and style of a property.

☐ c. Setting. The physical environment of an Historic Property; the character of the place.

☐ d. Materials. The physical elements of an Historic Property.

☐ e. Workmanship. The physical evidence of the crafts of a culture and evidence of an artisan's labor and skills.

☐ f. Feeling. A property's expression of the aesthetic or historic sense of a particular time and the ability to convey a property's historic character.

☐ g. Association. The direct link between an historic event or person and an Historic Property.

39. Area(s) of significance: N/A

N/A

40. Period of significance: N/A

41. Level of significance: N/A

42. Statement of significance:

Town of Castle Rock Landmark Criteria

People: The building is significant for its importance in the development of 404 Perry Street

Castle Rock and its association with Washington Irving Whittier, George Burk, Carrie Fitch, Ulric Sturdevant and Vincent Wheeler. The building is one of the earliest buildings constructed in Castle Rock. It was not only a residence, but through the years, the building was periodically used as a commercial operation. Because of its many owners, it is believed that the house may have been used as a rental property and also as a "city house". The house was probably utilized by the owners when they came to town to take care of business, and was used during the school year by the family so the children could attend the school in Castle Rock instead of the small rural schools.

Washington Irving Whittier was well known in Castle Rock and the State of Colorado. He was the editor and proprietor of the Castle Rock Journal, he was a Town Trustee, he owned a ranch at Rock Ridge for most of the

time he lived in the area, he was a member of the General Assembly of the State of Colorado, he was a member of the school board and he was a school teacher in the areas surrounding Castle Rock. George Burk was also a well known businessman, in Castle Rock and owned a concrete, plastering and masonry building. Carrie Fitch, along with her father, were early homesteaders in the area and homesteaded parts of early Castle Rock.

Ulric Sturdevant was a very well known resident of Castle Rock, owning a mercantile store. He was also involved in the town government.

Age: According to the Castle Rock Landmarking Criteria, a building must be 50 years old to be eligible for landmarking. This building is approximately 133 years old.

Former 414 Perry Street

People: The building is significant for its importance in the development of Castle Rock and its association with George Carmer and the Mikelson family (Ehman family). Carmer owned a department store in Castle Rock in the 1930s and was the Douglas County Coroner from 1931 - 1932. He married Louise Marie Ehmann, daughter of Simon Ehmann, a long time Douglas County resident. When he sold the property, he sold it to another Ehman family member - Martin Mikelson.

The house was one of many dwellings that were built along Perry Street at the edge of the commercial district for local business people and residents.

Age: According to the Castle Rock Landmarking Criteria, a building must be 50 years old to be eligible for landmarking. This building is approximately 90 years old.

43. Assessment of historic integrity related to significance:

404 Perry Street

The building's level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association), has been significantly diminished due to the many changes made to the building. The setting, design, feeling and materials changed extensively after 1964. The outbuildings were removed and a concrete block

warehouse building was constructed on the property, thus changing the setting and feeling of the house.

After 1964, significant modifications were made to the house (the back porch infilled, window configurations were changed, and additions were constructed). These changes significantly modified the character defining characteristics of the original architectural style. In 2012, some of the additions were removed and/or modified and a large steel arena/pavilion was constructed within 6 feet of the house.

Although the building is associated with significant people that contributed to the development and growth of Castle Rock, their association with this building is very limited. The building changed owners frequently. The longest owner was Carrie Fitch (six years), but the U. S. Census never placed her as living on the property (she may have used the house as a rental property or as a "city house"). The rest of the owners listed above owned the property for two years or less, limiting their association and significant association with the building.

Finally, it is difficult today for the casual visitor to discern the age of this building due to the amount of modifications that have occurred through the years.

414 Perry Street

The setting, design, feeling and materials changed extensively after 1972. The Mikelsons moved another dwelling onto the property within two feet of the existing building, and constructed an addition to connect the two buildings.

The addition has since been removed, except a small portion attached to the house (the porch), but other changes to the house, such as the replacement windows and the east addition have significantly impacted the historic design and materials of the original building. Because of the design and materials changes, the feeling and setting has also been altered. The ice arena/pavillion is in such close proximity, that it significantly impacts the feel of the existing original building.

Finally, it is difficult today for the casual visitor to discern the age of this building due to the amount of modifications that have occurred through the years.

Although the building is associated with significant people that contributed to the development and growth of Castle Rock, their association with this building is very limited. It is very difficult to establish significance for a building based on its association with a particular person, especially when the owner made such significant changes to the building.

The buildings on the property as it has been replatted no longer have sufficient integrity to convey their significance for National or State Register eligibility, but is still significant on a local level as Castle Rock landmarks, because they are over fifty years old. The buildings have lost most of their integrity on the local level also for the reasons described above, but may still be eligible for local landmarking because a building in Castle Rock may be considered for landmarking after meeting only one criteria.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not Eligible
Local landmark eligibility field assessment: Not Eligible
45. Is there National Register district potential: No
Discuss: This resource was surveyed and documented in 2007 as a part of a project in which buildings within the downtown area of Castle Rock were surveyed. The survey area was from Front Street on the east to Fifth Street on the north to Elbert Street on the west and Third Street on the south. The survey was updated in 2021 as the owner anticipated making changes to the property.
- Is there Local District Potential: N/A
If there is National Register district potential, is this building contributing: N/A
46. If the building is in existing National Register district, is it contributing: N/A

VIII. RECORDING INFORMATION

47. Photographic References: 5DA1267_House_East Elev; 5DA1267_House_West Elev; 5DA1267_Site_West Elev; 5DA1267_Retail 1_North Elev; 5DA1267_Retail 1_South Elev; 5DA1267_Retail 1_West Elev; 5DA1267_Retail 2_East Elev; 5DA1267_Retail 2_North Elev; 5DA1267_Retail 2_South Elev;
- Photographer: Barbara Darden
Negatives Filed At: There are no negatives - photos are digitally reproduced.
48. Report Title: "Town of Castle Rock - Survey of Historic Resources"
49. Date(s): May 2021 50. Recorders: Barbara Darden

51. Organization: Scheuber + Darden Architects
52. Address: P. O. Box 909, Parker, CO 80134
53. Phone Number(s): 303-915-8415

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs

History Colorado - Office of Archeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203 (303) 866-3395

404 Wilcox Street



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, 2020 DRAPP, Douglas County GIS Services, Eagle View

DISCLAIMER:

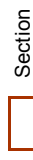
All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104

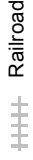
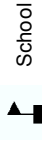
Real Property



Public Land Survey System



General Features





920







CRCO Shop Local
www.castlerockco.com

ALL
ALCOHOL
MUST
BE PURCHASED
ON PATIO



2 HR
PARKING
8 AM - 5 PM
EXCEPT
SAT, SUN
AND HOLIDAYS

Castle Rock
munchies and more!
EST. 2020
(303) 660-4020
castlerockmunchies.com

LOCAL
Honey
FOR SALE

Smoker
& BBQ Supplies

CBD

OPEN









CASTLE ROCK
BIKE & SKI

SKI &
BOARD
RENTALS

411C

411

2 HR
PARKING
BANK 5PM
NO PARKING
24 HRS

BIKE
RENTALS
BIKE & SKI

Neighborhood Meeting Summary – 404 N. Perry St. (Perry Street Social District)
 First Neighborhood Meeting, 6-7 pm 5/17/2021
 Remotely via Microsoft Teams

Perry Street Social District/Perry Street Collective LLC would like to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini “entertainment district,” which would include a craft beer taproom, three additional food and beverage concepts, and a common covered area pavilion. The pavilion would be used as a beer garden for the majority of the year and an ice rink during the winter months. This meeting represented the first neighborhood meeting prior to formal submittal of the Site Development Plan application. The applicant mailed notices to property owners within 500 feet for the proposed project, signs were posted on the property advertising the meeting, and a notice was posted on the Town’s website. The remote meeting took place from 6-7 pm on May 17, 2021. A recording of the meeting is available. Attached is a vicinity map and applicant’s presentation.

The following represents a summary of the neighborhood meeting:

Applicant Representatives:

- Byron Wheeler, owner
- Paul Myhill, owner
- Krysta Houtchens, PE, Entitlements & Engineering Solutions
- Michael Drago, Entitlements & Engineering Solutions
- Craig Cahen, architect

Town Representatives:

- Cara Reed, Neighborhood Liaison
- Julie Kirkpatrick, PLA, Long Range Project Manager
- Tom Reiff, Transportation Planner
- Councilmember Dietz

Public Participants:

1. KC Neel
2. Gary Godfrey
3. Andy Herscher
4. Kristen Wheeler
5. Lana Wagner
6. Patricia Riber
7. John Levee
8. 2 callers with no identification

The applicant presentation discussed the following:

- Krysta Houtchens gave introductions, Byron Wheeler and Paul Myhill gave project overview
- Recently purchased property, ice skating rink also been purchased
- Mini entertainment district, family-friendly

- Applicant wants to celebrate Castle Rock since they are long-term residents, want to preserve downtown history, developing concepts that pay homage to Castle Rock
- Craig Cahen presented renderings:
 - Four structures proposed
 - Remove/demolish existing residence to north to build a new taproom
 - Rink structure would remain, will be beer garden in summer and privately-owned skating rink in winter
 - “Mountain Man” building to remain
 - Adding rooftop deck for new restaurant where CR Bike and Ski is
 - 3-concept restaurants
- Want to keep buildings lower, less stories than the other buildings in downtown

Attendees asked questions regarding the following:

- Adjacent property owner excited for project, but wonders about parking that will be required and what they will provide – response: will be meeting code requirements and in walking area of other parking spaces
- Timing of project – response: want to get Site Development Plan submitted soon and start process
- Since they are not adding parking, they will use on-street and public parking spaces for the patrons
 - May explore shuttling people from other locations without further impacting parking
- Concerned with increased capacity, people using the new space since they are not adding parking
 - Biggest increase in occupancy will be the new building/taproom on north
 - Architect doesn’t feel that the overall development will have an impact on parking
- Concerned with noise impacts to adjacent neighbors – response: will comply with Town’s noise ordinance but may request a variance for special events
- Street access concerns during construction – response: don’t foresee needing to close streets for construction since all of the utilities exist on site, construction traffic likely off the alley versus on N. Perry Street
- One email received in support, no opposition – when they submitted for a liquor license, only one showed concerns with approximately 100 respondents
- Excited to see project move forward

The project is located in Councilmember LaFleur’s district. The meeting adjourned at 6:26 pm.

Neighborhood Meeting Summary – Perry Street Social Neighborhood Meeting #2 – June 2, 2022

The Perry St Social development team held a neighborhood meeting to discuss a potential Site Development Plan to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini “entertainment district,” which would include a craft beer taproom, three additional food and beverage concepts, and a common covered area pavilion. The pavilion would be used as a beer garden for the majority of the year and an ice rink during the winter months.

This meeting represented the second required neighborhood meeting. The meeting was held in a virtual format via Teams. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a vicinity map, project narrative and conceptual site plan. The meeting was scheduled for June 2, 2022 at 6:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Krysta Houtchens, Entitlement and Engineering Solutions, Inc.
- Craig Cahen, Cahen Architectural Group
- Mike Rocha, SM Rocha LLC
- Paul Myhill, Perry Street Social
- Byron Wheeler, Perry Street Social
- Andy Herscher, Perry Street Social
- Wes, Perry Street Social

Town Representatives:

- Tara Vargish, P.E., Director of Development Services
- Brad Boland, AICP, Long Range Project Manager
- Cara Reed, Neighborhood Liaison

Virtual Participants

1. None

The applicant presentation discussed the following:

- No presentation was given as no members of the public attended.

Attendees had the following comments:

- No comments were provided as no members of the public attended.

The project is located in Councilmember LaFleur’s district.

The meeting adjourned at approximately 6:15 p.m.

414 NORTH PERRY STREET DEMOLITION

TOWN COUNCIL
SEPTEMBER 6, 2022



LOCATION



EXISTING



VIEW LOOKING FROM ALLEYWAY



VIEW FROM PERRY STREET

CRITERIA FOR REVIEW

Chapter 15.64.090B:

1. Is the property currently landmarked and/or would the property be able to achieve landmark status?
2. Is the property void of features of architectural and/or historical significance and/or integrity?
3. Will the effect of demolition or relocation be positive or negative on adjacent properties or the downtown district?
4. Has deterioration of the property progressed to the point where it is not economically feasible to rehabilitate the property?
5. For a demolition request, has moving the building been investigated? Is it a feasible option to demolition?

RECOMMENDATION

The Historic Preservation Board voted 6 to 0, to recommend approval of the demolition on July 6, 2022

Staff recommends approval of the demolition

PROPOSED MOTIONS

Approval:

“I move to approve the Resolution as introduced by Title.”

Alternative Motions

Approval with Conditions

“I move to approve the Resolution as introduced by Title, with the following conditions:” (list conditions)

Continue item to next hearing (need more information to make decision)

“I move to continue this item to the meeting on xxxxx, 2022 to allow time for additional research regarding _____”



QUESTIONS?



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 22. **File #:** ORD 2022-019

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Daniel Sailer, P.E., Public Works Director

Ordinance Adding Chapter 10.12 of the Castle Rock Municipal Code Regarding Truck Routes (First Reading)

Executive Summary

Town Staff are continuously evaluating the transportation system for recommended safety improvements with the goal of maximizing the values our community desires which are as follows:

- High Safety
- Low Total Lifecycle Cost
- Reliability
- Low Downtime
- Low Environmental Impacts

In the Fall of 2021, Town staff received feedback at the Gilbert Street Speed Management public open house to consider designated truck routes as a result of a high number of trucks using collector roadways as their primary routes. Currently, the Town does not have rules and regulations regarding safe access to Town roadways or a Designated Truck Route Program which results in trucks of any size or weight utilizing any Town street unless otherwise posted. This has created safety, and quality of life issues near and in residential areas. In addition, roads are built to different pavement specifications depending on roadway classification so when a heavier volume of trucks travel on a collector or local road there is concern for the road's pavement lifespan. Based on public request and the factors listed above, staff began to look into establishing town wide designated truck routes and rules to govern them for Castle Rock similar to programs in Castle Pines and Parker.

This Ordinance establishes the maximum gross vehicle weight that can operate on any Town roadway, and if in excess which roadways are designated as the truck route. It designates that Town Council is authorized to establish the routes by resolution, which designation shall become effective and enforceable by the Police Department when appropriate signs are in place giving notice to the public. This Ordinance also states the penalty for violation of the weight limit and traveling through Town off the route without local business in the vicinity. A proposed route and

resolution, creating the designated truck route (**Attachment B**), which the Public Works Commission has already reviewed and is recommended to be approved on second reading with this ordinance. By approving this the Town eliminates the need for creating localized no truck traffic areas. Trucks would be required to utilize designated truck routes unless they have a specific origin or destination that requires the use of a street outside of designated routes.

Staff is recommending approval of the Ordinance and any feedback on the proposed truck routes to be approved with a separate resolution. This resolution will be scheduled for action upon second reading of this ordinance.

Notification and Outreach Efforts

Staff presented the program and its possible impacts to community stakeholders. These stakeholders include Town staff, CDOT, Douglas County, emergency services, local Economic Development Council, Colorado Motor Carriers Association, the trucking business community, local businesses, developers, and Castle Rock residents. The program's purpose and goals were outlined with the desired outcome to successfully communicate to truck drivers the routes that shall be taken through Town to eliminate cut through truck traffic in predominantly residential areas.

Staff also went to individual businesses along Gilbert St in January 2022 to hand deliver notification of the proposed Designated Truck Route Program and provide notification of public open house.

Public outreach has been a continued focus for this program assessment. Feedback from the community was gathered using various collection methods, including the Town's website, feedback forms, and an open house. On April 18th, 2022, Town staff hosted an open house for the community to come and provide comments on the proposed truck route. Town staff gathered all feedback from stakeholders to provide an inclusive and thoughtful recommendation for the truck route. Feedback included comments from Councilmembers, HOA's, businesses, and residents. General themes of concern included:

- Reducing the speed limit on Founders Pkwy (Hwy 86)
- Degradation of the roadway due to additional truck traffic
- Engine and road noise along the proposed routes
- Ability to enforce the routes and perceived violations due to engine noise

CDOT is reviewing the speed limit on the section of Founders Parkway between Fifth Street and Crowfoot Valley Road, and the section of State Highway 86 between Ridge Road and Enderud Boulevard. They will be collecting data in the next month and providing staff with a summary and recommendation over the summer.

History of Past Town Council, Boards & Commissions, or Other Discussions

On June 6, 2022, a Designated Truck Route Resolution, defining the route, was presented to Public Works Commission. Commissioners inquired about certain roadway segments like Crystal Valley

Parkway and Plum Creek Parkway west of Interstate 25. It was explained that these two roadways were not on the truck route plan as there was not a commercial area and more preferred routes like S Lake Gulch to Plum Creek Parkway, and Wolfensberger Road are better suited for trucks. Trucks on these two roadways therefore would be cut-through traffic unless they had local business in these areas. There was also a question about the penalty for violating the truck route without local business on non-truck route roadways. We did not have that information at that time of the meeting. After review by Legal Department we thought it was best to establish this Ordinance first, as well as state how the route would be established by resolution, and thus to be amended would also need a new resolution. Without an Ordinance, the current applicable penalty by the Police Department would be via CRS 42-4-106, "Drove truck/commercial vehicle where prohibited" or "Vehicle exceeded posted weight limitation". It is a zero point violation and in the Town's Municipal Court would be a \$40.00 fine. The Town could designate a higher penalty with this Ordinance similar to Parker and Castle Pines. Commissioners unanimously approved the motion recommending Town Council approve a resolution designating a Truck Route.

There was a presentation on July 11, 2022 to the Public Works Commission to obtain the Commission's recommendation to Town Council for the Ordinance as introduced by title. Public Works Commission voted unanimously to recommend approval.

Discussion

Before establishing routes, staff reviewed other jurisdiction's policies, ordinances, and codes to guide what was working for other communities. We discovered that several municipalities of a similar size currently have within their municipal code a designated truck routes map approved by their council, and a designated mechanism to allow changes to that truck route map. Castle Pines and Parker, Colorado have programs most similar to what is being recommended with this Ordinance and we have used elements from both in drafting it. Details regarding what the definition of a "truck" for purposes of determining weight limits 10,000 pounds GVW, exempt vehicles like emergency services, approving the specific route via Town Council resolution, information drivers need to have for traveling off route, and the penalties for violations were used. Both Parker and Castle Pines have a maximum fine of up to \$1,000.

Vehicle types and loading contribute to wear on the pavement, as do environmental factors. Pavement sections for state highways and major arterials are designed for this type of wear from large vehicles. The Town has a Pavement Maintenance Program (PMP) that will continue to evaluate and make repairs. The proposed truck routes are all major arterials or state highways. The Town doesn't have a substantial amount of truck traffic that a significant industrial or manufacturing center would generate. The selected routes are major arterials which are the routes the Town encourages trucks to use today for both trucks passing through Town and for internal haul routes.

The Town currently has a Haul Route Permit review, approval, and inspection process for trucks performing site grading as a part of site construction work. Staff reviews routes and directs trucks to follow these truck routes as close as reasonable, and they are required to follow that route as condition of their permit. In this Ordinance, trucks with a valid Town issued construction permit would be able to use any roadway to get to their destination.

Traffic counts were taken in April 2022. The counts show that of the total average daily traffic (ADT) on corridors, trucks were less than 5% of overall traffic on state highways and between 1% and 3% on the Town's major arterials. This is below typical percent trucks of 3% to 6% on these types of roadways. Since the overall total number of trucks routing through Town will not be influenced by the implementation of a Designated Truck Route program, truck volumes are not anticipated to change on Wolfensberger Road, Lake Gulch Road, Highway 86 east of Founders Parkway/Ridge Road, or Highway 86 north of Meadows Parkway. With the implementation of truck restrictions on Gilbert Street and Wilcox Street, there will be a very small increase in the number of trucks along Founders Parkway, Plum Creek Parkway, and Ridge Road. However, the increase of trucks along these roads is anticipated to less than 100 trucks per day. In addition, the implementation of the truck route would result in a reduction of trucks on Gilbert Street and through downtown Castle Rock by 130 or less trucks per day.

Table 1 shows the existing truck volume and percent of trucks, and the projected truck volume and percent trucks, along routes where implementation of the Designated Truck Route program will increase or decrease overall truck traffic. A map of the data shown in Table 1 is included as **Attachment A**.

Table 1 Existing and Projected Truck Traffic with Implementation of the Designated Truck Route Program

Roadway	Location	Average Existing		Existing Project Truck		Projected	
		Daily Traffic (ADT)	Truck Volume (April 2022)	Percent Trucks of ADT	Volume with Designated Truck Routes	Percent Trucks with Designated Truck Routes	
Founders Pkwy	North of Hwy 86	20,826	360	1.7%	427	2.1%	
Ridge Road	North of Enderud Blvd	14,366	140	1.0%	207	1.4%	
St Hwy 86	East of Founders Pkwy	17,635	315	1.8%	315	1.8%	
Plum Creek Pkwy	East of Gilbert	21,749	168	0.8%	235	1.1%	
Plum Creek Pkwy	Near Perry Street	22,938	174	0.8%	241	1.1%	
Fifth Street	East of Woodlands	11,711	134	1.1%	5	0.04%	
Wolfensberger Rd	West of Prairie Hawk	5,656	69	1.0%	69	1.0%	

As shown in the table, the overall percent of truck traffic is expected to increase by 0.3% on Plum Creek Parkway, 0.4% on Ridge Road, and 0.4% on Founders Parkway, and reduce by 0.7% on Gilbert Street. Note that the above figure is an estimation and the projected five trucks on Gilbert St are representative of local deliveries still being allowed under the Designated Truck Route program.

Members of the Police Department have also been involved in our outreach effort. They have reviewed the proposed designated truck route program, and feel it is a great way to keep trucks on the major thoroughfares and out of neighborhoods and residential streets. We continue to coordinate with Police to address noise complaints associated with truck traffic using decibel meters. The volume level of truck noise is not likely to change.

If approved, Police would focus their efforts on enforcement and education of motorists on the law. If truck drivers are traveling off route, they would need to provide Police evidence of business in the

area to justify their presence. If needed, Police could dedicate members of their team for directed enforcement which can speed the educational process. Police does not have an opinion on penalty fines, points on license, etc. The common belief regarding increased penalties is that the Police should not be involved in those types of decisions. Enforcement from Police would occur as person-hours allow. Communications will continue with Castle Rock Police Department as the program matures.

This Ordinance states a penalty of \$500 for the first violation, and up to \$1,000 for a third or subsequent violations. This penalty is the same as nearby community of Castle Pines, Colorado for their truck route violations.

If the Ordinance is approved, Town staff will coordinate with Community Relations to provide an update to businesses and the community about the routes. Following approval, Town Staff will install signage to guide drivers to the appropriate routes and give notice to the public.

Budget Impact

Currently this Ordinance and program have no budget impacts. Staff is anticipating that new signage to mark the route will be funded from our current traffic maintenance account budget, and future maintenance needs will be adjusted to support this program. The Police Department will continue to assess their resource needs as part of their annual budgeting process.

Staff Recommendation

Staff recommends approval of the attached Ordinance that will establish the authority to designate vehicles, penalties, and process for creating a designated truck route. The resolution for the truck route has already been approved by Public Works Commission and will be presented if the Ordinance is approved.

Proposed Motion

"I move to approve the attached Ordinance as introduced by title."

Alternative motions:

"I move to approve the Ordinance as introduced by title, with the following conditions: (list conditions)"

"I move to continue this item to the Town Council meeting on (date) to allow additional time to (list information needed)"

Attachments

Ordinance

Attachment A: Existing and Projected Truck Traffic with Implementation of the Designated Truck Route Program Map

Attachment B: Proposed Designated Truck Routes Map

ORDINANCE NO. 2022-

**AN ORDINANCE AMENDING THE CASTLE ROCK MUNICIPAL CODE BY THE
ADDITION OF A NEW CHAPTER 10.12 REGARDING TRUCK ROUTES**

WHEREAS, the Town of Castle Rock (“Town”) Public Works Department has a Truck Routes Standard Operating Procedure (“Truck Routes SOP”); and

WHEREAS, the Truck Routes SOP sets forth the procedure for the adoption of truck routes through the Town; and

WHEREAS, the Castle Rock Municipal Code (“Code”) does not currently address the process for the approval or enforcement of truck routes; and

WHEREAS, in order to protect the health, safety, and welfare of the community and decrease the negative impacts of truck traffic on residential areas, Town staff recommends that the Town Council adopt these proposed amendments to the Code.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF CASTLE ROCK, COLORADO:**

Section 1. Legislative Findings. The recitals of this ordinance are adopted as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Amendment. The Castle Rock Municipal Code is hereby amended by the addition of a new Chapter 10.12, which Chapter shall read as follows:

Chapter 10.12 – Truck Routes

10.12.010 – Purpose.

The purpose of this Chapter is to protect public health, safety, and welfare and decrease the negative impacts from truck traffic on residential areas by reducing roadway wear and maintenance costs, noise, and pollution.

10.12.020 – Definitions.

For the purposes of Chapter 10.12, the following terms shall have the following meanings:

Authorized emergency vehicle means such vehicles of the Fire Department, police vehicles, ambulances, and other special-purpose vehicles as are publically owned and operated by or for a governmental agency to protect and preserve life and property in accordance with state laws regulating emergency vehicles; said term also means such privately owned vehicles as are designated by the State motor vehicle licensing agency, necessary to the preservation of life and property, to be equipped and to operate as emergency vehicles in the manner prescribed by state law.

Truck means a motor vehicle with a gross vehicle weight of ten thousand (10,000) or more pounds, which is designed to transport property. The term includes vehicles of the trailer type so designed and used in conjunction with a motor vehicle that some part of its own weight and that of its own load rests upon or is carried by another vehicle, which may or may not be motorized. The term also includes road machinery, construction equipment, and any type of tractor that meets the weight limit in this Section 10.12.020.

10.12.030 – Truck routes.

No person shall operate a truck, as defined by Section 10.12.020, on any street in the Town unless such street is designated as a truck route. The Town Council is authorized to determine and designate truck routes by resolution, which designation shall become effective when appropriate signs are in place giving notice of the designation to the public.

10.12.040 – Exceptions.

This Chapter 10.12 shall not prohibit:

- A. The operation of any authorized emergency vehicles upon any street in the Town;
- B. Trucks making local deliveries. For the purposes of this Subsection, local deliveries are allowed only on those streets where the loads do not exceed the posted limits; and
- C. Trucks operated by local governments or political subdivisions; and
- D. The operation of a truck utilized for construction, repairs, or maintenance at the direction of, or subject to a permit issued by, the Town or on any property owned by the Town.

10.12.050 – Evidence of points of origin and destination.

Any person operating a truck on those streets not designated as a truck route shall have in their possession a log book, delivery slip or other evidence of points of origin and destination to justify the presence of the truck upon such street. Failure to produce evidence of a log book, delivery slip, or other evidence of points of origin and destination shall be deemed prima facie evidence of a violation of this Chapter.

10.12.060 – Violation; penalty.

A violation of this Chapter shall be considered a traffic infraction within the meaning of Section 10.04.040.A. Every person convicted of a violation of the provisions of this Chapter shall be subject to the following minimum fines:

- A. First offense: Five hundred dollars (\$500.00).

- B. Second offense within any twelve (12) consecutive months: Seven hundred and fifty dollars (\$750.00).
- C. Third or subsequent offense within any twelve (12) consecutive months: One thousand dollars (\$1,000.00).

Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgement shall not affect the remaining provisions of this ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 6th day of September, 2022, by a vote of __ for and __ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2022, by the Town Council of Castle Rock by a vote of __ for and __ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

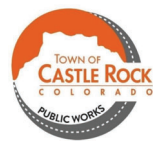
Jason Gray, Mayor

Approved as to form:

Approved as to content:

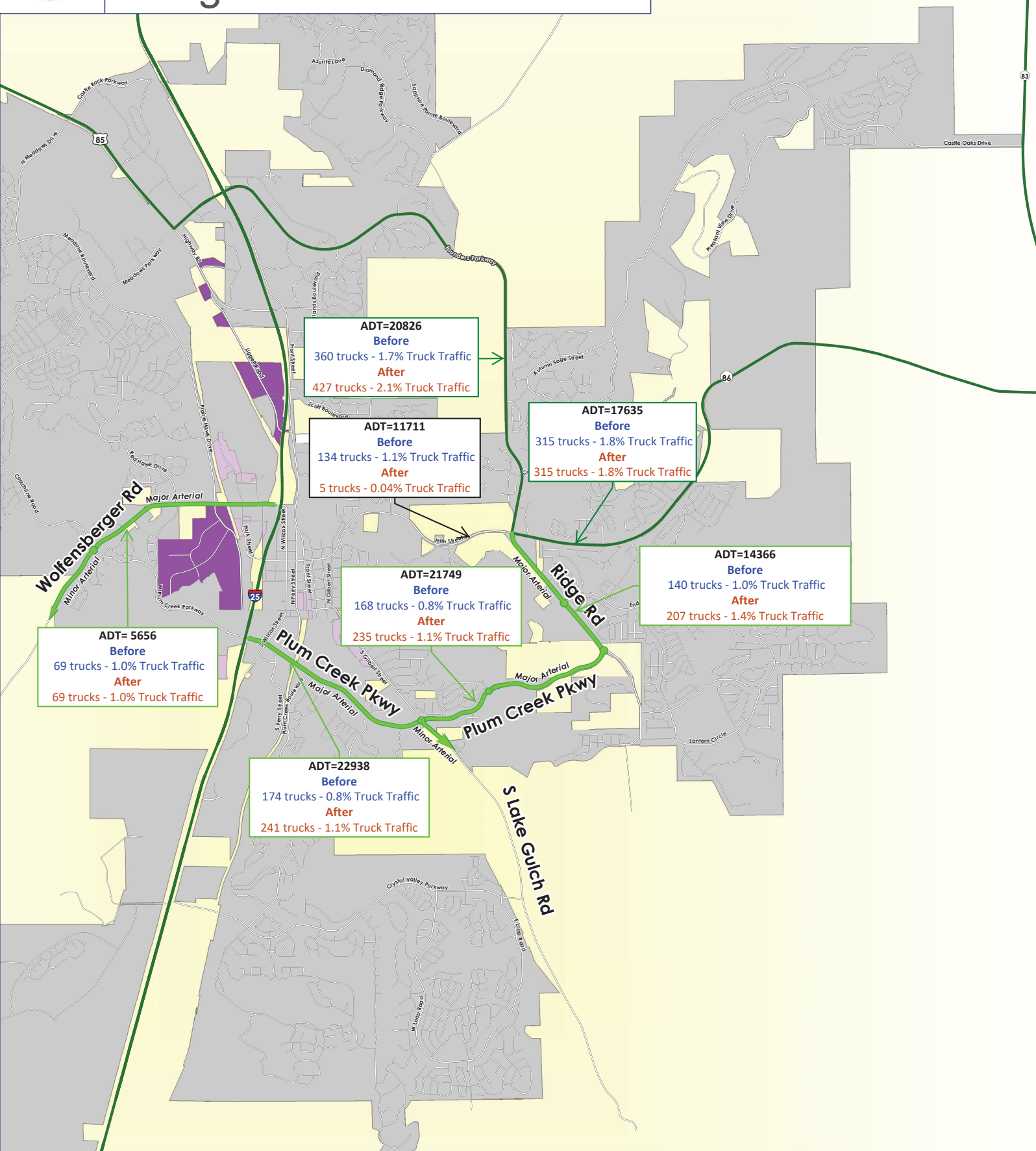
Michael J. Hyman, Town Attorney

Daniel Sailer, Director of Public Works



TOWN OF CASTLE ROCK

Designated Truck Routes



- Town Truck Routes
- CDOT Managed Truck Routes
- Light Industrial Zoning
- General Industrial Zoning

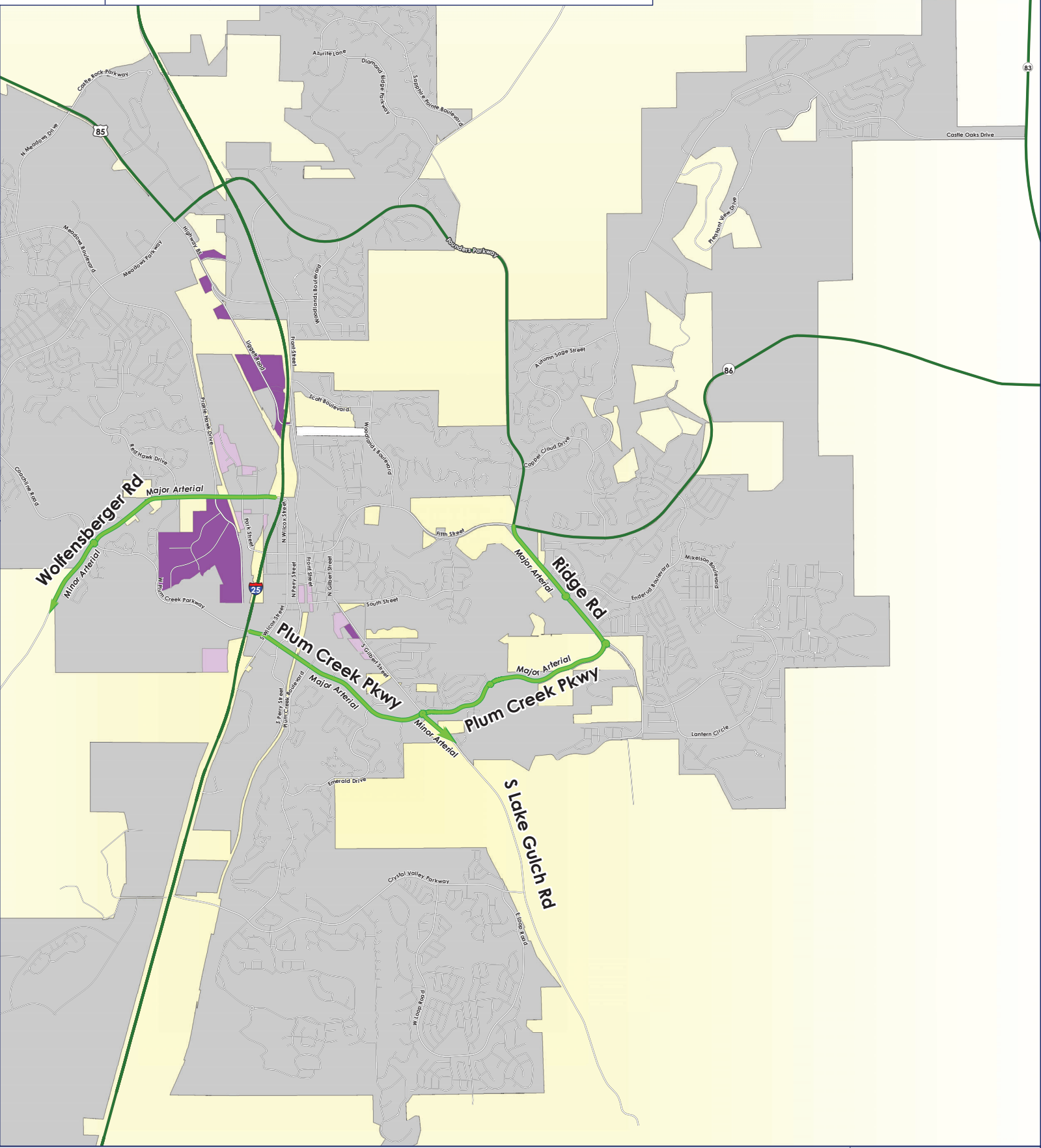


Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments or corrections, or updates please visit CRgov.com information.
Copyright 2022, Town of Castle Rock



TOWN OF CASTLE ROCK

Designated Truck Routes



From: Loretta Johnson
Sent: Friday, September 2, 2022 4:32 PM
To: Caryn Johnson
Cc: Jason Gray; Jack Cauley
Subject: Re: Freight Route

I just read the Town Council agenda about "Designated Truck Routes" in Castle Rock. I can not believe what I was reading! Plum Creek is no longer underdeveloped territory! It is currently one of the most--if not the MOST congested streets in town! Hello! There are established neighborhoods on either side of this street and more being developed as I write this! It is currently dangerous enough to try to get across 4 lanes of traffic to get out of The Oaks Subdivision the way it is, let alone trying to compete with road space with semis! Has anyone looked at how many accidents have been occurring because of the roundabouts? The sirens fly through here all the time! Then there's the sound factor--those big trucks have air brakes that make very distinctive loud noises and with the current speed limits, homeowners on either side of this road will get the delight of listening to this on an hourly basis. Douglas County Schools also has buses that stop on that road. I really wonder if semis will have the response time to prepare for that. There are also numerous "flashing light" pedestrian crosswalks that I don't think a semi could respond to fast enough, especially in situations like I saw today, where an elderly man on a bicycle punched the crosswalk light and then proceeded to walk his bike across the street without looking. Plus the width of a semi is considerably larger than that of a car and at this point I don't see any accommodations to enlarge the current lane widths. Regarding those roundabouts that abound on Plum Creek, I don't foresee a semi being able to navigate them using only one lane. What happens when events like the County Fair are held and we have a large amount of traffic on that road anyway, not to mention the many bike races that disrupt driving traffic flow when they are held? What about the fair parade that blocks that road for a good portion of the day? One more thought...as one is headed from Highway 86 onto Plum Creek and they decide they want to purchase gas or diesel at the 7-11 at Gilbert/Lake Gulch Road, is there enough room in the "turn lane" for a trucker to effectively pull their vehicle out of traffic? This is a disaster waiting to happen should this come to fruition!

Also the weed cutting issue from Gilbert up to The Oaks has not been addressed. Both sides of Plum Creek look very sad and it looks like this area is a deserted slum trailer park, rather than neighborhoods that people can be proud of...especially by the park at Gilbert and Plum Creek. No homeowner would be able to get by with that, why does the Town?

On a positive note, I want to THANK the team that worked on the remilling and asphaltting of the road to my sub-division. Those men labored hard in unrelenting heat, working hard to complete their task with as little interruption to my street's occupants as possible, and did a nice job of "clean-up" afterwards! Please be sure to let them know how much they are appreciated! It's nice to ride on smooth roads and not have the big hole at the bottom of Live Oak Road and Willow Oak Road!

Sincerely,
Loretta Johnson

AN ORDINANCE ADDING CHAPTER 10.12 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING TRUCK ROUTES

SEPTEMBER 6TH, 2022



PROJECT OVERVIEW

- ❖ **Purpose:** To establish a comprehensive Town of Castle Rock Designated Truck Route Program.
- ❖ **Goal:** Balance needs of trucking community with community quality of life needs and pavement lifespan maximization.



PROJECT EXPECTATIONS



Minimize pedestrian/truck interaction on non-arterials



Decrease noise along non-arterials



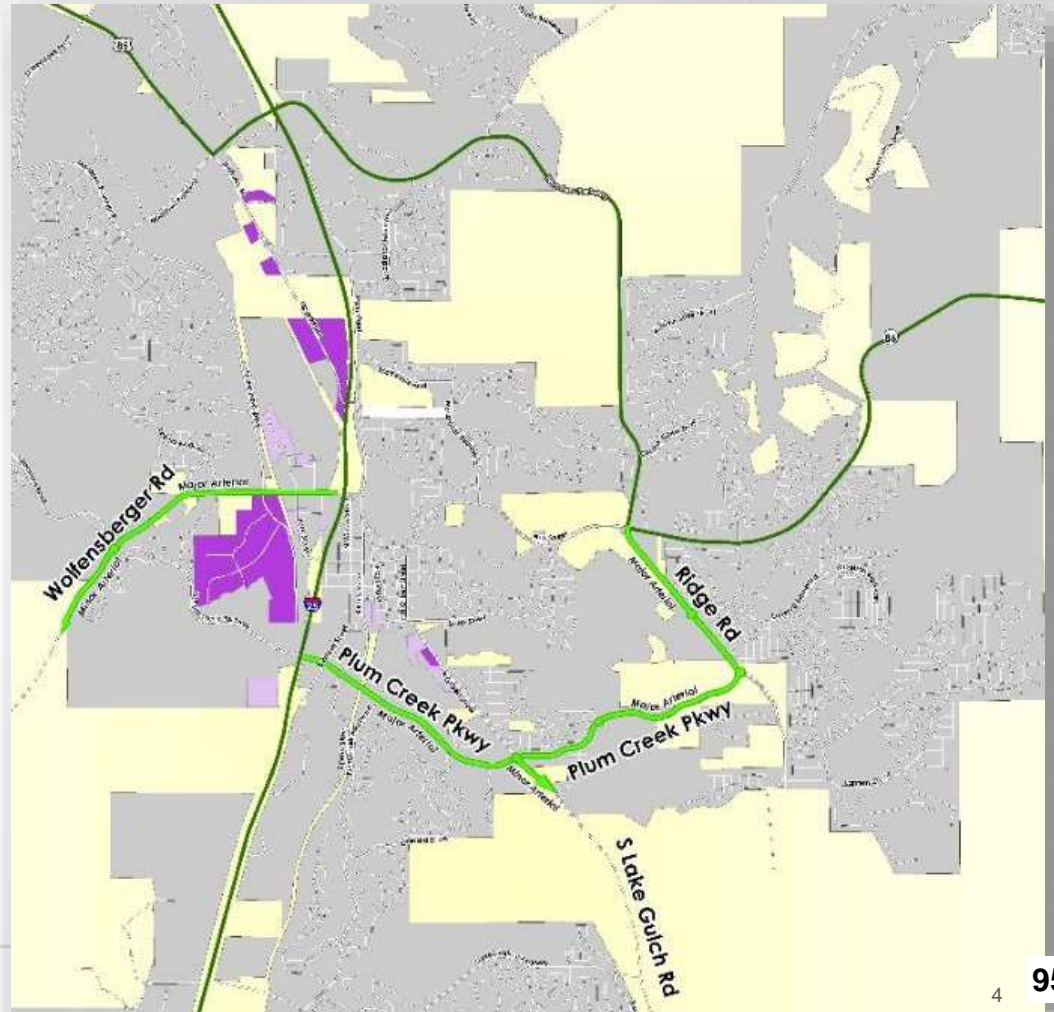
Increasing pavement life on roads not intended to have a lot of heavy truck traffic

MUNICIPAL CODE CHAPTER

- ❖ Purpose:
 - Protect public health, and safety, and decrease negative impacts from truck traffic to residential areas by reducing roadway wear and maintenance cost, noise, and pollution
- ❖ Truck Route Determination:
 - Definition of truck is a vehicle with gross weight of 10,000 or more pounds.
 - Town Council is authorized to determine and designate truck routes by resolution
- ❖ Exceptions:
 - Emergency vehicles, vehicles making local deliveries, vehicles operated by the Town, and trucks for construction, repairs, or maintenance of Town ROW
- ❖ Evidence of local business:
 - Drivers need to show delivery slip or other evidence of destination on non-truck route streets
 - Drivers with a valid Town issued construction permit would be able to use any roadway
- ❖ Violation:
 - First offense, \$500; Second offense, \$750; Third and subsequent offense, \$1000

TRUCK ROUTES

- Existing CDOT Routes
- Proposed Town Routes



PUBLIC & STAKEHOLDER ENGAGEMENT

❖ Stakeholders include:

- Residents
- Town Staff
- CDOT
- Douglas County
- Emergency services
- Economic Development Council
- Colorado Motor Carriers Association
- Trucking business community
- Local businesses
- Developers

❖ Engagement activities:

- January 2022 – Hand delivered notifications to businesses on Gilbert St
- February 2022 – Letter delivered to Colorado Motor Carriers Association
- April 18th, 2022 – Public Open House at Town Hall
- April – May 2022 – Online form submittals

FEEDBACK SUMMARY

❖ Summary of feedback:

- Supportive of keeping truck traffic from cutting through neighborhoods
- Concern for the ability to enforce the routes and perceived violations due to engine noise
- Concern of degradation of the roadway due to additional truck traffic
- Concern of added engine and road noise along the proposed routes
- Requests to lower the speed limit on Founders Pkwy
- Concern over roundabouts being too small for trucks to navigate
- Concerns over added trucks to the Town

EXISTING AND FORECASTED TRUCK TRAFFIC

Roadway	Location	Average Daily Traffic (ADT)	Existing Truck Volume (April 2022)	Existing Percent Trucks of ADT	Projected Truck Volume with Designated Truck Routes	Projected Percent Trucks with Designated Truck Routes
Founders Pkwy	North of Hwy 86	20,826	360	1.7%	427	2.1%
Ridge Road	North of Enderud Blvd	14,366	140	1.0%	207	1.4%
St Hwy 86	East of Founders Pkwy	17,635	315	1.8%	315	1.8%
Plum Creek Pkwy	East of Gilbert	21,749	168	0.8%	235	1.1%
Plum Creek Pkwy	Near Perry Street	22,938	174	0.8%	241	1.1%
Fifth Street	East of Woodlands	11,711	134	1.1%	15	0.12%
Wolfensberger Rd	West of Prairie Hawk	5,656	69	1.0%	69	1.0%

PLANNED NEXT STEPS

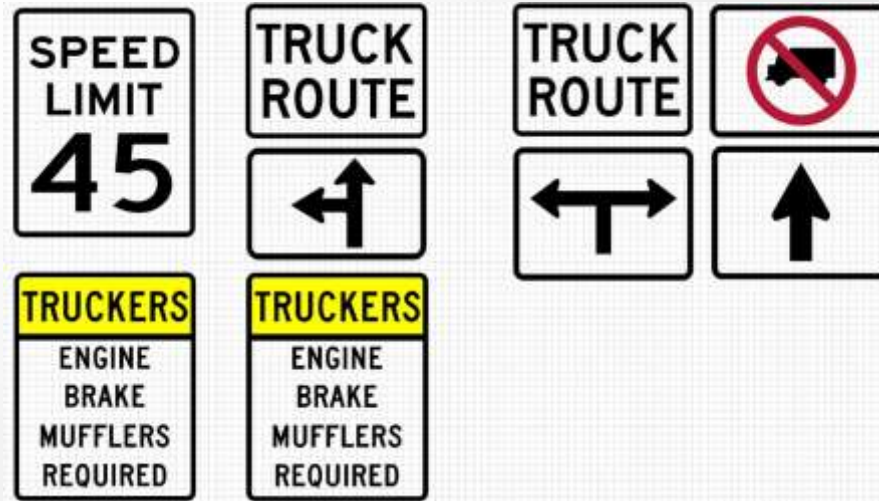
❖ Planned Implementation Outreach:

- Update website information on the Truck Route project page
- Issue a News Release regarding route approval, online and in social media
- Email update to stakeholders: Chamber, EDC, Colorado Motor Carriers Association, CDOT, and DC to help distribute news release
- Letter and email update to business stakeholders, announcing implementation, remind them of truck routes and fines for violations
- Public a notice in Your Town Talk (November edition)
- Attend other stakeholder meetings for project update as needed

PLANNED NEXT STEPS

❖ Planned Implementation Schedule:

- September – begin gathering necessary material and finalize sign locations
- October thru December – install signs between other on-going priorities



RECOMMENDATION

Public Works Commission unanimously recommended that Council approve the Ordinance by title and as presented by Staff.

PROPOSED MOTION

“I MOVE THAT TOWN COUNCIL APPROVE THE ORDINANCE AS INTRODUCED BY TITLE.”

ALTERNATIVE MOTIONS:

“I MOVE THAT TOWN COUNCIL APPROVE THE ORDINANCE AS INTRODUCED BY TITLE WITH THE FOLLOWING CHANGES _____”

“I MOVE THAT THIS ITEM BE MOVED TO A FUTURE TOWN COUNCIL AGENDA”



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 23. **File #:** ORD 2022-020

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Jeff Brauer, Director of Parks and Recreation

Ordinance Authorizing the Conveyance of Lot 1, The Meadows Filing 16 - Parcels 1,2,3 and 4, 4th Amendment to Douglas County School District RE-1 (First Reading)
[Clear Sky Elementary School]

Executive Summary

This agenda item is an Ordinance requesting the conveyance of Lot 1, The Meadows Filing 16 - Parcels 1,2,3 and 4, 4th Amendment to Douglas County School District (DCSD or the District) for the Clear Sky Elementary School site.

Meadows Filing 16 includes a 10.2472-acre school site that was dedicated to the Town of Castle Rock in 2004 by Castle Rock Development Company as required in The Meadows 4th Amendment to the Development Plan for the construction of an elementary school. The dedication was a result of the density of students in the surrounding area.

As is normal practice, the Town of Castle Rock holds possession of the property until the DCSD has funds to construct the facility. At that time, the Town typically transfers the property to the District.

DCSD completed construction of Clear Sky Elementary in 2007 but did not complete the plat required to convey the property. Town staff discovered the error in recent years and worked with the District to complete the plat in order to convey the property. The plat is now complete and recorded and the District has requested the transfer of the property.

Staff recommends the transfer to the District at this time.

Notification and Outreach Efforts

The project went through the Town review process in 2007.

History of Past Town Council, Boards & Commissions, or Other Discussions

The need for the school was established by the Douglas County School District through The

Item #: 23. File #: ORD 2022-020

Meadows PD 4th Amendment to the Development Plan.

Budget Impact

No budget impact.

Staff Recommendation

Staff recommends the approval of the Ordinance Authorizing the Conveyance of Lot 1, The Meadows Filing 16 - Parcels 1,2,3 and 4, 4th Amendment to Douglas County School District RE-1.

Proposed Motion

"I move to adopt the Ordinance as introduced by title, on first reading."

Alternate Motions

"I move to adopt the Ordinance as introduced by title, with the following changes _____ on second reading."

"I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed.)"

Attachments

Ordinance
Exhibit 1 - Map

ORDINANCE NO. 2022-

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF LOT 1, THE MEADOWS
FILING 16 – PARCELS 1, 2 ,3 AND 4, 4TH AMENDMENT TO DOUGLAS
COUNTY SCHOOL DISTRICT RE-1**

WHEREAS, in 2004, the Castle Rock Development Company dedicated to the Town of Castle Rock, Colorado (the “Town”) a 10.2472-acre site (the “Property”) as required by Meadows Filing 16 4th Amendment for the construction of an elementary school; and

WHEREAS, in the normal course of practice, the Town retains possession of the Property until the Douglas County School District (the “District”) obtains funds to construct the elementary school; and

WHEREAS, the District completed construction of Clear Sky Elementary School in 2007; and

WHEREAS, the Town has since worked with the District to complete the plat such that the conveyance could be made to the District; and

WHEREAS, pursuant to Section 14.02.040.A of the Town Municipal Code (the “Code”), Town Council may approve the disposition of real property so long as such disposition is in compliance with Section 31-15-713, C.R.S; and

WHEREAS, pursuant to Section 31-15-713(1)(b), C.R.S., the governing body of a municipality has the power to sell and dispose of the Property through an ordinance; and

WHEREAS, as the plat has been completed and recorded, Town staff recommends Town Council convey the Property to the District.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Authorization. In accordance with the Code and State statute, the Town hereby authorizes the conveyance of a fee interest in the Property described in the attached ***Exhibit I*** to the District. The Mayor and other proper Town officials are hereby authorized to execute the appropriate conveyance documents by and on behalf of the Town.

Section 2. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgement shall not affect the remaining provisions of this ordinance.

Section 3. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 6th day of September, 2022, by a vote of ___ for and ___ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 6th day of September, 2022, by the Town Council of Castle Rock by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

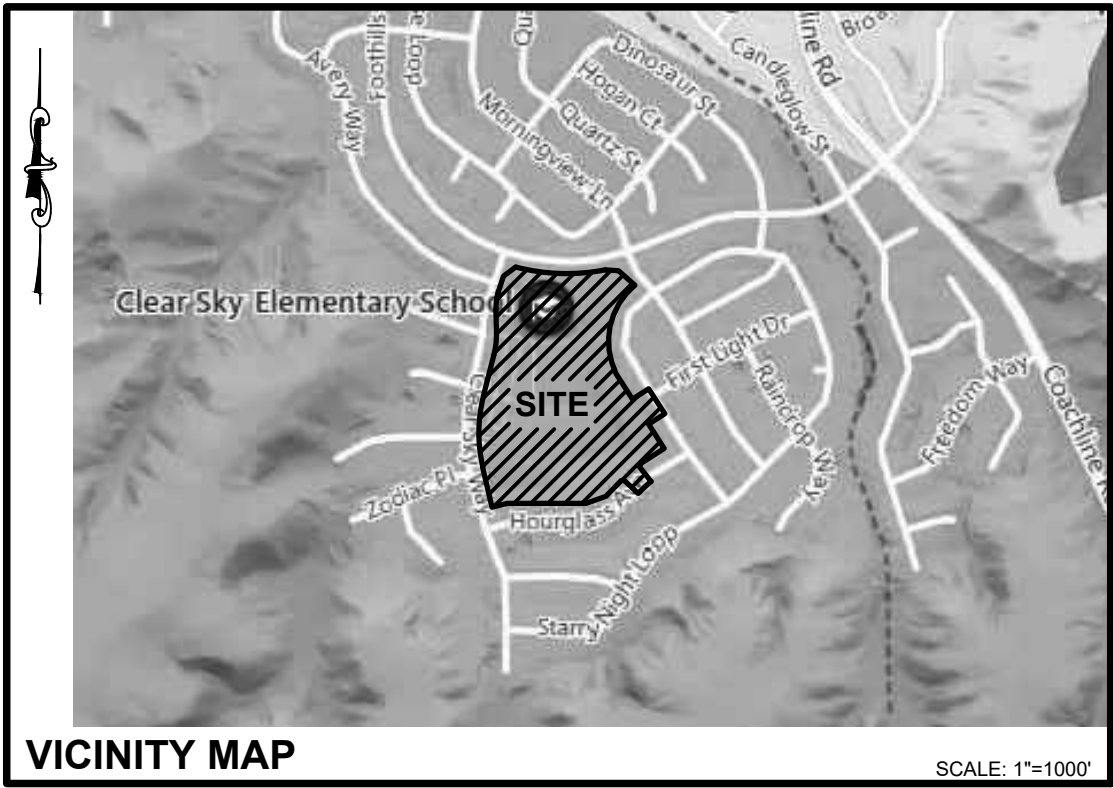
Approved as to content:

Michael J. Hyman, Town Attorney

Jeff Brauer, Director of Parks and Recreation

THE MEADOWS FILING NO. 16 - PARCELS 1, 2 , 3 & 4, 4TH AMENDMENT

A REPLAT OF TRACT 1-N THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4
SITUATED IN THE SW 1/4 OF SECTION 4, T.8S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 3
COVER SHEET



PURPOSE:

THE SOLE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE TRACT 1-N INTO ONE LOT AND ONE TRACT, VACATE AN EXISTING 20' UTILITY EASEMENT RECORDED AT RECEPTION NO. 2004105760 AND DEDICATE UTILITY AND SIDEWALK EASEMENTS.

LEGAL DESCRIPTION:

TRACT 1-N, THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4 ACCORDING TO THE RECORDED PLAT AT RECEPTION NUMBER 2004105760 THEREOF, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (892,866 SQUARE FEET) 20.4974 ACRES.

CERTIFICATE OF DEDICATION AND OWNERSHIP/DEVELOPER:

THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT, ONE TRACT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "THE MEADOWS FILING NO. 16-PARCELS 1, 2, 3 & 4, 4TH AMENDMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON, AND FURTHER BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE SIDEWALK AND SIGHT DISTANCE EASEMENTS SHOWN HEREON.

OWNER:

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION.

SIGNED THIS _____ DAY OF _____, 20__.

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__.

MAYOR _____ ATTEST: TOWN CLERK _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LOT SUMMARY TABLE

LOT/TRACT	SQUARE FEET	ACRES	FUTURE OWNERSHIP/SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
LOT 1	446,369	10.2472	DOUGLAS COUNTY SCHOOL DISTRICT RE-1	SCHOOL	
TRACT C	446,497	10.2502	TOWN OF CASTLE ROCK	PUBLIC LAND DEDICATION	O.S./ACCESS/DRAINAGE/UTIL
TOTAL	892,866	20.4974			

OWNER:

DOUGLAS COUNTY SCHOOL DISTRICT RE-1
2812 NORTH HIGHWAY 85, BLDG E
CASTLE ROCK, COLORADO 80109

OWNER:

TOWN OF CASTLE ROCK 100
NORTH WILCOX STREET
CASTLE ROCK, COLORADO 80104

SURVEYOR:

ENGINEERING SERVICE COMPANY 1300
SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012

GENERAL NOTES:

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 2021-064 PREPARED BY CASTLE ROCK TITLE CO. AS AGENT FOR ATTORNEYS TITLE GUARANTY FUND, INC., WITH A COMMITMENT DATE OF JANUARY 13, 2022, AT 7:45 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN WITH AN ASSUMED BEARING OF N89°51'17"W BETWEEN A CUT CROSS IN STONE AT THE SOUTH 1/4 CORNER OF SAID SECTION 4 AND A #5 REBAR & 3-1/4" ALUMINUM CAP AT THE EAST 1/16 CORNER SEC 4/9 OF SAID SECTION 4.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0169G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE 20' UTILITY EASEMENT CREATED BY THE FINAL PLAT FOR THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4 DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THIS EASEMENT.
- TRACT C IS TO BE DEDICATED AS PUBLIC OPEN SPACE TO THE TOWN OF CASTLE ROCK AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- THE EASEMENT AREAS WITHIN LOT 1 SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

TITLE CERTIFICATE:

I, _____ BEING AN AUTHORIZED REPRESENTATIVE OF CASTLE ROCK TITLE CO. LLC, AS AGENT FOR ATTORNEYS TITLE GUARANTY FUND, INC., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS _____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE _____

INSURANCE COMPANY _____

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__, BY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3, & 4, 4TH AMENDMENT UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERTY SHOWS SAID SUBDIVISION.

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE PLAT SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

DATE OF SURVEY: NOVEMBER 12, 2021.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES' APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK,

COLORADO ON THE _____ DAY OF _____, 20__.

DIRECTOR OF DEVELOPMENT SERVICES _____

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: _____ TOWN OF CASTLE ROCK

TOWN CLERK _____ TOWN MANAGER _____

DATE _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT _____ ON THE _____ DAY OF _____, 20__, RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

ENGINEERING SERVICE COMPANY

Creative Solutions Since 1984

14190 East Evans Avenue

Aurora, Colorado 80014

P 303.337.1393

F 303.337.7481

T/F 1.877.273.0659

Survey No. 21-147-P

Project No. 1563.1

Date: 11/12/2021

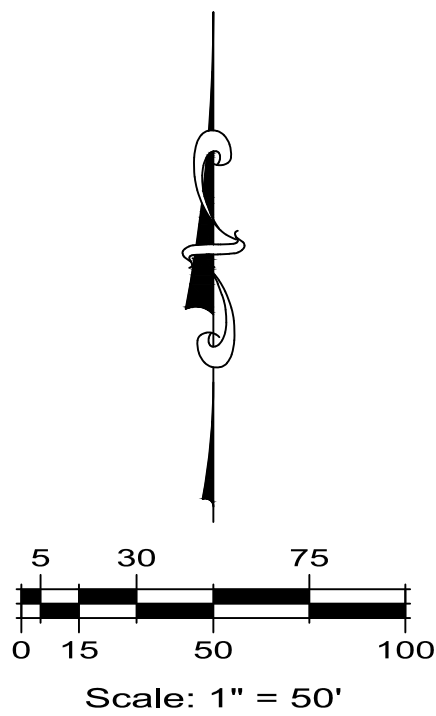
Field Book No. -

Revised: 05/05/2022

THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, 4TH AMENDMENT

A REPLAT OF TRACT 1-N THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4
SITUATED IN THE SW 1/4 OF SECTION 4, T.8S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 3
PLAT SHEET



LEGEND

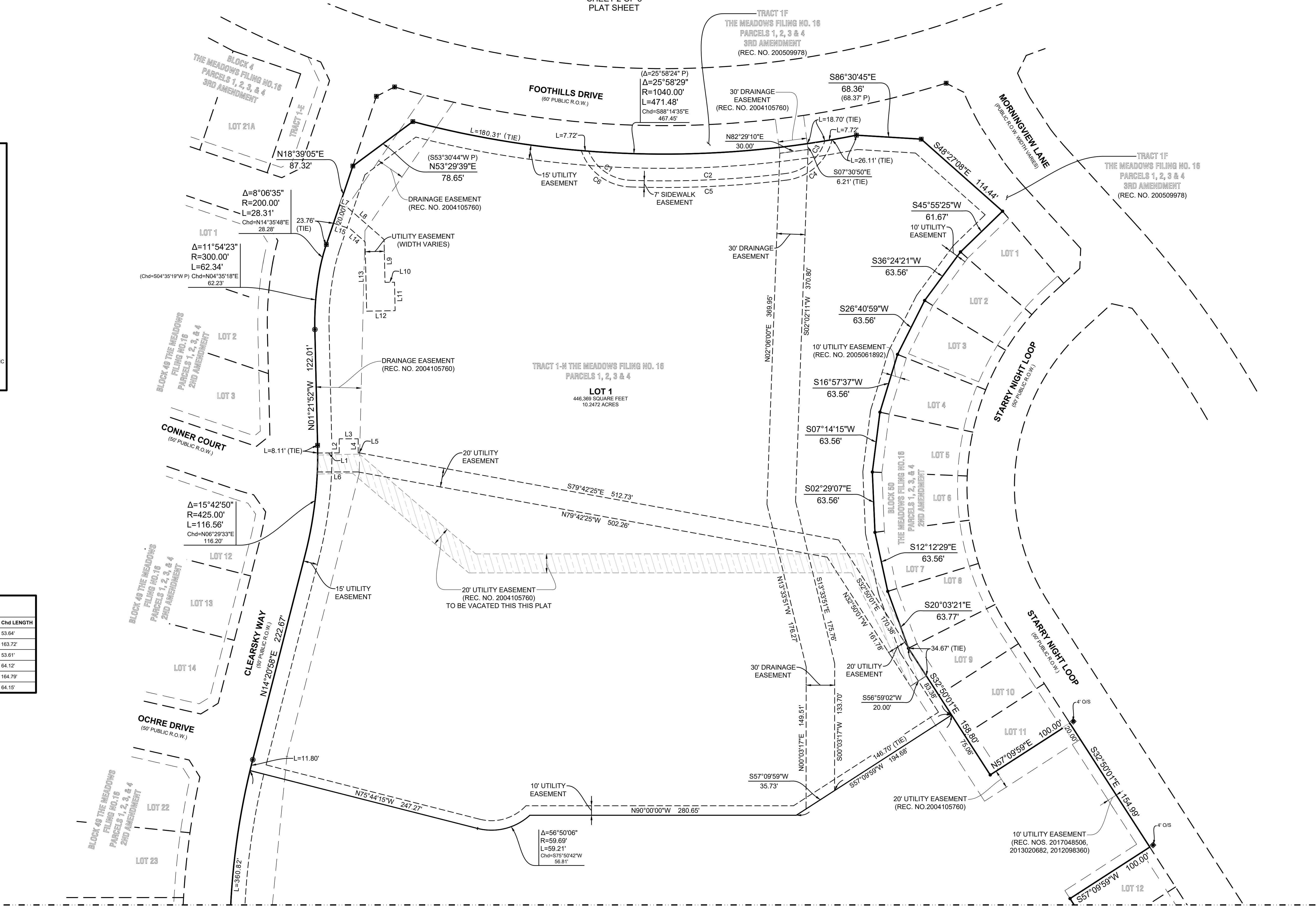
- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- NEW LOT LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- BK. PG. BOOK AND PAGE
- REC. NO. RECEPTION NUMBER
- (XX.XX' P) PER THE RECORDED PLAT OF THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4 (REC. NO. 2004105760) IF DIFFERENT FROM AS-MEASURED
- ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
- ALIQUOT CORNER
- SET NAIL & 1" BRASS TAG STAMPED "ESC LS 33202"
- FOUND REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
- FOUND NAIL & 1" BRASS TAG STAMPED "AZTEC LS 36567"

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N89°57'36"E	22.66'
L2	N00°00'00"E	14.87'
L3	N90°00'00"E	20.00'
L4	S00°00'00"E	14.86'
L5	N89°57'36"E	1.55'
L6	S89°57'36"W	42.79'
L7	S71°20'55"E	9.42'
L8	S48°50'55"E	50.29'
L9	S01°18'25"E	45.16'
L10	N89°03'21"E	10.00'
L11	S01°18'25"E	30.00'
L12	S89°03'21"W	30.00'
L13	N01°18'25"W	73.01'
L14	N48°50'55"W	20.85'
L15	N71°20'55"W	18.51'

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	65°51'54"	49.33'	56.71'	S55°10'10"E	53.64'
C2	8°47'20"	1068.33'	163.88'	N87°30'13"E	163.72'
C3	65°49'57"	49.33'	56.68'	N50°11'34"E	53.61'
C4	69°23'04"	56.33'	68.21'	S48°25'01"W	64.12'
C5	8°47'20"	1075.33'	164.95'	S87°30'13"W	164.79'
C6	69°24'50"	56.33'	68.24'	N53°23'42"W	64.15'



MATCH LINE SEE SHEET 3

ESC
ENGINEERING
SERVICE
COMPANY

Creative Solutions Since 1984
CHD ENGINEERS & LAND SURVEYORS
engineering@escserviceco.com

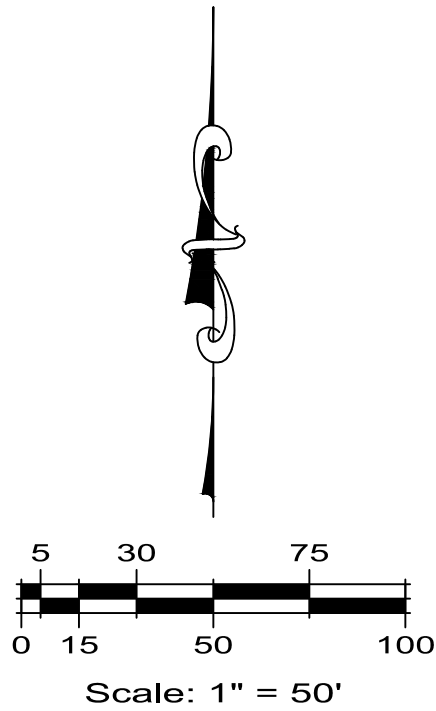
14190 East Evans Avenue
Aurora, Colorado 80014

P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

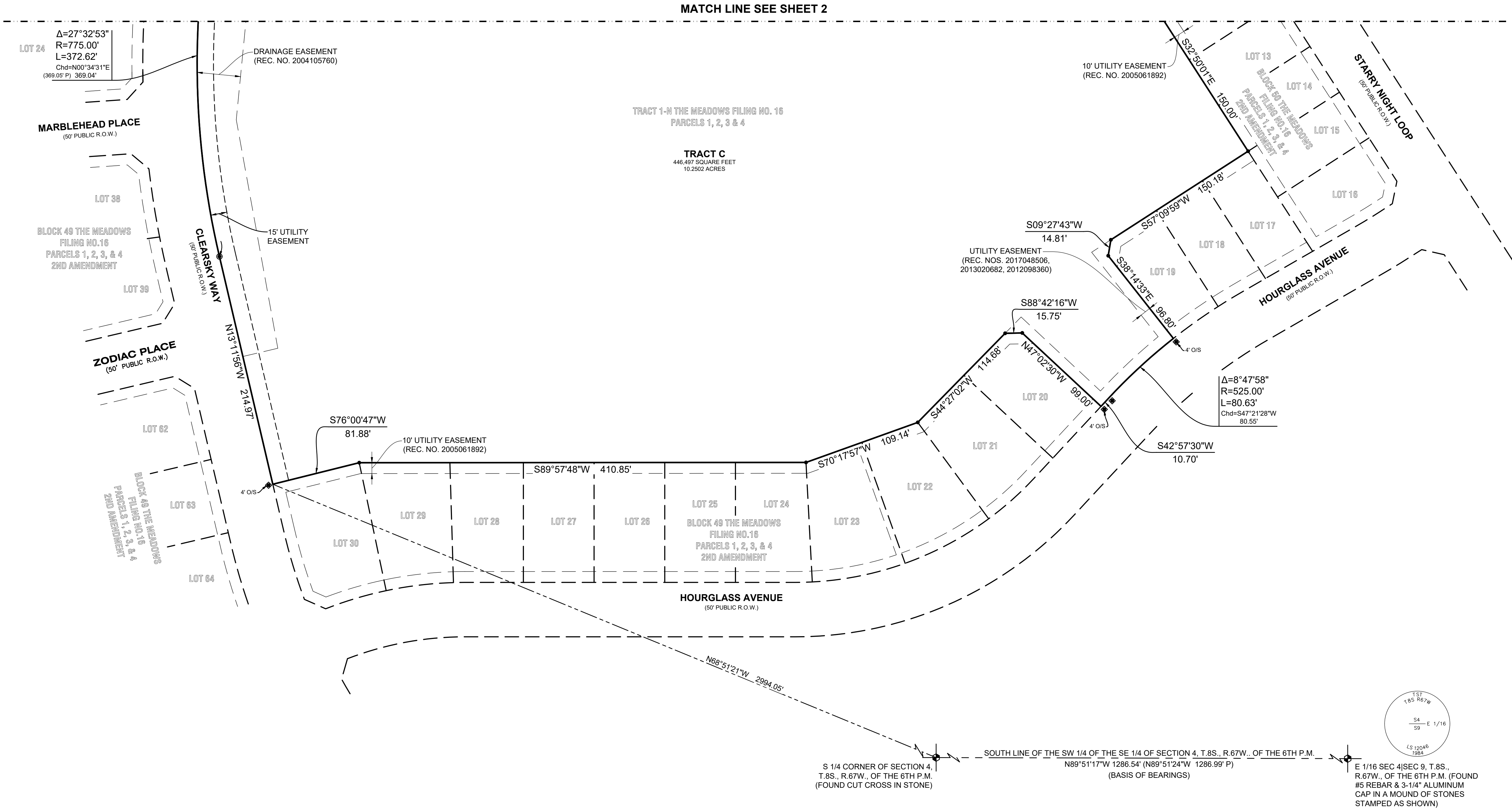
Survey No. 21-147-P
Project No. 1563.1
Date: 11/12/2021
Field Book No. -
Revised: 05/05/2022

THE MEADOWS FILING NO. 16 - PARCELS 1, 2 , 3 & 4, 4TH AMENDMENT

A REPLAT OF TRACT 1-N THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4
SITUATED IN THE SW 1/4 OF SECTION 4, T.8S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3
PLAT SHEET



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	RIGHT-OF-WAY
	LAND SURVEYOR NUMBER
	BOOK AND PAGE
	RECEPTION NUMBER
	PER THE RECORDED PLAT OF THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4 (REC. NO. 2004105760) IF DIFFERENT FROM AS-MEASURED
	ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
	ALIQUOT CORNER
	SET NAIL & 1" BRASS TAG STAMPED "ESC LS 33202"
	FOUND REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
	FOUND NAIL & 1" BRASS TAG STAMPED "AZTEC LS 36567"



ESC
ENGINEERING
SERVICE
COMPANY

Creative Solutions Since 1984
Civil Engineers, Land Surveyors
engineering@escvco.com

14190 East Evans Avenue
Aurora, Colorado 80014

P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No.: 21-147-P
Project No.: 1563.1
Date: 11/12/2021
Field Book No.: -
Revised: 05/05/2022

**ORDINANCE AUTHORIZING THE CONVEYANCE OF
LOT 1, THE MEADOWS FILING 16 –
PARCELS 1, 2, 3, AND 4,
4TH AMENDMENT TO
DOUGLAS COUNTY SCHOOL DISTRICT RE-1
(FIRST READING)**



SEPTEMBER 6, 2022

MEADOWS FILING 16

- Includes a 10.2472-acre school site
- Dedicated to the Town in 2004 by Castle Rock Development Company for the construction of an elementary school
- DCSD completed construction of Clear Sky Elementary in 2007
- Staff has worked with District to complete surevy plat
- Staff now recommend conveying the property to the District, as is normal practice
- No budget impact



PROPOSED MOTION

“I move to approve the Ordinance as introduced by title.”

ALTERNATE MOTIONS

“I move to approve the Ordinance as introduced by title, with the following changes on second reading.”

“I move to continue this item to the Town Council meeting on (date) to allow additional time to (list information needed).”



THANK YOU
QUESTIONS?



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/6/2022

Item #: 24. **File #:** DIR 2022-017

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, PE, Director of Castle Rock Water
Matt Benak, PE, Water Resources Manager
David van Dellen, PE, Stormwater Manager
Rick Schultz, Water Efficiency Supervisor
Linda Gould, Water Efficiency Specialist
Tina Close, Plan Review Supervisor

Discussion/Direction: Proposed Amendments to Sections 4.04, 13.12, and 15.48.020 of the Castle Rock Municipal Code Related to Water Dedication, Public Services, and Landscape and Irrigation Criteria Manual [*Entire Castle Rock service area*]

Executive Summary

The purpose of this memorandum is to seek Town Council direction regarding proposed amendments to Sections 4.04, 13.12, and 15.48.020 of the Town of Castle Rock Municipal Code related to water dedication, public services, and the Landscape and Irrigation Criteria Manual (see **Attachment A**). A summary of the code changes is provided as **Attachment B**.

One of Castle Rock Water's strategic goals is to achieve a per capita demand of 100 gallons per capita per day (gpcd) by 2050. With the current 5-year average at 118.4 gallons per person per day, this would account for an additional 15.5% decrease in water use and essentially would act as a new source of supply.

The one water conservation measure that likely will have the most impact will be a major limitation of turf grass for lawns. This conservation measure was identified in the 2021 Water Resources Strategic Master Plan adopted by Town Council on April 19, 2022. The Town already prohibits the use of Kentucky bluegrass (*Poa pratensis*) for all new construction turf grass areas. However, with nearly half of the Town's annual water use still going to outdoor demands, major limitations on turf grasses for new development will be an important way to reduce demands going forward. Instead of turf grass for yards, Castle Rock Water recommends a *ColoradoScape* design be installed in the front and back yards of new homes. As defined in the Landscape and Irrigation Criteria Manual, *ColoradoScape* is "[a] natural landscape which uses low to very low water [less than ten (10) inches of water per year] plant material which blends in with the native Castle Rock landscapes. Plant

material must be maintained in its natural form, utilizing a combination of hardscape and landscape materials which provide a variety of colors, textures, sizes, shapes and seasonal interest.”

Staff has estimated the reduction in outdoor irrigation necessary to meet the Town’s water conservation goal. If the Town no longer allows turf grass for any new front yards (it is the intention going forward that residential front yards will only be allowed to have a ColoradoScape design); limits backyards to no more than 500 square feet (sf) of irrigated turf; and the assumption is made that 125,000 people will be the ultimate population served, then the Town could see a reduction of 52% of future outdoor water use (based on what the outdoor water use would be without further turf limitations than today). This kind of reduction will allow the Town to achieve its water conservation goal. When present, swimming pools and water features will reduce the total amount of turf allowed by an equal area.

For non-residential customers, including apartment complexes, condominiums, townhomes, homeowners associations (HOA) common areas, and commercial businesses, the focus will be to eliminate non-functional turf. Non-functional turf is defined as those areas of turf where play or recreational activities cannot or do not take place. Passive use areas still will be necessary to walk dogs, recreate, or simply gather informally. Smaller areas of turf still can be installed for these passive uses although other options certainly will be encouraged and considered. ColoradoScape will be required where passive use areas are not in place. ColoradoScape areas will utilize point-source drip, inline drip tubing, or sub-surface drip irrigation.

If the Town’s existing customers (approximately 80,000 people) are able to reduce water consumption from 118 gallons per person per day to 100 gallons per person per day, the water use savings would represent approximately 1,610 acre feet per year (AF/yr). This kind of savings would reduce the need to develop new water supplies, potentially avoiding \$56 million to over \$72 million in future investments.

The new turf limits would go into effect on January 1, 2023 for all new homes issued building permits after that date. Because the new turf limits would take water conservation for new homes to a much higher level than current standards in the Town, the incentive programs currently being offered for water efficient new homes would become irrelevant. This includes Castle Rock Water’s 0.67 Single Family Equivalent (SFE) tap program and the Water Efficiency Plan (WEP) program. As part of the change to the new turf limits, Castle Rock Water recommends the discontinuation of these two programs. Instead, new homes after January 1, 2023, would pay reduced system development fees (SDFs) consistent with the fact that these homes will use less water than the current SFE. Staff proposes that all new homes after January 1, 2023 will have the potential to pay SDFs consistent with the 0.6 of an SFE which is the equivalent amount of water that these new homes are expected to use. Final SDFs will still be calculated based on equivalent flow through the meter, and as such, houses with significantly more fixtures may see SDFs above 0.6 of an SFE. SDFs will be calculated on a prorated scale from 0.67 SFE to 1.0 SFE similar to how they are currently calculated for WEPs. This will result in a potential savings of over \$16,000 per new home on SDFs based on proposed 2023 SDFs for the various enterprise funds.

Castle Rock Water also recommends changes to the groundwater bank tracking requirements. Homes built under these new code changes will debit the water bank for a typical development based

on the water demand requirement determined at the time of plat or site development plan approval and would be amended if changes are made after approval.

Due to the importance of ensuring the correct landscape is installed for both the front and backyards of new homes, Castle Rock Water will be strongly incentivizing that home builders install both the front and back yards. This is because it will cost Castle Rock Water staff significant labor and time to ensure that backyards, when installed by new residents, meet the new requirements. It is much more cost effective from a Castle Rock Water labor standpoint to have this work done by the home builder instead of the new home owner. In addition, this approach will ensure that landscapers that have the Qualified Water Efficient Landscaper (QWEL) training and registration with the Town do the work. Finally, having the home builders install the backyards will ensure that the water budget for each home actually matches the landscape installed. If home builders choose not to install both the front and backyards, then they will not receive the above described discounted SDF and will instead be required to pay the full fees associated with 1.0 SFE. In addition, these home builders will still be required to provide a backyard landscape design for the house that will set the initial water budget for the house and that the new homeowner can have installed.

Notification and Outreach Efforts

Castle Rock Water staff presented the information to:

- The Economic Development Council (EDC) on May 10, 2022 and June 17, 2022
- The EDC Water Subcommittee on December 17, 2021, January 21, 2022, February 18, 2022, March 18, 2022, April 15, 2022, May 20, 2022, June 17, 2022, July 15, 2022 and August 19, 2022.
- Town of Castle Rock Contractor's Luncheon, introduced on December 15, 2021, re-introduced on March 16, 2022, with a formal presentation on May 18, 2022, and additional outreach on August 17, 2022.
- The Homebuilders Association on May 10, 2022 and May 24, 2022.
- The Developer's Roundtable on August 17, 2022.
- The Economic Development Council Executive Board on August 18, 2022.

The concept also was part of presentations made to different organizations on the 2021 Water Resources Strategic Master Plan, including the Rotary Club of Castle Rock, the Chamber of Commerce's Government Interest Committee, the Republican Breakfast, the Developers Roundtable several times and at an Open House at Castle Rock Water.

History of Past Town Council, Boards & Commissions, and Other Discussions

The concept was presented to the Castle Rock Water (CRW) Commission on February 23, 2022 and March 23, 2022 as part of presentations on the 2021 Water Resources Strategic Master Plan. The CRW Commission was supportive of the concept.

This concept was first introduced to Town Council on April 19, 2022 as part of the discussion and approval of the 2021 Water Resources Strategic Master Plan.

CRW Commission reviewed the ordinance at the August 31, 2022 meeting and recommended Council approval of the ordinance as introduced by staff.

Discussion

The Town of Castle Rock resides in a semi-arid, high desert climate receiving only 15 inches of annual precipitation on average. Much of the turf grass that has been planted around the community may require twice that amount of water to survive. Because of the demand that irrigating turf grass places on our water resources, Castle Rock Water has been offering rebates for turf removal since 2009. Other entities around the front range have similar programs, such as Centennial Water and Sanitation District serving Highlands Ranch, and the City of Aurora. In fact, Aurora has passed an ordinance requiring no turf in front yards and a 500 sf limit of turf in backyards similar to what Castle Rock is proposing. The turf replacement trend has now found state-wide support with the passage of House Bill HB22-1151 in June 2022. This new law provides an estimated four million dollars to be spent over the next two years to help land owners convert their yards from turf to xeriscape (similar to the Town's ColoradoScape) landscapes. Some of the monies will be allocated to local governments (such as Castle Rock), who have existing turf replacement programs.

Reducing the amount of plant material that requires irrigation in Castle Rock's service area also will help with water demand management. The Town has used mandatory water management for landscape irrigation since 1985 by providing an alternating irrigation schedule. Castle Rock's water demands in the summer often spike to 4 to 5 times of what the demands are during the winter months putting strain on the water treatment, pumping, storage, and distribution infrastructure around the community.

For many years, Castle Rock Water has offered what is called the "0.67 SFE program." Under this current program, a home that is not covered under a Water Efficiency Plan (WEP), that has a potential maximum flow rate through a meter of 20 gallons per minute (gpm) or less (which includes fixture counts for in-home and outdoor irrigation) and less than 1,400 square feet (sf) of total irrigated area will currently save \$12,297 in system development fees (SDF). **Homes built under the 0.67 SFE program require the home builder to install both the front yard and the backyard landscaping at the time of construction.** Currently, there are 1,957 homes with a 0.67 SFE designation in Castle Rock.

A WEP home is given a 2 gpm credit for the indoor domestic water, which in many cases, allows them to meet a 0.67 single family equivalent (SFE) category. If the total indoor gpm, with 2 gpm credit plus outdoor irrigation is less than 20 gpm, they are charged for 0.67 SFE. If a home is over 20 gpm, the Town prorates the system development fee (SDF) between the actual SFE and 1 SFE. Those savings could be up to \$12,297. To date, the Town has not had a WEP home go over 0.79 SFE, which equates to a savings of \$7,826. **WEP homes also have to provide front and back yard landscape**, but do not have to meet the 1,400 sf total irrigated area, since they follow the water efficiency plan stipulations. To date, there are 345 homes with a WEP designation. Both the 0.67 SFE and WEP programs no longer will be relevant with the proposed changes to the landscape requirements. As such, the ordinance amendments described in this memorandum recommend discontinuation of the programs and removal of the incentives offered under them.

It is important to note that there will be an incentive under the new landscape criteria that will replace these existing incentives. Most houses under the new landscape criteria will achieve a 0.6 SFE designation by achieving a maximum flow rate through the meter of 18 gpm and will pay SDFs consistent with 0.6 of an SFE. SDFs will still be calculated based on the maximum calculated flow rate through a meter so homes with more fixtures may not achieve 18 gpm. CRW is recommending that we prorate fees between 0.67 SFEs and 1.0 SFE similar to what is currently done for houses built under a WEP. Potential savings on proposed 2023 SDFs could be as high as \$16,000, higher than the maximum savings offered today under the 0.67 SFE Program and the WEP. **This incentive will only be offered if a home builder installs both the front and backyard landscape consistent with Castle Rock Water's existing incentive programs.**

Castle Rock Water contracted with Norris Design, a local landscape and irrigation design and consulting firm, to prepare a series of lot-specific typical designs and water use analysis for ColoradoScape designs. Their scope includes a comprehensive design guideline (see **Attachment C**). These typical designs were used to estimate actual water use for the new homes. The calculated values are approximately half of a typical home in Castle Rock.

From this design guideline, cost estimates were solicited from several local production installation contractors. The preliminary estimates received have indicated the cost of ColoradoScape to be equal to or less than the cost of a similar traditional turf-centric landscape (see **Attachment D**). An in-depth landscape and irrigation design has been created and currently is being distributed to the same group of contractors for further cost comparison. The reduced SDF will also help cover any additional costs for home builders to install a ColoradoScape.

During the public outreach process for the proposed landscaping changes, some stakeholders expressed concerns regarding potential impacts to foundation design for residential construction. The Town has consulted with Ground Engineering to provide a geotechnical opinion regarding this matter. Based on this consultation, Castle Rock Water believes home builders can develop appropriate designs for foundations based on the new turf limits.

Finally, Castle Rock Water retained Wright Water Engineers, Inc., to perform an engineering analysis of stormwater implications due to the proposed limitations of irrigable turf area. This analysis is necessary to understand the potential impacts to storm drainage infrastructure and water quality on residential development as a result of restricting the maximum allowable turf and implementing ColoradoScape landscape standards. Castle Rock Water should have the results of their study by December 2022.

Budget Impact

There is no significant anticipated additional cost to the Town if Council approves the proposed code amendment. Some minor administrative work may be needed. The major impacts are to revenues from SDFs and savings on future water resources capital project needs. Since homes built under the new code will use significantly less water, a reduced SDF as low as 0.6 of the current SDF is being proposed. This will reduce SDF revenues by millions of dollars. If Castle Rock Water achieves its goal in additional water conservation, however, the savings in future capital investment needs could be \$56 to \$72 million based on present values. The proposed changes will help reduce outdoor

water usage and, therefore, reduce the total amount of renewable water needed in the future and reduce the future peak water demands placed on the system to meet the summer irrigation demands of the community. The changes will also push some capital investments further out into the future. All of these impacts will save both existing rate payers and future customers on rates and fees. This is because less infrastructure and smaller infrastructure can be installed which ultimately will be less costly to operate and maintain and rehabilitate and replace in the long term.

For 2022, the SDFs for 0.67 SFE homes are \$24,771 and for a standard ¾" tap home are \$37,068. Average monthly water use for 0.67 SFE homes has been 5.04 kgal/month and for a standard ¾" tap home is 7.72 kgal/month. Preliminary calculations for the proposed new residential program indicate that estimated outdoor annual water usage will be 12,550 gallons on average. This is about 41% of the current estimated outdoor annual water use of a current 0.67 SFE home and the new program would have an estimated total annual water use of approximately 70% of a current 0.67 SFE home. This means new houses under the program will be approximately 0.47 SFE homes relative to our standard ¾" tap assuming the estimates by Norris Design hold true. In recognition of this, staff is proposing to allow the system development fee for new homes subject to the new requirements after January 1, 2023, to go as low as \$25,231.80 which is 60% the proposed 2023 standard ¾" tap for Water, Wastewater and Renewable Water. Castle Rock Water will continue with our annual rates and fees study and update future SDFs for homes meeting the new standard in accordance with the result of the future studies.

In 2021, there were 404 homes of the total 959 built that were 0.67 and WEP homes. If we assume the same percentage of homes will be 0.67 and WEP homes in 2023, then system development fee revenues will be reduced by an estimated \$7.4 million assuming that SDFs in 2023 are the same as they are in 2022. The good news is future capital costs also will be reduced significantly to serve the new homes as a result of the large reduction in water use. Furthermore, operating revenues will be reduced for new homes constructed after 2023 relative to existing homes due to the reduced outdoor usage and the fact that indoor water rates are lower than outdoor water rates. Revenues for these future houses are estimated to be 60% of current typical homes. These revenues and the required capacities for new capital projects will be incorporated into future rates and fees studies.

Recommendations

"I move to approve the changes as proposed, and direct staff to bring the Ordinance for Council consideration at the September 20, 2022 Council Meeting."

Attachments

Attachment A:	Draft Ordinance
Exhibit 1:	Draft Manual
Attachment B:	Summary of Changes to the Manual
Attachment C:	ColoradoScape Design Guidelines
Attachment D:	Cost Evaluations on Coloradoscape verse Turf

ORDINANCE NO. 2022-

**AN ORDINANCE AMENDING CHAPTERS 4.04 AND 13.12 OF THE
CASTLE ROCK MUNICIPAL CODE AND ADOPTING THE UPDATED
2022 TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION
CRITERIA MANUAL, AS ADOPTED BY REFERENCE IN SECTION
15.48.010 OF THE CASTLE ROCK MUNICIPAL CODE**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is a home rule municipal corporation and the Town Council is empowered to adopt such ordinances as are necessary and convenient to protect the health, safety and welfare of the community; and

WHEREAS, the Town Council has determined the necessity of adopting regulations and standards pertaining to landscape and irrigation installation and construction in the Town; and

WHEREAS, the Castle Rock Water Commission has reviewed the updated 2022 Town of Castle Rock Landscape and Irrigation Criteria Manual (“Landscape Manual”) and has recommended that the Landscape Manual be adopted by the Town Council; and

WHEREAS, the changes to the Landscape Manual are made in order to promote water conservation, reduce peak demand on infrastructure, reduce the total renewable water supply needed for future use, and reduce the long-term cost of water for the community; and

WHEREAS, the changes to the Landscape Manual are applicable only to new homes built in Castle Rock on or after January 1, 2023; and

WHEREAS, a copy of the Landscape Manual has been filed with the Town Clerk and a public hearing has been held regarding its adoption before the Town Council as required by Town regulations and Section 31-16-203, C.R.S; and

WHEREAS, additionally, Town staff recommends certain changes to the Town of Castle Rock Municipal Code (the “Code”) related to water dedication and public services to assist Castle Rock Water in achieving its long-term strategic goals.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Adoption. The Town Council hereby adopts the 2022 Town of Castle Rock Landscape and Irrigation Criteria Manual in the form on file with Town Clerk and as presented to the Town Council at the public hearing.

Section 2. Amendment. Section 4.04.050 of the Code is amended to read as follows:

4.04.050 Required dedication of groundwater rights with land use approval.

- A. Annexation. All groundwater rights to the Denver Basin groundwater underlying the annexed property shall be conveyed to the Town concurrently with and as a condition to the annexation. The severance of ownership or control of the groundwater rights from the annexed property shall preclude its annexation as the Town Council may determine in its sole discretion. The total development entitlements granted annexed property through concurrent zoning approval shall be limited to the development credit (as calculated pursuant to Section 4.04.080) realized from the required groundwater rights conveyance, absent a finding of the Town Council that the exceptional nature of the development proposed warrants special dispensation, such as preservation of open space, landforms or vistas of community-wide significance or interest, significant primary employment generation, or enhanced urban design and community amenities and aesthetics. ~~Regardless of any other conditions, implementation of a water efficiency plan in accordance with Section 4.04.120 is a requirement of annexation.~~ In the event that the Town Council finds that the development proposal merits special dispensation, the development agreement shall prescribe the supplemental water resource dedication and/or cash-in-lieu payment required to support full development of the annexed property.

Section 3. Amendment. Section 4.04.080 of the Code is amended to read as follows:

4.04.080 Manner of compliance.

- B. Water demand. The gross water production required to support the Town's service commitment to annexed property shall be calculated at 0.55 AF per single-family equivalent (SFE) assignment made under Subsection 13.12.080.A of the Municipal Code; provided, however, THAT FOR PURPOSES OF CALCULATING WATER RIGHTS DEDICATION REQUIREMENTS, AN SFE ASSIGNMENT OF LESS THAN .60 SFE MAY BE UTILIZED UNDER THIS SECTION, IF OTHERWISE QUALIFYING UNDER THE APPLICABLE ENGINEERING CRITERIA ADOPTED ADMINISTRATIVELY BY THE DIRECTOR. ~~that for purposes of calculating water rights dedication requirements within an area governed by a water efficiency plan, the SFE assignment for calculated water demand under Section 13.12.080 shall not be limited to the .67 SFE minimum assignment prescribed in Section 13.12.080. Consequently, an SFE assignment of less than .67 SFE may be utilized under this Section, if otherwise qualifying under the applicable water efficiency plan and the engineering criteria adopted administratively by the Director.~~

Section 4. Amendment. Section 4.04.120 of the Code is amended to read as follows:

~~4.04.120 Water efficiency plan.~~

~~In the event that a water efficiency plan is approved and implemented in accordance with applicable Town regulations, the SFE assignment for tap connections within the area~~

subject to the water efficiency plan may be reduced in accordance with Sections 4.04.150 and 13.12.080.

Section 5. Amendment. Section 4.04.150 of the Code is amended to read as follows:

4.04.150 Renewable water resource fee.

- A. In order to defray the cost incurred by the Town in the acquisition and development of renewable water resources consistent with the water plan and this Chapter, there is imposed a renewable water resource fee as a condition to the right to connect to the municipal water system. The renewable water resource fee is established at the following schedule of fees in effect as of the date of a complete building permit application, ~~provided however, in order to qualify for the 0.67 SFE, the applicant must meet additional engineering criteria beyond meter capacity as established by Castle Rock Water:~~

Renewable Water Resource Fee

<i>Meter Size</i>	<i>SFE</i>	<i>Meter Capacity (GPM*)</i>	<i>20232 and thereafter</i>
7/16" x 3/4"	.60	18	\$XX,XXX
5/8" x 3/4"	.67	20	\$17,683
3/4" x 3/4"	1.00	30	\$26,458
1"	1.67	50	\$44,076
1.5"	3.33	100	\$87,888
2" C2	6.67	200	\$176,042
2" T2	8.33	250	\$219,853
3" C2	16.67	500	\$439,972

3" T2	21.67	650	\$571,936
4" C2	33.33	1,000	\$879,679
4" T2	41.67	1,250	\$1,099,796
6" C2	66.67	2,000	\$1,759,621
6" T2	83.33	2,500	\$2,199,328

* Potential flow capacity in gallons per minute.

- B. FOR SINGLE FAMILY HOMES, FEES WILL BE PRORATED WITH THE SFE ASSIGNMENT APPLIED BASED ON ACTUAL ENGINEERING CRITERIA ADOPTED BY CASTLE ROCK WATER SPECIFIC TO THE WATER SAVINGS MEASURES IN PLACE FOR THE HOME FOR HOMES WITH A CALCULATED DEMAND BETWEEN 0.67 SFE AND 1.00 SFE. ~~Irrespective of the SFE assignment under subsection A, connections within an area governed by a water efficiency plan shall be assigned an SFE by applying the engineering criteria adopted by Castle Rock Water to the specific water saving measures mandated by the water efficiency plan with 0.67 SFE being the lowest available assignment under this section.~~

Section 6. Amendment. Section 13.12.020 of the Code is amended to read as follows:

13.12.020 Utilization of municipal services required.

No individual or separate water systems shall be permitted. Except when authorized by the Town Council with approval of a final subdivision plat and upon finding that connection to the municipal wastewater system will create an extraordinary hardship, no individual residence, business or other property development shall be permitted to create a separate septic system. Such separate wastewater system shall require the approval of the DOUGLAS Tri-County Health Department and any other permitting jurisdiction and shall be abandoned and connection made to municipal services in accordance with the terms and conditions of the resolution of the Town Council authorizing the system(s).

Section 7. Amendment. Section 13.12.040 of the Code is amended to read as follows:

13.12.040 Extension of services outside municipal boundaries.

Pursuant to contract, the Town may make available municipal water and sewer services to properties outside the Town's corporate boundaries; provided, however, that such service

shall not impair services to resident users. The contract for extraterritorial service shall specify the terms and conditions for service extension, including the system development, tap and connection charges to be imposed, the charges for service, and the requirements for annexation, if any. As a condition to such service extension, the property owner shall be subject to all ordinances and regulations of the Town governing water and wastewater use and service. Extraterritorial service shall be charged at UP TO one hundred twenty-five percent (125%) of the rate established under Section 13.12.110.

Section 8. Amendment. Section 13.12.080 of the Code is amended to read as follows:

13.12.080 System development fees.

- A. In order to defray the capital costs of utilizing, expanding and developing municipal facilities for the provision of water, system development fees shall be assessed in accordance with the following schedule of rates in effect as of the date of submission of a complete building permit application, ~~provided however, in order to qualify for the 0.67 SFE system development fee, the applicant must meet additional engineering criteria beyond meter capacity as established by Castle Rock Water:~~

Water System Development Fee

<i>Meter Size</i>	<i>SFE</i>	<i>Meter Capacity (GPM*)</i>	<i>2022 and thereafter</i>
7/16" x 3/4"	0.60	18	\$X,XXX
5/8" x 3/4"	0.67	20	\$3,809
3/4" x 3/4"	1.00	30	\$5,700
1"	1.67	50	\$9,476
1.5"	3.33	100	\$18,894
2" C2	6.67	200	\$37,846
2" T2	8.33	250	\$47,624
3" C2	16.67	500	\$94,586

3" T2	21.67	650	\$122,956
4" C2	33.33	1,000	\$189,114
4" T2	41.67	1,250	\$236,436
6" C2	66.67	2,000	\$378,286
6" T2	83.33	2,500	\$472,815

* Potential flow capacity in gallons per minute.

- B. FOR SINGLE FAMILY HOMES, FEES WILL BE PRORATED WITH THE SFE ASSIGNMENT APPLIED BASED ON ACTUAL ENGINEERING CRITERIA ADOPTED BY CASTLE ROCK WATER SPECIFIC TO THE WATER SAVINGS MEASURES IN PLACE FOR THE HOME FOR HOMES WITH A CALCULATED DEMAND BETWEEN 0.67 SFE AND 1.00. SFE. ~~Irrespective of the SFE assignment under subsection A, connections within an area governed by a water efficiency plan shall be assigned an SFE by applying the engineering criteria adopted by Castle Rock Water to the specific water saving measures mandated by the water efficiency plan with 0.67 SFE being the lowest available assignment under this section.~~
- C. In order to defray the capital costs of utilizing, expanding and developing municipal facilities for the provision of wastewater, system development fees shall be assessed in accordance with the following schedule of rates in effect as of the date of submission of a complete building permit application:

Wastewater System Development Fee*

<i>Meter Size</i>	<i>SFE</i>	<i>Meter Capacity (GPM*)</i>	<i>20232 and thereafter</i>
<i>7/16" × 3/4"</i>	<i>.60</i>	<i>18</i>	<i>\$X,XXX</i>
<i>5/8" × 3/4"</i>	<i>.67</i>	<i>20</i>	<i>\$3,279</i>
<i>3/4" × 3/4"</i>	<i>1.00</i>	<i>30</i>	<i>\$4,909</i>

1"	1.67	50	\$8,173
1.5"	3.33	100	\$16,299
2" C2	6.67	200	\$32,646
2" T2	8.33	250	\$40,772
3" C2	16.67	500	\$81,592
3" T2	21.67	650	\$106,065
4" C2	33.33	1,000	\$163,137
4" T2	41.67	1,250	\$203,957
6" C2	66.67	2,000	\$326,322
6" T2	83.33	2,500	\$407,867

* Does not apply to SFEs served by Pinery Water and Wastewater District.

~~** Potential flow equivalency in gallons per minute, with the exception of the 0.67 SFE the applicant must meet additional engineering criteria as established by Castle Rock Water.~~

Section 9. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

Section 10. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this ____ day of _____, 2022 by a vote of ____ for and ____ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this
___ day of _____, 2022, by the Town Council of the Town of Castle Rock by a vote of___
for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman Town Attorney

Mark Marlowe, Director Castle Rock Water



TOWN OF CASTLE ROCK

Landscape and Irrigation Criteria Manual

Date, 2022



Acknowledgements

The changes to this Landscape and Irrigation Criteria Manual was a collaborative stakeholder effort led by staff at Castle Rock Water. The following people have made significant contributions of time and input on this document:

- Matt Benak, PE, Water Resources Manager
- Brad Boland, AICP, Planner II
- Tina Close, PE, Plan Review Supervisor
- Tim Friday, PE, Assistant Director of Castle Rock Water
- Linda Gould, Water Conservation Technician
- Pam Hall, Planner I
- Ian Hamilton, Parks/Open Space Supervisor
- Julie Kirkpatrick, PLA, ASLA, Plan Review Project Coordinator
- Mark Marlowe, PE, Director of Castle Rock Water
- Rick Schultz, Water Efficiency Supervisor
- Ruth Stadler, Water Conservation Plan Reviewer
- Sandy Vossler, Senior Planner
- Stacey Weeks, Norris Design



*Published by
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104*



Deleted: April 1

Deleted: 1

Contents

Section 1 General Provisions

Section 2 Professional Registration

Section 3 Landscape and Irrigation Submittal Requirements

Section 4 General Requirements

Section 5 Multi-Family Residential

Section 6 Single Family and Two-Family Residential

Section 7 Non-Residential Properties

Section 8 Urban Areas

Section 9 Streetscapes, Rights-of-Way, and Tracts along Rights-of-Way

Section 10 Parks, Sports Fields, and Golf Courses

Section 11 Appendix A

Deleted: and B

Deleted: April 1
Deleted: 1

Section 1: General Provisions

These performance standards, criteria, and regulations, together with all future amendments, shall be known as the Town of Castle Rock Landscape and Irrigation Criteria Manual (hereafter called "Criteria"). All landscape and irrigation design, installation, and maintenance performed as a requirement of Castle Rock Municipal Code, Town of Castle Rock Development Procedures Manual, Building and Construction Code, and any other regulation, policy, or criteria adopted by the Town of Castle Rock, shall comply with these Criteria.

All new or qualifying renovated landscaping within the Town limits, including remodels requiring an irrigation, building, or plumbing permit which change irrigation demands or water quality control, shall comply with these Criteria. It is the purpose and intent of these Criteria to establish landscape and irrigation performance standards and criteria that will reflect Town identity and the desire of the community, as expressed through the Town's Vision and Comprehensive Master Plan, and that will:

Promote water conservation

- Demonstrate and recognize the need to invest future water and other resources as efficiently as possible
- Assist in reducing the overall per capita use of water within the Town's service area
- Reduce peak summer water usage
- Reduce or eliminate outdoor water waste
- Assist with water budget rate structure compliance
- Promote the conservation of water supplies through the use of landscape and irrigation design and materials that can have a beneficial effect upon water conservation

Encourage appropriate use of materials

- Promote the values and benefits of natural and indigenous landscapes for new landscape projects within the Town's service area
- Provide for the protection of and implementation of native vegetation
- Promote the conservation of energy resources through the use of landscape design and material that can have a beneficial effect upon energy conservation

Increase public safety

- Increase street safety by reducing or eliminating the potential of water and ice on all paved surfaces resulting from irrigation-related water waste
- Reduce damage to publicly owned streets caused by irrigation-related water waste
- Increase awareness of defensible space for fire mitigation

Facilitate successful projects

- Establish a procedure for designing, installing, and maintaining water efficient landscapes in new projects
- Establish a regulatory framework for the administration of landscape and irrigation design, plan review, installation, inspection, and maintenance

Section 1: General Provisions

1.1 GOVERNING REGULATIONS

Unless the Town expressly approves a specific technical criteria variance or deviation, these Criteria and all applicable Town of Castle Rock secondary codes shall govern in all cases where plans or approvals are required.

The Town of Castle Rock makes every attempt to provide a thorough and accurate landscape and irrigation plan review and inspection. In the event an item or items are missed in plan review or during inspections, it does not relieve the applicant or permit holder from meeting all requirements as identified in the Landscape and Irrigation Criteria Manual, the Water Use Management Plan, or Municipal Code.

Deleted: ease

1.2 JURISDICTION

These Criteria shall apply to all public and private lands located within or served by the Town of Castle Rock, including:

- 1. New development or construction
- 2. Currently approved development plans which are changed by amendments subsequent to the effective date of this document
- 3. Any change of land use and conversion of land, whether residential or non-residential, public or private
- 4. When conditions exist for joint or multiple land uses concurrent on a single site or development property, landscaping that is most consistent with the primary, prescriptive land use shall apply
- 5. Projects which impact twenty-five (25) percent or greater of landscaped area associated with a single water service connection (one tap)
- 6. Projects which impact ten-thousand (10,000) square feet or greater of landscaped area associated with one or more service connection (one or more taps)
- 7. Irrigation maintenance: Through the course of routine maintenance, all replacement irrigation equipment shall meet current Criteria

These Criteria shall govern over privately enforced guidelines or requirements related to landscaping and irrigation (i.e. business association, metropolitan district, homeowner association design guidelines, regulations and requirements, etc.)

1.3 PURPOSE

Presented in these Criteria are the policies, procedures, performance standards, and minimum criteria for the design, installation, and maintenance of landscaping and irrigation within the Town's service area. These Criteria provide comprehensive water efficient design, installation, and maintenance standards for landscaping and irrigation within the Town's service area in a manner that balances quality of life and social awareness with the overall responsibilities of the Town as the water provider.

All landscaping and irrigation plans submitted for approval under the provisions of these Criteria shall include appropriate landscape and irrigation planning, analysis, and design. All landscaping and

Deleted: April 1

Deleted: 1

Section 1: General Provisions

irrigation plans shall meet or exceed these Criteria,

Deleted: Such planning, analysis, and design shall conform with or exceed these Criteria.

1.4 AMENDMENT

These Criteria may be amended as new technology or other industry related standards or best management practices are developed, or if experience gained in the use and application of these Criteria indicates a need for revision. Minor revisions will require the approval of the Director of Castle Rock Water.

Deleted: performance standards and

All major revisions will require Town Council adoption, by Resolution, following a Public Hearing thereon. The Director of Castle Rock Water, or designee thereof, shall monitor the performance and effectiveness of these Criteria and will recommend amendments and revisions as necessary.

1.5 ENFORCEMENT RESPONSIBILITY

The Town shall review all landscape, irrigation, and maintenance reports, plans, analysis, design, and installations for compliance with these Criteria. The Criteria are enforced by the Town or authorized representative.

1.6 REVIEW AND APPROVAL

The Town shall review all submittals for general compliance with these Criteria. An approval by the Town does not relieve the owner, designer, installer, or maintenance contractor from the responsibility of ensuring the design, plans, specifications, construction, maintenance, and record drawings are in compliance with these Criteria.

1.7 INTERPRETATION

The following shall govern the interpretation and application for the provisions of the Criteria:

- 1. These provisions shall be regarded as the minimum Criteria for design, installation, and maintenance of landscape and irrigation.
- 2. Whenever a provision of these Criteria and any other provision of the Town of Castle Rock Municipal Code or any provision in any law, ordinance, resolution, rule or regulation of any kind, contains any requirements covering any of the same subject matter, the requirements that are more restrictive or impose higher standards shall govern. In the event that there is a discrepancy in the interpretation of these Criteria, the Director of Castle Rock Water, or designee thereof, shall make the final determination of the intent of these Criteria.
- 3. These Criteria shall not abrogate or annul any binding agreements, issued permits, or approved landscape and irrigation construction plans, either recorded or approved by the Town, prior to the effective date of these Criteria.

Deleted: requirements and performance standards

1.8 RELATIONSHIP TO OTHER CRITERIA

If the State, Federal government, or other applicable regulatory agency imposes stricter criteria, standards, or requirements than those contained herein, such provisions shall apply, and shall be subsequently incorporated into the Town's requirements after due process and public hearing(s) to

Deleted: April 1
Deleted: 1

Section 1: General Provisions

modify the Town's regulations and these Criteria.

1.9 VARIANCE AND DEVIATION

Refer to the Town Development Procedures Manual for information regarding deviations and technical criteria variances and deviations to these Criteria.

1.10 SUPPLEMENTAL INFORMATION TO THESE CRITERIA

Supplemental information, forms, checklists, notes, etc., listed below, are available on the Town of Castle Rock website (CRgov.com) and shall be referenced or submitted in accordance with the requirements set forth in these Criteria. Contact the Director of Castle Rock Water, or designee thereof, with any questions regarding the downloading of these files. It is the responsibility of the owner / applicant and designer, installer, or maintenance contractor to obtain the latest version of any submitted document, as the Town will periodically update these items.

- 1. Checklists and Forms
- 2. Composite Landscape Water Use Rating Chart (CLWUR)
- 3. Drawing Submittal Requirements
- 4. Electronic Data Submittal Layer Requirements
- 5. General Construction Drawing Cover Sheet Notes
- 6. Overlay Districts (Municipal Code Chapter 17)
- 7. Record Drawing Checklists
- 8. Registered Landscape Professional list
- 9. Signature Block
- 10. Site Development Plan General Notes
- 11. Standard Construction Notes
- 12. Standard Details
- 13. Technical Criteria Variance Request Form
- 14. Temporary Irrigation Criteria
- 15. Town of Castle Rock Approved Plant List
- 16. Water Use Management Plan

Deleted: <#>Contact List¶

1.11 VIOLATIONS AND PENALTIES

Refer to the Castle Rock Municipal Code for information regarding violations and penalties.

1.12 ACRONYMS

As used in the Town's Landscape and Irrigation Criteria Manual, the following acronyms shall apply:

BMP, BMPs Best Management Practice(s)

Deleted: April 1

Deleted: 1

Section 1: General Provisions

CD, CDs	Construction Document(s)
CLWUR	Composite Landscape Water Use Rating
CO	Certificate of Occupancy
ET	Evapotranspiration
FPS	Feet per Second, referencing velocity
GPM	Gallons per Minute
IA	Irrigation Association
K	Potassium
LWUR	Landscape Water Use Rating
N	Nitrogen
P	Phosphorus
PD	Planned Development
PDP	Planned Development Plan
PLA	Professional Landscape Architect
PRV	Pressure Regulating Valve
PSI	Pounds per Square Inch
QWEL	Qualified Water Efficient Landscaper
RLP	Registered Landscape Professional
ROW	Right-of-way
RP, RPA	Reduced Pressure Principle Assembly
SDI	Subsurface Drip Irrigation
SDP	Site Development Plan
SDT	Sight Distance Triangle
TCO	Temporary Certificate of Occupancy
TCR, TOCR	Town of Castle Rock
TESC	Temporary Erosion and Sediment Control
WEP	Water Efficiency Plan

1.13 DEFINITIONS OF TERMS

ACTIVE PARK: A public common area with an active/programmable sports field.

ALTERNATIVE TURF: Grasses cultivated in very close proximity, to form a living surface at the ground plane, generally intended to be mowed regularly, forming a dense growth of leaf blades and roots, including grasses other than bluegrass or bluegrass blends. These may include fescue hybrids, blue grama, and buffalo grasses propagated as turf.

ANNUAL: A type of plant material, typically flowers, that require replanting each season.

APPLICANT: The individual or organization applying for land use or permitting action.

APPLICATION RATE: The amount and frequency water is applied to landscaping by the irrigation system, usually measured in inches per hour.

ARTIFICIAL TURF: A non-living material typically used in lieu of a living turf / lawn. The appearance mimics a green, living turf during the growing season.

AS-BUILT DRAWINGS: The approved Town of Castle Rock stamped landscape and irrigation construction plans updated electronically with any changes or deviations. Final disposition, location, with dimensions of the installed landscape and irrigation equipment shall be shown on as-built drawing and submitted at project completion.

Section 1: General Provisions

BACKFLOW PREVENTION ASSEMBLY: A mechanical device installed at the beginning of the irrigation system to prevent a reverse water flow and contamination of the potable water supply.

BERM: An earthen mound intended for visual interest or screening of undesirable views. A berm is effective in buffering between differing land uses and reducing noise. The maximum slope of berms shall not exceed 4:1 (twenty-five (25) percent).

BLUEGRASS: Any grass of the genus *Poa*, having dense tufts of bluish-green blades and creeping rhizomes. Examples include, but are not limited to: Kentucky bluegrass, *Poa pratensis* and Canada bluegrass, *Poa compressa*.

CALIPER: The measurement in diameter of a tree trunk measured six (6) inches above the ground.

Deleted: for trees up to four (4) inch size and twelve (12) inches above the ground for larger sizes.

CERTIFIED IRRIGATION AUDITOR: A person who has successfully completed formal training, certification, licensing, or other similar qualifications by the Irrigation Association or Qualified Water Efficient Landscaper (QWEL) to perform irrigation audits.

CHECK VALVE: A device that prevents a reverse water flow in pipes and sprinkler heads, commonly used in sprinkler heads or emitter systems to prevent low head drainage.

COLORADOSCAPE: A natural landscape which uses low to very low water (less than ten (10) inches of water per year) plant material which blends in with the native Castle Rock landscapes. Plant material must be maintained in its natural form, utilizing a combination of hardscape and landscape materials which provide a variety of colors, textures, sizes, shapes and seasonal interest.

COMMON AREA: Land area within a development, intended for joint, private or public, ownership and use, including pocket parks, passive parks, and active parks. These areas are often maintained by a homeowner's association, business association, or in some instances, the Town. Pocket parks, passive use areas, and active parks are considered a common area for the purposes of these standards and Criteria.

COMPOSITE LANDSCAPE WATER USE RATING (CLWUR): The area of weighted average of the landscape water use ratings for all landscape zones within a project or the Town as a whole. It is defined as the sum of the products of the landscape water use rating and the irrigated area (in square feet) for each landscape zone divided by the total area of all zones. The composite landscape water use rating is expressed by the following formula:

$$\text{Formula } CLWUR = \sum_{k=1}^N$$

$$LWUR_k \cdot IA_k / TA$$

Where CLWUR = Composite landscape water use rating LWUR_k =

Landscape water use rating for each landscape zone IA_k = Irrigated area
(in square feet) for each landscape zone

TA = Total area (in square feet) for all landscape zones included in the composite

The composite landscape water use rating is computed for a project using all landscape zones shown on the landscape design and management plan. The composite rating is computed using all zones for all irrigated public areas within the Town's service area. Non-irrigated native seed areas are not included in CLWUR calculations. See the Town website at CRgov.com for the CLWUR chart for the Town of Castle Rock Municipal Code 13.20.030.

COMPOST: Fully finished, stabilized, and mature product, derived from organic materials such as

Deleted: April 1

Deleted: 1

Section 1: General Provisions

leaves, grass clippings, wood chips, and other yard wastes. Finished compost is dark and crumbly, does not resemble the original contents, and has an earthy smell. Acceptable compost will not contain any human or animal waste.

CONIFEROUS: A tree or shrub that bears cones and evergreen foliage.

CONTROLLER: An electric timing device that operates each zone of an irrigation system for a predetermined time and frequency.

CONTROL VALVE: Valves that turn water on and off to the individual zones of sprinklers or drip emitters.

COVERAGE: The extent of area where water is applied by sprinkler heads. This is used in the context of proper head spacing.

CROSS CONNECTION: Any point in a water distribution system where chemical, biological, or radiological contaminants may come into contact with potable water. During a backflow event, these contaminants can be drawn or pushed back into the potable water system. A backflow prevention device installed at every point of cross connection prevents contaminated water from entering the potable water distribution system.

CU-Structural Soil™ (U.S. Patent # 5,849,069): A two-part system comprised of a rigid stone “lattice” to meet engineering requirements for a load-bearing soil, and a quantity of soil, to meet tree requirements for root growth. The lattice of load-bearing stones provides stability as well as interconnected voids for root penetration, air and water movement.

CYCLE: An interval of time during which an irrigation system is operated for one sequence of a regularly recurring succession of watering events.

DECIDUOUS: A plant or tree with foliage that is shed annually.

DEVELOPED AREAS: Any area on which a site improvement or change is made including buildings, landscaping, parking, streets, and/or utilities.

DEVELOPER: Person, persons, or organization that is responsible for the development of land, buildings, and/or related improvements – often for the purpose of sale to a subsequent owner. The developer may be the property owner.

DOWNTOWN STREETSCAPE: A Combination of window boxes, planters, trees, shrubs, perennials, annuals, and groundcovers, as appropriate to enhance building entries and buffer street.

DRAIN VALVE: A valve used to drain an irrigation system for repairs or freeze protection.

DRIP EMITTER: A small irrigation device that emits a drop of water at very low pressure with flows measuring in gallons per hour.

DRIPLINE: An imaginary vertical line extending downward from the tips of the outermost branches of a tree or shrub to the ground.

DROUGHT: Periods or seasons with below average precipitation.

Deleted: April 1
Deleted: 1

Section 1: General Provisions

DROUGHT RESISTANT: A plant’s ability to endure drought being unstressed and maintaining normal appearance and health, similar to drought avoidance.

DROUGHT TOLERANT: A plant’s ability to withstand drought without dying.

DRYLAND SEED MIXTURE: A native seed mixture that does not require ongoing supplemental irrigation, but may benefit from temporary irrigation for establishment.

DWELLING: Any building or portion thereof which provides complete independent living facilities for a family or individual, including permanent provisions for living, sleeping, eating, cooking, and sanitation, but not including hotels, motels, tourist courts, clubs, hospitals, or similar uses.

DWELLING, MULTI-FAMILY: A building, or portion thereof, designed for occupancy by three or more families living independently of each other.

APARTMENT: A building containing three or more suites of rooms, with toilet and culinary accommodations, used or designed for use as a dwelling by a family or individual with shared areas and facilities.

CONDOMINIUM: A building containing three or more suites of rooms, with toilet and culinary accommodations, used or designed for use as a dwelling by a family or individual with shared areas and facilities. Each dwelling is individually owned and shared areas and facilities are commonly owned.

TOWNHOME: A building containing three or more dwellings, which is part of a structure in which each dwelling has a private entrance and each dwelling is attached horizontally, in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light and ventilation.

DWELLING, TWO-FAMILY: A building designed exclusively for occupancy by two families, living independently of each other.

DUPLEX: A building containing two dwellings attached by a wall or floor.

PAIRED HOME: A building containing two dwellings attached by a wall.

SINGLE-FAMILY ATTACHED: A building containing two dwellings attached by a wall.

DWELLING, SINGLE-FAMILY: A building designed exclusively for occupancy by one family.

SINGLE-FAMILY DETACHED: A building containing one dwelling unit.

EASEMENT: The right to use lands owned by other parties for the purposes of maintenance, access, drainage, or other use, as specified in an agreement between parties.

ENTRY STREET: A main access to a subdivision.

ESTABLISHMENT IRRIGATION: Supplemental irrigation required during the establishment period.

ESTABLISHMENT PERIOD: The period of time required for a plant to seed, germinate and establish a healthy root system, which promotes long-term health and growth.

Deleted: April 1
Deleted: 1

Section 1: General Provisions

EVAPORATION: The change by which water is converted from a liquid to a vapor.

EVAPOTRANSPIRATION (ET): A calculation of water loss due to evaporation from the soil surface and transpiration through plant foliage.

EVERGREEN: A plant with foliage that persists and remains green year-round.

EVERGREEN TREES: A tree with foliage that persists and remains green year-round.

FABRIC: A porous geotextile material installed underneath mulch that is manufactured specifically to reduce the growth of weeds within planting bed areas. Also known as weed barrier.

FIELD CHANGE ORDER (FCO): Paperwork and justification for a change to landscape and/or irrigation construction documents once a project is under construction.

FINAL GRADE: The finished ground surface or contour after construction, prepared for plants.

FINAL PD SITE PLAN: Final Planned Development (PD) Site Plan and is the detailed development plan of a property which generally indicates the final planned use of the property, building and parking locations, building elevations, service connections, landscape and other site improvements. Now known as Site Development Plan (SDP).

FLOW SENSOR: A device that measures the rate of water flow in an irrigation system quantified in gallons per minute (GPM).

GALLONS PER MINUTE (GPM): The flow rate of water, volume for a period of time.

GOLF COURSE: The ground or course over which golf is played.

GROSS SITE AREA: The total square footage of the property associated with a development plan that includes landscape and/or irrigation installation and/or renovation.

GROUNDCOVER: Living plant material that grows low to the ground, usually under twelve-inches in height, often of a spreading nature.

GROWING SEASON: The five-month period of May through September.

HARDSCAPE: Non-living site improvements at the ground plane such as a building, pavement, walkways, and parking areas – including those of crushed stone, patios, decks, mulch area (exclusive of mulch area in shrub and perennial beds), and other similar improvements as determined by the Town. Hardscape area does not include artificial turf unless as otherwise approved in this document.

HEAT ISLAND EFFECT: An “island” of higher temperatures caused by changing surfaces from permeable to impermeable as a result of development. See the United States Environmental Protection Agency website at www.epa.gov for more information.

HEIGHT: for the purposes of these Criteria, is determined as typically measured by National Nursery Association Standards.

HIGH WATER USE: A plant material that requires over fifteen (15) inches of supplemental irrigation

Deleted: April 1

Deleted: 1

Section 1: General Provisions

during each growing season (May through September).

HYDROZONE: Landscape, containing vegetation requiring similar water needs and exposure. For the purposes of this document, hydrozones are broken into four (4) categories:

VERY LOW HYDROZONE: Plant materials that require five-inches or less of supplemental water applied during the growing season. The plant materials within this zone are typically drought-tolerant natives. This hydrozone is designated by the letter "V" and has a landscape water use (LWU) rating of zero (0) to one and one half (1.5).

LOW HYDROZONE: Plant materials that require over five-inches and up to or equal to ten (10) inches of supplemental water applied during the growing season. This hydrozone shall be designated by the letter "L" and has a landscape water use (LWU) rating of greater than one and one half (1.5) and less than or equal to three (3.0).

MODERATE HYDROZONE: Plant materials that require over ten (10) inches or up to or equal to fifteen (15) inches of supplemental water applied during the growing season. The plant materials within this zone are typically native hydrophilic or exotic species. This hydrozone is designated by the letter "M" and has a landscape water use (LWU) rating greater than three (3) and less than or equal to four and one half (4.5).

HIGH HYDROZONE: Plant materials that require over fifteen (15) inches of supplemental water applied during the growing season. The plant materials within this zone are intended for high-pedestrian traffic areas such as sports fields or community gathering spaces. Plant materials using up to nineteen (19) inches may be used in qualifying passive use common areas, with approval. There are limits to the amount of high water use plant materials that may be used on a single family residential property. The landscape water use (LWU) for high water use plant material is 4.5.

INORGANIC MATTER: A non-naturally occurring and/or manufactured product such as perlite, used to enhance the soil texture and/or water holding capacity of soils.

INTERFACE LANDSCAPING: Landscaping between changing land uses, such as between residential and commercial, residential and industrial, or dissimilar residential properties. Such areas shall require increased landscaping to create buffers between uses.

IRRIGABLE AREA: All pervious surfaces within the lot.

IRRIGATED AREA: The actual area covered by plant material at mature size and permanently installed irrigation.

IRRIGATED PUBLIC AREA: Land area that is not native or natural open space and in which healthy vegetative growth is maintained by the application of water through an irrigation system. Irrigated public areas shall include, but are not limited to, any and all irrigated areas associated with irrigated public lands and easements owned by the Town and/or any metropolitan district or homeowner's association within the Town. Irrigated public areas include public street entrances, parking lots, rights-of-way, public parks, and recreation areas, and all areas whether owned, maintained, or irrigated at public expense by the Town, metropolitan district, or homeowner's association.

IRRIGATION: An automatic, permanent or temporary, watering system designed to transport and distribute water to landscape plants.

Deleted: April 1
Deleted: 1

Section 1: General Provisions

IRRIGATION ASSOCIATION: A non-profit North American organization formed to improve the products and practices used to manage water resources and to help shape the business environment of the irrigation industry.

IRRIGATION AUDIT: A procedure to collect and present information concerning the uniformity of application, precipitation rate, and general condition of an irrigation system and its components. This procedure, according to the Irrigation Association includes a visual site inspection of the installed irrigation system for performance according to design criteria.

IRRIGATION DESIGN: Creation of a drawing and associated information depicting irrigation system components and details.

IRRIGATION EFFICIENCY: A quantitative measurement of distribution uniformity as determined through an irrigation audit.

IRRIGATION PLAN: A plan drawn to scale that indicates the irrigation components and their specifications as related to a specific landscape plan. This is a two-dimensional plan drawn to scale that shows the layout of irrigation components, specifications, and hydrozones.

IRRIGATION SEASON: The period during which supplemental irrigation is used to maintain plant health, for purposes of these Criteria shall mean May through September.

INVASIVE PLANT: Plant that is non-native and able to establish, growing quickly, and spreading to the point of disruption of plant communities and/or ecosystems.

LANDSCAPE: Any combination of living plants, such as trees, shrubs, vines, groundcovers, flowers and/or grass, natural features such as land and water forms, rock, stone, bark chips or shavings, and structural features including but not limited to fountains, pools, outdoor art work, walls, fences or benches.

LANDSCAPE ARCHITECT: A professional licensed to practice landscape architecture by the State of Colorado. Also referred to as a Professional Landscape Architect (PLA).

LANDSCAPE AREA: The area within a lot or property not comprised of hardscape, measured at the ground plane. Landscape area will not include bare dirt or weeds. Landscape area will consist of living groundcover, including turf or other groundcover, or shrub bed area which is permanently irrigated.

LANDSCAPE BUFFER: A landscape area intended to physically and visually separate one land use from another.

LANDSCAPE DESIGNER: A professional who has successfully completed formal study or training in the field of landscape design, culminating in either certification, licensing, or degree.

LANDSCAPE GRADING PLAN: A plan drawn to scale that shows the designed landscape gradient and elevation using one-foot or two-foot contour lines with numeric notation of elevations.

LANDSCAPE IMPROVEMENTS: All elements typically used or existing in the designed landscape such as, but not limited to, soil, compost, rock, plant material, edging, weed barrier, mulch, and irrigation system.

Deleted: April 1
Deleted: 1

Section 1: General Provisions

LANDSCAPE ISLAND: Shall refer to a landscape area in a parking lot typically surrounded on four sides by parking spaces or drives.

LANDSCAPE PLAN: A plan drawn to scale that shows the layout of all landscape components and their specifications for a development site.

LANDSCAPE PROFESSIONAL: A landscape or irrigation designer, installer, or maintenance contractor that possesses the qualifications associated with the specific discipline of landscape or irrigation design, installation, or maintenance of landscape and irrigation systems.

LANDSCAPE SETBACK: An area reserved for the primary use of landscaping measured by the horizontal distance between two points of reference. Oftentimes landscape setback area refers to a distance of landscape area located between the property line and a building, parking area or other hardscape. Sidewalks located within a landscape setback area will necessitate a corresponding increase in the setback.

LANDSCAPE WATER USE RATING: A numeric rating assigned to a landscape zone that represents the irrigation water requirement. The LWU rating is computed by dividing the irrigation water requirement (in inches) for the zone by five (5.0) and is expressed by the following formula:

Formula LWUR = IWR/5.0
Where LWUR = Landscape water use rating
IWR = Irrigation water requirement

The four (4) defined landscape zone types have LWU ratings within the following ranges:

Landscape Zone	LWU Rating Range
Very low water use	0.0 to 1.5
Low water use	+1.5 to 3.0
Moderate water use	+3.0 to 4.5
High water use	+4.5

LAND USE: The designation in these Criteria such as single-family, two-family, multi-family, non-residential, or other type of land use designation, as defined by the Town of Castle Rock in master planning and/or municipal code.

LARGE CANOPY DECIDUOUS SHADE TREE: A deciduous tree that has a mature height equal to or greater than thirty, (30) feet and provides shade.

LATERAL: Piping between the control valve and the sprinkler head.

LOW HEAD DRAINAGE: A situation where water drains partially or completely out of the lateral line through the sprinkler head after each irrigation cycle is complete. This causes water waste, and check valves should be used in heads to mitigate this situation.

LOW WATER USE PLANT MATERIAL: Plants that require more than five-inches and up to ten (10) inches of supplemental irrigation per season, May through September, to maintain optimum health and appearance.

MAINLINE: Piping upstream of the control valve in an irrigation system.

Deleted: of
Deleted: -one
Deleted: 1

Deleted: April 1
Deleted: 1

Section 1: General Provisions

MAINTENANCE: Any activity undertaken to prevent the deterioration, impairment, or need for repair of an area, structure, rights-of-way, or land use, including but not limited to management, repair or replanting of plant materials, landscape materials, and/or irrigation system.

MAJOR MODIFICATION: Changes in live plant material coverage and/or square footage; and/or changes to irrigation service line sizes, drastic relocation of irrigation mainlines, changes in irrigation water application methods between overhead and sub-surface, and irrigation head types.

MAJOR REVISION: A revision to this manual that involves policy changes, technical criteria variances, and / or major construction detail revisions.

MASTER VALVE: The valve that turns water on and off for the entire irrigation system.

MEDIAN: An area that separates lanes of traffic traveling in opposing directions.

MINOR REVISION: A change to this manual that involves grammar, submittal requirement changes, clarifications and construction detail revisions for clarification, and / or minor modifications.

MOBILE HOME: A transportable structure suitable for year-round single-family occupancy and having water, electrical, and sewage connections similar to those of conventional single-family dwellings.

MODERATE WATER USE PLANT MATERIAL: A plant material that requires over ten (10) inches and less than fifteen (15) inches of supplemental irrigation per season, May through September, to maintain optimum health and appearance.

MULCH: Non-living organic or inorganic material such as bark or rock material typically in a loose condition, used in the landscape industry to cover bare ground.

NATIVE AREA: An area of plant materials that are indigenous to Castle Rock. Such area may or may not include permanent irrigation, depending on the use.

NATIVE PLANT: A plant that is part of the balance of nature that has developed over hundreds or thousands of years in a particular region or ecosystem.

NATIVE SEED: Seed of native grasses.

NATIVE SOIL: Soil that is indigenous to Castle Rock that has developed over hundreds or thousands of years.

NATURALIZED PLANT: A non-native plant that does not need human help to reproduce and maintain itself over time in an area where it was not native.

NITROGEN (N): As used in the context of these Criteria, refers to this nutrient as used by plants as part of photosynthesis, promoting green plant growth.

NON-LIVING ORNAMENTAL: Area covered by rock mulch, which does not contain plant material.

NON-NATIVE PLANT: A plant that is introduced with human help (intentionally or accidentally) to a new place or new type of habitat where it was not previously found.

NON-RESIDENTIAL: Commercial development, such as a business, industrial, governmental, school,

Deleted: April 1
Deleted: 1

Section 1: General Provisions

religious institution, or mixed uses (see Section 7). HOA or common areas are defined as non-residential for watering schedule purposes.

NOXIOUS WEED: An alien plant or parts of an alien plant that have been designated by rule as being noxious or has been declared a noxious weed by a state, county, or local regulatory agency, meeting one or more of the following criteria:

- Aggressively invades or is detrimental to economic crops or native plant communities;
- Is poisonous to livestock;
- Is a carrier of detrimental insects, diseases, or parasites;
- The direct or indirect effect of the presence of this plant is detrimental to the environmentally sound management of natural or agricultural ecosystems.

NOZZLE: A short duct that is used to direct the flow of water from a sprinkler head.

OPERATING PRESSURE: The pressure at any point in the irrigation system when the system is functioning. Operating pressure is measured with flow in the line. Also known as dynamic pressure.

ORGANIC MATTER: Leaves, grass clippings, wood chips, and other yard wastes.

ORNAMENTAL TREE: A small canopy deciduous tree providing variety and interest by flower display, attractive fruit, or fall color.

PARK: An area of land offered for public use and rest and recreation.

PARKING LOT: The paved area used to accommodate vehicles associated with non-residential and multi-family uses. The area of the parking lot used to calculate parking area landscape requirements excludes roadway, aisles leading to and from the parking lot, and landscape area abutting the parking lot. It is measured from back of curb to back of curb, and may include landscape islands between parking spaces or drive areas, and peninsulas (measured from ground plane back of abutting curb).

Deleted: commercial

PARKING LOT CORNER: A landscape area in a parking lot surrounded on two (2) sides by parking.

PARKING LOT ISLAND: A landscape area in a parking lot surrounded on four (4) sides by parking spaces or drive isles.

PARKING LOT PENINSULA: A landscape area typically surrounded on three (3) sides by parking spaces or drive isles.

PASSIVE PARK: A public common area park used for passive activities such as walking, hiking, biking, picnicking, and wildlife viewing.

PASSIVE RECREATION AREA: A common area used by multi-family complexes, or localized neighborhoods that are used for non-programmed athletic activities, picnic areas, playground equipment or other recreational / play areas.

PERENNIAL: A herbaceous plant that blooms and produces seed for each year, exceeding two years. A short-lived perennial lives for approximately three (3) to five (5) years. Long-lived perennials are likely to live much longer and can remain for over twenty (20) years.

Deleted: April 1

Deleted: 1

Section 1: General Provisions

PERFORMANCE STANDARD: Outlines an expectation of results, through identification of a benchmark against which performance is measured.

PERMITTEE: The party making application for permit.

PHOSPHORUS (P) (Used in the context of these Criteria): A nutrient as used by plants as part of photosynthesis, nutrient transport, and energy transfer. Phosphorus assists with stable root system development, growth, and flowering.

PLANT HEIGHT (for the purposes of this document): Is determined as typically measured by the National Nursery Association Standards. See Town of Castle Rock plant list for plant heights.

PLANTING AREA: An area in which plants are to be installed, surrounded by mulch, and separated from other planting areas. Such areas may be irrigated on the same zone but are required to have individual operational indicators.

PLANT MATERIALS: Living plants such as trees, shrubs, groundcovers, and vines, and shall not include weeds or other undesirable plants as determined by the Town.

POTABLE WATER: Water that has been treated and is suitable for drinking.

POTASSIUM (K) (as used in the context of these Criteria): A nutrient as used by plants to assist with water uptake and drought resistance, as well as to promote strong roots, stems, leaves, and fruits.

PRECIPITATION RATE: The quantity of water applied to the ground measured in inches per hour; also used in lieu of "application rate".

PRESSURE (PSI): The force that moves water through a pipe or piping system and is measured in pounds per square inch (PSI) or feet of head. One foot of water depth equals 0.433 PSI, and one PSI equals 2.31 feet of head.

PRESSURE GAUGE: A device used for indicating water pressure.

PRESSURE REGULATING VALVE (PRV): A valve used to control pressure within a piping system.

PUBLIC IRRIGATION WATER ORDINANCE: Chapter 13.20 in the Municipal Code which references limitation on high water use plant materials by using a formula to calculate the CLWUR or composite landscape water use rating for a landscape project.

QUALIFIED WATER EFFICIENT LANDSCAPER (QWEL): An individual who has successfully completed the Qualified Water Efficient Landscaper training and certification program. The QWEL program is a comprehensive in-depth training and certification program, emphasizing irrigation, landscape, water management and horticultural best management practices.

RAIN SENSOR OR RAIN SHUTOFF DEVICE: A device connected to an irrigation controller that interrupts scheduled irrigation when precipitation has been detected.

RECORD DRAWINGS: Town approved construction plan that depicts the final disposition, location, with dimensions of the installed landscape and irrigation equipment. Contractor shall keep record drawings current as project progresses.

Deleted: April 1
Deleted: 1

Section 1: General Provisions

REDEVELOPMENT: Any man-made change to improved or unimproved real estate including any material change in the use or appearance of any structure, physical improvement, grading, landscaping, or in the land itself.

REGISTERED LANDSCAPE COMPANY: Landscape and irrigation design, installation, or maintenance company, working on non-residential / commercial properties within the Town of Castle Rock service area. Company must register with Castle Rock Water, designate one or more Responsible Landscape Professional(s), and indicate current properties under their control.

REGISTERED LANDSCAPE PROFESSIONAL: Landscape and/or irrigation design, installation and maintenance professionals that hold a current registration issued by Castle Rock Water.

RESPONSIBLE LANDSCAPE PROFESSIONAL (RLP): The person or persons designated by a landscape design, installation, or maintenance company to represent and ensure all activities comply with Town of Castle Rock regulations.

RETROFIT: An umbrella term that refers to the modification of something for more efficiency. In the case of water conservation, retrofit refers to modifications to plumbing fixtures, landscaping and/or irrigation to increase water use efficiency.

RIGHT-OF-WAY: A public street, way, alley, sidewalk, easement, tract, and Town-owned lands, or any other public property owned and controlled by the Town, or dedicated to public use.

RISER: An upright piece of pipe used to support nozzles, heads, emitters, backflow preventers, and valves.

ROOT ZONE: The depth of the plant roots in the soil; the area in which plant roots grow.

ROUGH GRADE: The ground surface or contour that is not the final preparation for plants.

ROUND-A-BOUT: A circular junction in which road traffic must travel in one direction around a central island.

SCOPE OF WORK AREA: The gross site area of a parcel, and/or the property to which landscape improvements are being proposed. See definition of "gross site area". If a project involved public or common area that is not referenced by a parcel or lot, scope of work areas may be referenced by the area served by a single dedicated irrigation service, or as identified by right-of-way, and/or public common areas.

SEMI-ARID CLIMATE: A climate characterized by ten (10) to fifteen (15) inches of annual precipitation; very dry with little rainfall and scrubby vegetation. Castle Rock is located in a semi-arid climate.

SERVICE LINE: A privately owned and maintained small diameter pipe used to connect from a water main through a small tap to a water meter at user's location. Also known as "tap".

SETBACK: The required minimum horizontal distance between the location of structures or uses and the front, side, or rear lot line measured perpendicular to such lot line.

SHRUB: A self-supporting woody plant either evergreen or deciduous of low to medium height with multiple stems arising at or near the ground.

Deleted: April 1
Deleted: 1

Section 1: General Provisions

SHUT OFF VALVE (isolation valve): A valve within an irrigation system that shuts off the entire system or isolates a portion of the system.

SIGHT DISTANCE TRIANGLE: The minimum visibility clearance provided at all access point locations, intersection of adjoining streets, and entrance drives. Landscape type, height, and opacity are limited in these areas. Also known as visibility distance triangle.

SITE DEVELOPMENT PLAN (SDP): The purpose and intent of the Site Development Plan is to depict the general layout of a residential subdivision or the site layout, site improvements and building configuration of a multi-family residential, commercial, industrial, or mixed-use development.

SLOPE: The degree of change from the horizontal plane. Often slope is calculated as a ratio of "horizontal run" to "vertical rise", or as a fraction ("run" over "rise") in which run is the horizontal distance and rise is the vertical distance.

SMALL CANOPY DECIDUOUS TREE: A tree of smaller size that has a mature height of less than thirty (30) feet. Also known as "ornamental tree".

SMART IRRIGATION CONTROLLER: A controller that automatically adjusts the programmed run time or watering frequency based on changes in weather or soil moisture.

SOIL AMENDMENT: Organic material added to the soil to improve texture, moisture holding capacity, nutrient capacity, water and air infiltration.

SPORTS FIELD: A field on which sports are played.

STREET: Any public or private road.

STREETSCAPE: Pedestrian and landscape improvements parallel to the roadway, which include at minimum the required width sidewalk, and the minimum required planting strip for trees, shrubs, and irrigation. The streetscape is typically located within the ROW but may be located on adjacent private property as appropriate.

Deleted: in the right-of-way

STREET TREE PLANTING STRIP: The area intended for planting to include street trees, between a detached sidewalk and street curb. Also known as "planting strip".

Deleted: generally occurring between the curb and the ROW line. Streetscape is parallel with the roadway, and generally includes sidewalks, street trees, and street tree planting strips, and abutting area between back of sidewalk, and private lots, with all associated landscape and irrigation.

SUB-SURFACE DRIP IRRIGATION (SDI): Drip tubing with inline emitters, evenly spaced in a grid pattern, usually installed under turf or groundcover.

Deleted: tree lawn

TECHNICAL CRITERIA VARIANCE: A design or portion of a design, for landscape and/or irrigation that is a diversion from criteria contained in these Criteria. The variance request shall meet the intent of the Criteria. A variance requires formal approval by the Director of Castle Rock Water and/or Director of Development Services.

TEMPORARY EROSION AND SEDIMENT CONTROL (TESC): The TESC Permit Program is mandated by legislation, including the Federal Clean Water Act's National Pollutant Discharge Elimination System (NPDES) Stormwater Phase II Regulations, and the Colorado Water Quality Control Act. See Temporary Erosion and Sediment Control manual.

TEMPORARY IRRIGATION: A temporary watering system designed to transport and distribute water

Deleted: April 1

Deleted: 1

Section 1: General Provisions

to landscape plants.

TEXAS HYBRID BLUEGRASS: A hybrid turf variety created by combining Kentucky Bluegrass (*Poa pratensis* L.) and Texas Bluegrass (*Poa arachnifera* Torr.). Such hybrids demonstrate lower water use requirements than Kentucky Bluegrass (*Poa pratensis* L.), while being drought and heat tolerant.

TOPSOIL: Native soil, may also refer to imported soil material where native is substandard or non-existent, that is used for soil material in landscaped areas, not considered an organic component for soil amendment or soil preparation.

TOWN (in reference to these Criteria): The Town of Castle Rock.

TRACT: A parcel of land which is created for the purposes of common ownership and use by two (2) or more property owners; ownership and use by an association or government entity; or an impermanent status where property intended for further division can be platted and transferred, but where no building permits can be issued.

TRANSPIRATION: The process of water moving through the leaf surface of a plant and vaporizing, and is utilized by the plant to cool its leaves.

TREE: A woody plant with leaves or needles that grows to achieve height usually above the human form, often providing shade.

TURF: A grouping of grasses that grow in very close proximity to form a living surface at the ground plane, is regularly mowed forming a dense growth of leaf blades and roots.

Deleted: See Appendix B.

URBAN AREA: A focused development that has limited open space, primarily contains a variety of non- residential uses, but may also integrate residential uses, that combines the uses in a way which considers character, local identity, heritage, pedestrians, and traffic. Urban Areas include the Downtown Overlay District, the Wolfensberger North Zoning Overlay District, or other dense mixed use areas as determined by the Town.

USDA Hardiness Zone: A geographically defined area in which a specific category of plant life is capable of growing as defined by climatic conditions, including its ability to withstand the minimum temperatures of the zone. Castle Rock is a USDA Hardiness zone 5b (See **Section 4.6.7**).

VEGETATION: Plants, in general, or the sum total of plant life in an area.

VELOCITY (for the purposes of these Criteria): The rate of water flow calculated in feet per second (FPS).

VERY LOW WATER USE PLANT MATERIAL: Plant materials that require five (5) inches or less of supplemental water applied during the growing season, May through September.

Deleted: WATER EFFICIENCY PLAN (WEP): A document which is part of the Development Agreement (DA) that has landscape and irrigation design requirements that exceed current Town of Castle Rock landscape and irrigation standards that use water more efficiently. The plan also outlines the homeowner education required for maintenance of the landscaping and irrigation systems.

Deleted: April 1

Deleted: 1

WATERING RESTRICTIONS: Limitations on when irrigation may take place, and may include day and time.

WATER WASTE: The application of water to impervious surfaces, over irrigation resulting in runoff or pooling, and non-beneficial use of water.

Section 1: General Provisions

WEED: Plant materials identified by local or county code, or state statute.

YARD OR YARD AREA: All portions of a lot not covered by impervious area. Yard area is typically broken down to front, rear, and side yard areas.

ZONE (IRRIGATION): A group of heads connected to a control valve.

ZONE (LANDSCAPE OR PLANT HARDINESS): Zones that are broadly defined by the plant communities that occur at approximate elevations. Colorado State University defines five (5) life zones. The United States Department of Agriculture references hardiness zones. Plants used in Castle Rock shall be consistent with the appropriate life or hardiness zone, and shall be on the Town's approved plant list.

Deleted: April 1

Deleted: 1

Section 2: Professional Registration

2.0 INTRODUCTION

This Section describes the classifications, associated qualifications, and the Town's registration process for landscape and irrigation design, installation, and maintenance professionals. It outlines the responsibilities and compliance aspects of being a Registered Landscape Professional in the Town.

2.1 GENERAL REQUIREMENTS

State of Colorado Professional Landscape Architect license is required for landscape design (with the exception of single-family and multi-family up to four (4) units – not including common area).

Registration with the Town of Castle Rock, through Castle Rock Water, is required to conduct:

- Landscape design (unless licensed by the State of Colorado)
- Irrigation design
- Supervision of landscape or irrigation installation
- Supervision of landscape or irrigation maintenance of non-residential properties

A landscape company working on non-residential properties in Castle Rock is required to be registered through Castle Rock Water and designate one or more Responsible Landscape Professional(s) (RLP) who represent the company and is directly responsible to ensure compliance with all criteria set forth in the Water Use Management Plan and the Landscape and Irrigation Criteria Manual. The Responsible Landscape Professional must obtain and keep current, a Qualified Water Efficient Landscaper (QWEL) certification and be registered through Castle Rock Water.

Deleted:

A Registered Landscape Professional (RLP) designation applies to individuals, not companies or organizations. The registered individual (RLP) is responsible for all work conducted on a project under his/her supervision.

2.1.1 REGISTRATION REQUIRED

1. Registration of Landscape Professionals expedites plan review, permitting, inspection, and approval of qualifying landscapes. Landscape Professionals are required to have a working knowledge of current industry related best management practices and technologies. They are also required to have a working knowledge of these Criteria and other applicable codes and policies and be able to incorporate them into landscape and irrigation design, installation, and maintenance.
2. All land uses, with the exception of installations done by individual residential homeowners (individual residential homeowners do not include developers/home builders), require a State Licensed or Town registered professional for landscape and irrigation design, installation, and maintenance of landscaping and irrigation systems.
3. Any landscape designer, irrigation designer, or installation contractor performing work or service in the design, construction, installation, maintenance, addition, alteration, repair, equipping, moving, removal, conversion, or demolition of any landscape or irrigation governed by these Criteria must possess a current Colorado Professional Landscape Architect license or be registered through Castle Rock Water. The type and size of landscape designs are governed by the State of Colorado.
4. Permits for construction will only be issued to registered professionals.
5. A current professional (Colorado State or Castle Rock Water) registration number and name shall be present on all applications, drawings, and permits.

Deleted: construction

Deleted: tract

Deleted: April 1

Deleted: 1

Section 2: Professional Registration

2.1.2 REGISTERED PROFESSIONAL CLASSIFICATIONS

Landscape Design Professional

In order to register as a Landscape Professional, an applicant must certify they meet the requirements for plan preparation by providing professional qualifications. Colorado State law governs the sizes and types of projects that unlicensed individuals can design independent of Town requirements. For those projects exempt from State licensure, applicants must successfully complete a Town registration workshop, and obtain the Qualified Water Efficient Landscaper (QWEL) certification.

Irrigation Design, Landscape and Irrigation Installation, and Maintenance Professionals

To be eligible to perform irrigation design, landscape and irrigation installation, or maintenance, an applicant must certify they are qualified to prepare the type of plans they submit by completing the following requirements:

1. Attendance at a registration workshop; and
2. Passing score (seventy-five (75) percent or better) on a test formatted to identify level of knowledge of the Water Use Management Plan and Town of Castle Rock Landscape and Irrigation Criteria Manual.
3. All Town of Castle Rock updates and revisions will be emailed to currently Registered Landscape Professionals and must be acknowledged and accepted.
4. Successful completion of the Qualified Water Efficient Landscaper (QWEL) training and certification program.
5. QWEL certification must remain current and in good standing.

2.2 EXPIRATION

All registrations in good standing shall be valid through April 30th of the following year.

In order to keep registration in good standing, qualifying Landscape Professionals shall comply with all requirements identified in these Criteria.

2.2.1 RENEWAL

A fee may be charged for registration renewal, and shall be set forth in the applicable fee schedule.

For Registered Landscape Professionals in good standing, renewal may be issued upon receipt of acknowledgment of revisions to policies, criteria, or other applicable codes, in lieu of seminar attendance and testing.

Non-compliance with these Criteria may deem a Registered Landscape Professional ineligible for renewal. In such cases, seminar attendance and testing will be required prior to registration renewal.

2.3 COMPLIANCE

The Registered Landscape Professional is responsible for performing the activity authorized in a proficient manner consistent with industry standards, these Criteria, and related Town policies and codes. Failure to comply with this requirement shall be cause for the denial, suspension, revocation, or restriction of registration.

Section 2: Professional Registration

2.3.1 WORK WITHOUT CURRENT REGISTRATION

When design, installation, or maintenance work is commenced without first obtaining a Landscape Professionals registration through Castle Rock Water, or when the registration is expired, a special investigation may be conducted. An investigation fee equal to the amount of the registration fee may be assessed.

Landscape or irrigation plans submitted by individuals without a current Colorado Professional Landscape Architect license or Landscape Professionals registration through Castle Rock Water will not be accepted for review. Landscape or irrigation construction or maintenance performed by individuals without a current registration shall not be eligible for inspection or additional permit issuance.

2.3.2 DENIAL, SUSPENSION, REVOCATION OR RESTRICTION OF REGISTRATION

The Director of Castle Rock Water, or designee thereof, shall have the authority to deny, suspend, revoke, or place restrictions on a Landscape Professional's registration under any of the following circumstances:

1. False or misleading information was provided on the registration application.
2. Fails to provide reasonable information or documentation of knowledge and experience required by the registration classification applied for.
3. Provides false or misleading information on permit applications.
4. Fails to comply with any of these Criteria.
5. Knowingly allows the registration to be used by another person, firm, or corporation.
6. Commits any conduct constituting fraud in or connected with any activity relating to construction, which is governed by these Criteria or other Town policies, regulations and/or code.
7. The Responsible Landscape Professional and the Registered Landscape Professional will be notified of any instance of non-compliance and given the opportunity to correct all inconsistencies.
8. Non-residential areas shall complete necessary repairs within twenty-four (24) hours of notification or at a minimum before the system is used again.
9. Failure to correct inconsistencies, or more than one notice of non-compliance, will result in suspension of the Landscape Professionals Registration.
10. Providing false or misleading permit fee charges to a customer or to the Town.

Deleted: or permit application.

When the Director of Castle Rock Water, or designee thereof, deems that such registration shall be denied, suspended, revoked, or restricted, the procedures shall be as follows:

1. The applicant or registrant shall be notified in writing, at least seven (7) calendar days prior to the denial, suspension, revocation or restriction. Notice shall include the reason for the action and shall be delivered to the address of record.
2. The applicant or registrant may appeal the suspension or revocation. Such request shall be in writing and delivered to the Director of Castle Rock Water, or designee thereof, within ten (10) calendar days of the receipt of the notice. The appeal letter shall include a thorough explanation of why the Registered Landscape Professional believes it was issued in error. Any appeal received after this time will not be considered.
3. The Director of Castle Rock Water, or designee thereof, shall provide the applicant or registrant with written findings and a ruling within fifteen (15) business days after review of the appeal.

Deleted: April 1

Deleted: 1

Section 2: Professional Registration

- 4. Any decision rendered by the Director of Castle Rock Water, or designee thereof, shall take effect upon expiration of the ten (10) day appeal period.

Emergency suspension

If the Director of Castle Rock Water, or designee thereof, finds an emergency cause exists for suspension or revocation of a registration, he/she may enter an order for immediate suspension of such registration, pending further investigation.

Period of suspension

If a registration is revoked, the applicant shall not be eligible to register with the Town for a period of six (6) months after the revocation or any final decision from an appeal thereof.

Effect of revocation

Registration reinstatement can be accomplished by successfully completing the landscape professionals test and paying the associated registration fee.

Provisions concerning work in progress

The suspension or revocation of a registration may include reasonable orders or conditions with which the Landscape Professional must comply in order to protect the work in progress as well as the intent of these Criteria.

Deleted: April 1
Deleted: 1

Section 3: Landscape and Irrigation Submittal Requirements

3.0 INTRODUCTION

The requirements presented in this Section shall be used to aid the applicant, designer, installer, and maintenance contractor in the analysis, design, installation, and maintenance of landscape and irrigation. The requirements presented herein are the minimum necessary for landscape and irrigation plan submittals, and should be considered in conjunction with the requirements set forth by the Town's Development Services Department.

3.1 REVIEW PROCESS

3.1.1 PRE-APPLICATION MEETING

A pre-application meeting with the Town's Development Services Department is required for any type of development, redevelopment, or renovation. The purpose of this meeting is to discuss general information about the project, pertinent aspects of the Criteria, the required scope, and any special procedures, analyses, and submittal requirements that may be applicable.

3.1.2 LANDSCAPE AND IRRIGATION SUBMITTAL REQUIREMENTS

Landscaping shall be designed as an important part of the overall site design. Landscaped area shall enhance the building design and public views, provide buffers and transitions between adjacent land uses, and provide screening. A general landscape plan shall be included with the Site Development Plan (SDP) submittal and a more detailed landscape and irrigation plan shall be submitted with the Construction Document (CD) submittal. All plans shall include the designer's name, contact information, State license number, and Landscape Professionals registration number, where applicable. Plans must be scaled, electronically reviewable, and printable at a twenty-four (24) inch x thirty-six (36) inch size with a scale of one (1) inch = twenty (20) feet and no greater than one (1) inch = forty (40) feet.

All forms, checklists, and plant list can be found online at the Town's website (CRgov.com/landscapeforms),

3.1.2.1 SITE DEVELOPMENT PLAN (SDP)

1. Landscape plan. A general landscape plan is to be provided with the SDP submittal and is considered along with the overall development goals for the project, sets forth design parameters, and recognizes special conditions that may exist within the proposed project. The general landscape plan shall establish tree and shrub quantities, tree and shrub locations, tree and shrub types, and hydrozones. The following site and use analysis should be considered:

- a. Site Analysis

Site analysis consists of inventory and analysis of all existing features that may influence landscape design. This includes direction of prevailing winds, exposures, topography (slopes and swales), drainage areas, existing features (utilities, trees, shrubs, walkways, and structures), and views. The site analysis must consider local zoning and codes related to utility easements, site distance requirements, and interface buffering. Hatch keys, north arrow, and scale are required.

Deleted: minimum

Deleted: , (these are required and should be organized using the Town of Castle Rock site inventory form applicable to the type of project)

Deleted: April 1

Deleted: 1

Section 3: Landscape and Irrigation Submittal Requirements

b. Use Analysis

Use analysis consists of identifying the typical functions and activities that occur on the site and assists with landscape material selection and irrigation design. This includes the overall theme of the site and neighborhood, identifying future building projects, on-site traffic patterns, activity areas, service areas, and any other use that will affect the landscape design. Interface landscaping, when necessary, shall be shown on the SDP.

2. Irrigation Plan. A complete irrigation plan is not required with the SDP submittal. A complete irrigation design is necessary in order to determine water service connection and meter size.

3. Required forms, charts, and notes to be included on the general landscape plan:

a. Landscape Site Inventory form

- i. Non-residential shall complete and include the Commercial Landscape Site Inventory Form.
- ii. Multi-family residential shall complete the Multi-family Landscape Site Inventory form.

b. Streetscape landscape chart

c. Tract landscape chart

- d. Composite Landscape Water Use Rating (CLWUR) chart
- e. Town of Castle Rock standard landscape notes for site development plans

3.1.2.2 CONSTRUCTION DOCUMENTS (CD)

1. Landscape Plan. A detailed landscape plan is to be provided with the CD submittal. The detailed landscape plan shall conform to the tree and shrub quantities, tree and shrub locations, and hydrozones established in the landscape plan in the approved SDP. The landscape plan will also include tree and shrub species as well as other plant species and landscape material.

a. Design elements shall include (as applicable):

- i. Plant materials (trees, shrubs, living groundcovers, grasses, vines, annuals, and perennial flowers) - locate, identify, and draw at mature size
- ii. Structures (buildings, fences, retaining walls, gazebos/patios, pavements, decks, sidewalks, parking structures, and other visual features) – locate and identify
- iii. Grading and contours (all slopes equal to 3:1 are to be called out on landscape sheets. Slopes greater than 3:1 are not permitted)
- iv. Minimum soil amendments as required by the Town
- v. Special features
- vi. Mulch types (inorganic or organic) and depth in inches

Deleted: /

Deleted: properties

Deleted: Town of Castle Rock

Formatted

Deleted: projects

Deleted: minimum

Deleted: April 1

Deleted: 1

Section 3: Landscape and Irrigation Submittal Requirements

- b. Include Town of Castle Rock standard landscape notes for construction documents and planting details.
 - c. Within the plant schedule, list quantities, types, and sizes at planting of plant material to be used, including specific species in seed mixes. Plant material shall be listed by both common and scientific name. Complete Town of Castle Rock Plant Schedule. Plants are to be called out by legend abbreviation and quantities in parenthesis on the landscape plan.
 - d. Include summary table identifying square footage of each area by type of landscape cover (e.g., non-irrigated native, turf, groundcover, shrubs, trees, and mulches). Non-residential properties shall complete the Town of Castle Rock Commercial Landscape Site Inventory form and multi-family residential projects shall complete the multi-family Landscape Site Inventory form.
 - e. Town of Castle Rock planting details are required and can be found online at the Town's website (CRgov.com/1711/Landscape-Forms), including methods of soil preparation, soil and vegetation removal, and stockpiling and reuse.
 - f. Locate and identify all significant areas of existing natural vegetation, specimen trees, wildlife habitat, and landscape features to be preserved and/or improved. See CD checklist for additional requirements.
 - g. Where a site abuts a natural amenity such as a floodplain, trail corridor, park, or other open space, the landscape plan shall complement the natural character and integrity of the amenity.
 - h. Show and label all property lines and right-of-way areas.
 - i. Show and label all existing and proposed easements and utility lines. Wet utilities such as water, sanitary sewer, and stormwater lines shall be labeled. Wet utility or drainage easements shall be called out with dimensions.
 - j. Show sight distance triangles - these areas must be kept free of visually obstructing landscape features (thirty (30) inches or taller) at mature size. All plant material within sight distance triangles shall be labeled with common and scientific name and mature height as shown on the Town of Castle Rock plant list.
 - k. Label all existing plant material to be removed or to remain then delineate on Construction Documents.
2. Irrigation Plan to include:
- a. Plan elements
 - Irrigation diagram showing:
 - i. Head layout
 - ii. Drip layout
 - iii. Hydrozones

Section 3: Landscape and Irrigation Submittal Requirements

- iv. Scaled appropriately to match the landscape plan
 - v. Irrigation legend
 - vi. Service line location and size
 - vii. Irrigation meter location and size
 - viii. Backflow location and size
 - ix. Existing and proposed utility easement location and information
- b. TCR standard construction document irrigation notes and details.
 - c. TCR Hydraulic Worksheet.
 - d. TCR Irrigation Chart.
3. Record Drawings. Landscape and irrigation improvements shall be approved by the Town. Drawings reflecting final installation of landscape and irrigation components shall be submitted in accordance with the Town's Regulations and "Drawing and Digital Submittal Requirements" prior to final approval. Such record drawings shall contain all required information as set forth in the latest version of the applicable checklist. The digital submittal shall include the geospatial layer reflecting the irrigated area(s).

3.1.3 CHECKLISTS AND FORMS

Required checklists and forms are available on the Town of Castle Rock website (CRgov.com), and must be included with each plan submittal. Appropriate notations shall be provided with the checklist to assist the reviewer in determining whether the submittal is complete. For example, if a specific item is not addressed or not applicable, an explanation must be provided.

3.1.4 SUBMITTAL ADEQUACY

Any submittal with incomplete or missing information may result in the plan being returned without review. The Town reserves the right to request additional information pertaining to specific landscape and irrigation plans beyond the general requirements in these Criteria.

3.2 APPROVAL

3.2.1 FINAL LANDSCAPE AND IRRIGATION PLAN REQUIRED FOR CONSTRUCTION

The final landscape and irrigation plan shall be included in the CDs, and shall be approved by Castle Rock Water prior to the construction of any landscape and irrigation improvements.

3.2.2 ONE YEAR APPROVAL LIMITATION FOR FINAL LANDSCAPE AND IRRIGATION PLAN

The final landscape and irrigation plan shall be valid for one year from the date of Town approval of the final approved construction documents. If the improvements have not been constructed and accepted by the Town within one year, or extended in conformance with the Town requirements, the plan shall be deemed invalid and resubmittal required. In order to be re-approved, it must be demonstrated that the concepts, designs, analyses, and calculations presented in the plan are consistent with current Town's Criteria.

Section 4: General Requirements

4.0 INTRODUCTION

This Section describes minimum necessary general performance standards and Criteria of landscape and irrigation for all land uses. State licensed and Town Registered Landscape Professionals, homebuilders, and homeowners shall use this information for design, construction, installation, and maintenance of all land uses. All forms, checklists, and plant list can be found online at the Town's website (CRgov.com),

4.1 APPLICATION

This Section applies to all properties within the Town's service area.

Deleted: limits or served by Castle Rock Water.

4.1.1 APPLICABLE USES

1. Multi-family properties as outlined in **Section 5**
2. Single-family and two-family residential properties as outlined in **Section 6**
3. Non-residential properties / business / industrial / governmental / schools / religious institutions / mixed-use properties as outlined in **Section 7**
4. Urban Areas as outlined in **Section 8**
5. Streetscape, rights-of-way, and tracts along rights-of-way, as outlined in **Section 9**
6. Parks, Sports Fields, and Golf Courses as outlined in **Section 10**

4.1.2 APPLICABLE LANDSCAPE AND IRRIGATION

1. Gross site area
2. Front, back, and side yard, including setbacks and utility easements.
3. Parking lot
4. Common areas
5. Streetscape

These Criteria shall apply when there is a renovation of any non-residential landscaped property in existence prior to the adoption of these Criteria.

1. Projects which impact twenty-five (25) percent or greater of landscaped area associated with a single water service connection (one tap)
2. Projects which impact ten thousand (10,000) square feet or greater of landscaped area associated with one or more water service connections (taps).

Deleted: April 1

Deleted: 1

Section 4: General Requirements

The area that shall be considered toward development of the percentage of impacted area shall include:

1. By lot – All landscape improvements on one (1) lot.
2. By metered service – All landscape improvements irrigated by a single meter.
3. By approved site plan - The percentage shall not be calculated on the entire approved site plan, unless the entire project is served by a single irrigation meter.

Town reserves the right to require renovations meet current Criteria, regardless of impacted area. Current Criteria must also be met where additional interface is required, or there is a change to existing final approved construction documents or plans for the lot, project, or site plan.

4.1.3 NOT APPLICABLE. This Section shall not apply to:

1. Homeowner repair of an existing irrigation system.
2. Renovation of existing irrigation systems that does not include addition of an irrigation zone.
3. Renovated areas less than twenty-five (25) percent of the existing landscaped area. Existing landscaped area shall mean the landscaped area on a single lot, or serviced by a single irrigation meter. Existing landscaped area shall not mean the entire approved site plan area, unless the project is served by a single irrigation meter.

4.2 GENERAL DESIGN REQUIREMENTS

This Section identifies the minimum general performance standards and criteria for landscape design, irrigation design, and maintenance.

4.3 GENERAL PERFORMANCE STANDARDS AND DESIGN CRITERIA

All landscape and irrigation design, installation, and maintenance shall be evaluated against these performance standards and Criteria. Project approval is based on meeting the intent, performance thresholds, requirements, expectations, and level of quality defined within the performance standards, and the specific Criteria.

4.3.1 PERFORMANCE STANDARD #1: Efficient Water Use

1. Conserve water through application of water-wise, ColoradoScape design principles, and current industry-related best management practices.
2. Water allocation for irrigation shall be consistent with plant material requirements.
 - a. No individual plant may have water demand greater than fifteen (15) inches per growing season.

Section 4: General Requirements

- b. Water allocation for the irrigation of parks, sports fields, and golf courses shall vary by use of the area. Parks and passive recreation areas may be allocated up to nineteen (19) inches, such allocations are by approval only. No individual plant may have a higher water demand than fifteen (15) inches. Uses in this category shall be subject to the Composite Landscape Water Use Rating (CLWUR) analysis, and shall have a value for all irrigated public areas of no greater than two and one half (2.5). All allocations refer to inches of irrigation allocation per growing season. See Town Municipal Code Chapter 13.20 Irrigated Public Area Water Conservation for more information on CLWUR calculations.
 - c. Schools may be allowed additional seasonal irrigation of up to nineteen (19) inches for approved passive use common areas that facilitate high public use. These areas shall meet specific criteria in order to qualify for this additional seasonal irrigation (See **Section 10**).
- 3. Allocated water shall be used as efficiently as possible. When an overhead irrigation system is installed, system efficiency shall achieve a distribution uniformity of seventy-five (75) percent or greater. This level of efficiency shall be demonstrated through an independent audit performed after installation by a Certified Irrigation Auditor or as certified by the Irrigation Designer and accepted via the Town's Irrigation Design Affidavit.
 - 4. The irrigation system shall be designed, installed, and maintained to eliminate run-off from landscaped areas and shall not damage street, sidewalk, or utility infrastructure.
 - 5. Water waste is not allowed. Water shall not be applied to impervious surfaces.

4.3.2 PERFORMANCE STANDARD #2: Environmental Sustainability

- 1. The project shall conserve water, and use the water that is applied efficiently.
- 2. The project shall seek to apply Low Impact Development (LID) stormwater mitigation techniques. Refer to the Town's Stormwater requirements.
- 3. The project shall alleviate the urban heat island effect by shading paved surfaces and rooftops where possible, as well as embracing and promoting other techniques and technologies to achieve this goal, as approved by the Town.

4.3.3 PERFORMANCE STANDARD #3: Aesthetics and Quality of Life

- 1. The design, installation, and maintenance of the project shall enhance the visual aesthetics of the landscape.
- 2. The project shall provide for an enriched quality of life by promoting an enhanced level of design, installation, and maintenance that fits the unique natural character and beauty of the Town, coupled with high quality land development.
- 3. The project shall preserve Castle Rock's natural resources, such as, but not limited to: views, nature, wildlife, habitat, flora, and fauna.

Section 4: General Requirements

- 4. The project shall provide year round diversity of color and texture in plant material.

4.4 LANDSCAPE DESIGN

Unless otherwise specified within a particular land use, the Criteria within this Section shall apply to all land uses.

4.4.1 SOIL EVALUATION

Soil testing determines the condition of the soil related to texture, acidity, salts, and plant nutrient availability.

- 1. A soil analysis shall be conducted by a professional soil scientist at a certified soils laboratory.
- 2. Soil sample(s) shall be taken after over-lot grading, if applicable, and prior to landscaping.
- 3. The soil sample must represent a uniform area. Differences in texture (sand, silt, or clay), color, slope, degree of erosion, drainage, past management practices, types of plant material designed for each area should be taken into account when collecting the sample. The soil scientist shall determine the sample sites, depth, and frequency necessary to reflect a representative sample of the site and to coincide with the plant material intended for the area in the design. Recommended sampling frequency is no less than one sample per five thousand (5,000) square feet. Any sampling less than this frequency shall be justified by the soil scientist.
- 4. The soil analysis shall determine the organic and inorganic composition of native / indigenous soil in landscaped areas, and shall include:
 - a. Soil texture
 - b. Total exchange capacity
 - c. Conductivity
 - d. Organic matter
 - e. Acidity
 - f. Content of Nitrogen, Phosphorus, Potassium, Zinc, Iron, Copper, Manganese, and Lime

4.4.2 STOCKPILING

When stripping of ~~topsoil~~ occurs, stockpiling shall be required during construction (except as waived by Town staff). The replacement of this soil, plus additional soil amendments are critical to successful plant material establishment, ongoing health, and efficient use of water through the life of the project.

Deleted: indigenous

Deleted: (topsoil)

Deleted: April 1

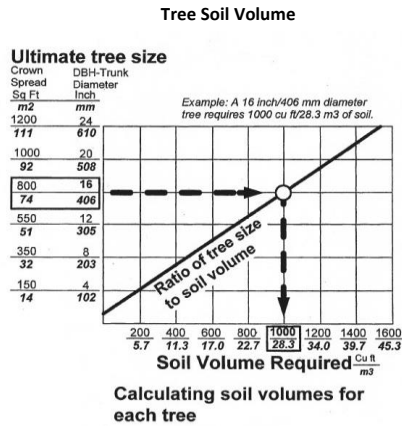
Deleted: 1

Section 4: General Requirements

4.4.3 SOIL AMENDMENT

- 1. The soil analysis shall include specific recommendations based on the soil test results for the type of plant material to be grown in each landscaped area. The type and volume of soil amendment shall be determined by the soil scientist and be consistent with the indigenous soil and the needs of the plant material in each area of the landscape.
- 2. A minimum of four cubic yards of organic matter soil amendment per one thousand (1,000) square feet of landscaped area shall be required for turf grass, trees, shrubs, perennials, and annuals. See **Table 4-1** for soil volumes for trees. Soil amendments for native seed areas must be consistent with TESC detail #17.
- 3. Soil amendment organic matter shall consist of compost, as defined in **Section 1**.
- 4. Source water, such as non-potable water should be considered.

TABLE 4-1



4.4.4 SOIL PREPARATION

- 1. Amendment shall be tilled to a minimum depth of six (6) inches.
- 2. Site shall be graded to within two-tenths (2/10th) of a foot.
- 3. Slopes greater than 3:1 are not permitted.
- 4. Site shall be free of rocks, dirt clods, and debris over three-quarter inch (3/4-inch) diameter in size.
- 5. Dry-land seed areas may contain dirt clods up to two (2) inch diameter in size.

Deleted: April 1
Deleted: 1

Section 4: General Requirements

4.4.5 STRUCTURAL SOIL

1. Cornell University (CU) Structural Soil™ is required for all approved narrow tree planting strips less than eight (8) feet in width (measured back of curb to edge of walk), as well as in tree grates. Minimum tree planting area is six (6) feet in width. See standard Details for structural soil requirements.
2. All applicable soil Criteria and standards shall be noted on drawings.

Deleted: 6

Deleted: or otherwise approved narrow areas,

4.4.6 INSPECTIONS

1. Inspections are required prior to installation of plant material, and shall include review of adherence to all Criteria. Written documentation reflecting approved volume and type of soil amendment is required upon request. See CRgov.com/landscapeforms for current inspection requirements.
 - a. Residential inspections include, but are not limited to the following:
 - i. Compost and finish grade inspection, to include soil till depth
 - ii. WI-FI enabled smart controller
 - iii. Rain sensor
 - iv. No overhead irrigation in any area less than ten (10) feet
 - v. Curb stop box must be installed no more than one and one half (1 ½) inches above finish grade.
 - b. Non-residential inspections include, but are not limited to the following:
 - i. Pre-construction meeting
 - ii. Point of connection (IR-9 detail)
 - iii. Compost
 - iv. Finish grade inspection, to include soil till depth
 - v. No slopes greater than 3:1
 - vi. No overhead irrigation in any area less than ten (10) feet
 - vii. Sub-surface irrigation, as necessary
 - viii. Final landscape
 - ix. Final irrigation
2. All landscape and irrigation inspections are weather dependent. Due to the extreme variability and unpredictability in temperatures, precipitation, and reduced daylight hours inspections will not be performed between November 1st and March 1st.

Deleted: 5

Deleted: April 1

Deleted: 1

Section 4: General Requirements

- a. Certificate of Occupancy (CO) will not be issued until all inspections have been completed, punch list items have been addressed, final letter of acceptance has been issued, and irrigation permit has been closed.
- b. In order to receive the CO, prior to completion of all permit requirements, the applicant may post a surety.
 - i. Surety amount will be determined as a percentage of the owner's landscape and irrigation construction contract for items incomplete as determined by the approved plans unless a lower surety amount is outlined in the Subdivision Improvement Agreement (SIA) or Property Improvement Agreement (PIA).
 1. Bond: 100% of owner's landscape and irrigation construction contract
 2. Letter of credit: 75% of owner's landscape and irrigation construction contract
 3. Cash / Escrow: 65% of owner's landscape and irrigation construction contract

4.4.7 PLANT MATERIAL SPECIFICATIONS AND PLANTING STANDARDS

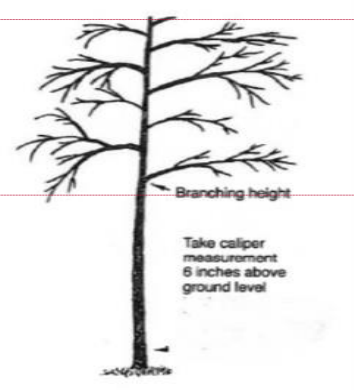
1. Minimum plant material quality
 - a. Plant material shall be selected from the Town of Castle Rock approved plant list. Any plant material not on the approved plant list must be submitted for review and approval. Submissions must be consistent with Development Services procedures and shall include water requirements and USDA hardiness zone information. Plant material shall be adaptable to the local environment and capable of naturalizing.
 - b. A minimum coverage of seventy-five (75) percent living plant material, at maturity, is required. No more than twenty-five (25) percent may be non-living material, to include organic mulch and rock. Plant material shall meet or exceed the plant quality and species standards of the current American Standard for Nursery Stock and be consistent with the Colorado Nursery Act.
 - c. Selected plant material shall be nursery-grown in accordance with proper horticultural practice. Plants shall be healthy, well-branched vigorous stock with a growth habit normal to the species and variety, free of disease, insects, and injuries.
 - d. Plant material that is banned for use by the Town of Castle Rock, Douglas County, and / or the State of Colorado shall not be used. This applies to all builders, installers, owners, and individual homeowners. Please see the Colorado Department of Agriculture website (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) for a detailed list of restrictions.
 - e. Plants are to be hydrozoned with plants that have a similar water requirement. Plants of a very low hydrozone are not to be planted in a moderate to high hydrozone.

Section 4: General Requirements

2. Minimum plant material size - All plant material shall meet the following requirements:

- a. Large canopy deciduous shade trees shall be a minimum of two (2) inch in caliper, measured six (6) inches above the ground. Large canopy deciduous shade trees shall be three (3) inch caliper when in a grate, or planted in areas less than eight (8) feet in width.
- b. Ornamental and flowering trees shall be a minimum of one and one half (1½) inch in caliper measured six (6) inches above the ground.
- c. Evergreen trees shall be a minimum of six (6) feet tall, measured to the mid-point of the most recent year's growth.
- d. Shrubs shall be fully rooted, a minimum of five (5) gallon container in size, and spaced to provide seventy-five (75) percent ground cover within five (5) growing seasons. See Town of Castle Rock Plant List for specific growth characteristics.
- e. Ornamental grasses may be used to meet the shrub requirement; all plant material must meet the minimum size requirements for shrubs listed above.
- f. Perennials, ground covers, and vines shall be a minimum of one (1) gallon container in size. Such shall be spaced to provide seventy-five (75) percent ground cover within three (3) growing seasons.
- g. Annuals shall be sized shall be appropriate to application, whether flats, four (4) inch pots or larger and spaced to provide seventy-five (75) percent ground cover.
- h. Grass seed planting quality and quantity in irrigated areas shall be in compliance with nursery standards and shall provide a minimum ground cover of eighty (80) percent within the first growing season. For non-irrigated native areas, see Temporary Erosion and Sediment Control Requirements.

FIGURE 4-2



Measuring deciduous tree caliper

3. Minimum planting standards

- a. Landscaping shall comply with the Town of Castle Rock planting details.
- b. Plant materials shall be spaced appropriately to allow adequate room for root zone and vegetation at maturity.
- c. A minimum distance of ten (10) feet shall be provided between trees and buildings or trees and fences. Space provided must allow adequate room for mature tree.
- d. Tree rings shall be provided for all trees within turf areas subject to mowing operations. Tree rings for evergreen trees shall extend to the dripline of the tree to

Formatted: Not Highlight

Deleted:

Deleted: April 1

Deleted: 1

Section 4: General Requirements

avoid limbing up of evergreen trees.

- e. Standard planting areas for large canopy deciduous shade trees shall be no less than eight (8) feet in width.
 - f. When an eight (8) foot width planting area is not possible, such as in urban areas or overlay districts, large canopy deciduous shade trees may be planted in areas less than eight (8) feet wide and shall require CU-Structural Soil™.
 - g. Small canopy trees shall be planted in a landscape strip no less than six (6) feet in width (not including curb and gutter).
4. Minimum amount of plant material.
- a. Tree requirements cannot be exchanged for other types of plant material. Fifty (50) percent of the gross site area tree requirement must include large canopy deciduous shade trees.
 - b. Diversity requirements for trees and shrubs are contained in **Table 4-3**.

TABLE 4-3 <u>Diversity Requirement</u>	
Deciduous <u>and Evergreen</u> Tree or Shrub Plant Diversity Scale	
<u># of Plants</u>	<u>Maximum % of Single Species</u>
<u>1-3</u>	<u>Can have 100% of one species</u>
<u>4-7</u>	<u>Maximum of 50% of any one species</u>
<u>8-12</u>	<u>Maximum of 33% of any one species</u>
<u>12+</u>	<u>Maximum of 25% of any one species</u>
<u>Deciduous Tree or Shrub Plant Diversity Scale</u>	
▼	

Deleted: Recommendations

Deleted: 1-5 Can have 100% of one species¶
6-10 . Maximum of 50% of any one species¶
11-15 Maximum of 33% of any one species¶
16-20+ . Maximum of 25% of any one species¶
¶
Evergreen Tree or Shrub Plant Diversity Scale¶
of Plants Maximum % of Single Species¶
1-2 . Can have 100% of one species¶
3-6 Maximum of 50% of any one species¶
7-12 . Maximum of 33% of any one species¶
13-40 Maximum of 20% of any one species

Deleted: April 1

Deleted: 1

Section 4: General Requirements

4.4.8 NON-LIVING LANDSCAPE MATERIAL

1. Organic mulch, includes bark and wood chips
 - a. Shall be applied at one (1) cubic yard per eighty (80) square feet at a depth of four (4) inches, and as appropriate to each species.
 - b. Shall be applied to the soil surface, not against the plant stem or base of tree trunks, to minimize disease.
2. Inorganic mulch includes rock, gravel, or cobble.
 - a. Rock mulch shall have a minimum depth of two (2) inches.
 - b. Recycled rubber for landscape use is discouraged, however, may be considered for playground use.
3. Landscape fabric may be used underneath mulch to reduce weeds. Plastic is not allowed.
4. Artificial plant material is permitted. Materials such as artificial turf may be used. Homeowners Associations and other private restrictions may apply.
 - a. Artificial turf must be installed and maintained per manufacturers specifications.
5. Edging shall be consistent with industry standards. Metal edging shall be rolled or capped to eliminate sharp edges.
6. Water features shall recirculate water and be designed to reduce evaporation. Water features shall be on a separate service connection from the domestic water service. Water demand for the feature shall be defined and included in service connection sizing requirements. Wind shut off devices are required.

Deleted: in active sports fields

4.5 IRRIGATION DESIGN

This Section identifies Criteria for irrigation service connections, control, methods, equipment, and system efficiency.

4.5.1 GENERAL DESIGN

Unless otherwise specified within a particular land use, the Criteria within this Section shall apply to all land uses.

1. Landscaped areas five hundred (500) square feet or less, including pots and planters, do not require permanent irrigation. These areas may be watered by bulk water service or from the building through a combined service line and must be well-maintained.

Deleted: less than five hundred (500) square feet

Deleted: April 1

Deleted: 1

Section 4: General Requirements

2. ~~Landscaped areas greater than five hundred (500) square feet require permanent~~ irrigation systems.

Deleted: P

Deleted: are required in landscaped areas greater than five hundred (500) square feet

- a. Irrigated areas between five hundred (500) and five thousand (5,000) square feet shall be served from the building through a combined service line.
- b. Irrigated areas greater than five thousand (5,000) square feet ~~shall~~ require a dedicated irrigation service line. This requirement does not apply to single family lots.
- c. Irrigation shall be hydrozoned, grouping similar water demands by irrigation zone.

3. ~~Irrigation is not allowed in areas less than four (4) feet in width.~~

4. Only drip and subsurface irrigation systems are allowed in areas between four (4) feet and ten (10) feet in width.
5. ~~Generally, trees, shrubs, perennials, and groundcover shall be irrigated with drip irrigation. See Irrigation System Design for additional specific criteria. Native grass may be permanently irrigated on slopes not to exceed 3:1 (Slopes steeper than 3:1 are not permitted).~~
6. Native grass may be temporarily irrigated for establishment purposes. See the Town of Castle Rock Temporary Irrigation for non-irrigated native areas criteria (Appendix A). This Criteria is required to be shown on the landscape or irrigation sheets submitted for construction document review.

Deleted: ¶

Irrigation is not allowed in areas less than four (4) feet in width. unless approved in an Urban Area.¶
¶

4.5.2 WATER SERVICE CONNECTION

Water service connections for irrigated areas greater than five thousand (5,000) square feet shall be completed consistent with all Town regulations.

1. Irrigation shall be served from a dedicated irrigation service connection to the Town's water distribution system, separate from the domestic water service.
2. All irrigation water shall be metered and have appropriate backflow prevention as identified by Town regulations. Backflow prevention assemblies must be installed no further than five (5) feet from the irrigation meter.
3. The irrigation water service connection shall be sized appropriately to accommodate irrigation during the hours and days outlined in the Town's Water Use Management Plan.
4. The mainline or lateral line from a single irrigation service connection shall not cross lot lines.
5. Maximum velocity shall not exceed seven and one half (7.5) feet per second through the service line and meter.
6. Mainline pressure
 - a. System design shall consider minimum and maximum allowable mainline pressure

Deleted: April 1

Deleted: 1

Section 4: General Requirements

as provided by the Town.

- b. Minimum pressure provided shall be forty-three (43) psi, maximum pressure shall be one hundred and twenty-five (125) psi.
 - c. Site water pressure shall be identified by Castle Rock Water prior to irrigation system design and shall be noted on irrigation plans. Actual on-site pressure may vary based on water system demand at the time of the pressure test, subsequent development placing additional demand on the water system, etc.
7. Irrigation service connections (taps) shall not interconnect downstream of the meter. Irrigation mains cannot intersect with other irrigation mains serviced off another service connection.
 8. The irrigation service line shall be the same size as the tap from the Town water main through the point of connection, as outlined in the IR-9 detail,

Deleted: o ten (10) pipe diameters downstream of the meter.

4.5.3 IRRIGATION SYSTEM CONTROL

1. Smart irrigation controllers are required and shall be installed according to manufacturer recommendations. They shall apply the appropriate amount of water to maintain healthy growing conditions.
2. Due to common power outages, battery back-up or non-volatile memory is required on all controllers.
3. Central Control Systems are recommended for larger irrigated areas, ten thousand (10,000) square feet or larger.

4.5.4 IRRIGATION SYSTEM DESIGN

1. Resilient shut off valve with manual drain, or stop and waste valve, is required downstream of the meter.
2. All irrigation systems shall be contained by the appropriate backflow prevention assembly. See the Town's Cross-Connection Control requirements in Town code and associated policy manual(s). A passing backflow prevention test is required for issuance of certificate of occupancy.
3. Master valves are required on non-residential service connections.
4. Flow sensors are required on non-residential service connections.
5. Rain sensors are required.
6. Overhead irrigation.
 - a. Overhead irrigation is not allowed in areas less than ten (10) feet in width/length.
 - b. Temporary irrigation is allowed on slopes not to exceed 3:1. Refer to Temporary Irrigation Criteria in Appendix A.

Deleted: April 1

Deleted: 1

Section 4: General Requirements

- c. There shall be no overhead irrigation in parking lot peninsulas, islands, or entryways.
 - d. Pop-up height shall be consistent with the mature height of the plant material being irrigated. Pop-up height of six (6) inches is required for turf areas. Pop up height of twelve (12) inches is required for native, wildflower, or perennial areas.
 - e. Pop-up spray heads shall be equipped with internal check valves, internal pressure regulation (Pressure regulation must be consistent with manufacturer's recommendations for the selected nozzle), and matched precipitation rate spray or rotary nozzles. Variable arc spray nozzles are not allowed.
 - f. Rotors shall be equipped with internal check valves and pressure regulation.
7. Drip irrigation
- a. Drip irrigation is required in areas greater than four (4) feet, and less than ten (10) feet.
 - b. Drip irrigation shall be point-source drip or sub-surface drip irrigation for all trees, shrubs, perennials, and annual beds.
 - c. Drip emitters and sub-surface drip shall be equipped with internal check valves at each emitter.
 - d. All (Residential and non-residential) point-source drip, sub-surface drip, dripper line, and bubblers must be installed with an operational indicator in each planting area and a flush valve, with operational indicator at every dead end.
 - e. All drip emitters shall be installed on stakes and placed above the mulch, around the perimeter of the plant.
8. Bubblers may be substituted for drip emitters where necessary to provide adequate supplemental irrigation to plant material in certain locations (i.e., trees in native grass areas).
9. There shall be no irrigation within street medians or round-a-bouts.
- a. All material proposed within street medians or round-a-bouts shall be designed to minimize dislodging and obstructing travel lanes, and be compatible with Town maintenance operations. Proposed material must be shown on plan submittals. Final selected material must be approved by the Town.
10. Irrigation charts and hydraulic worksheets are required for irrigation plan submittal on construction documents.

4.5.5 IRRIGATION SYSTEM INSTALLATION

Installation of irrigation system shall be consistent with approved plans, and meet Town performance standards and Criteria prior to issuance of certificate of occupancy or other Town approval. Release of bonding or surety (if applicable) shall be withheld until approval is given.

Deleted: or

Deleted: April 1

Deleted: 1

Section 4: General Requirements

- 1. Irrigation system installation shall be consistent with approved system design.
- 2. Irrigation system efficiency
 - a. The irrigation system shall achieve a seventy-five (75) percent distribution uniformity efficiency rating as demonstrated through an independent audit performed after installation by a Certified Irrigation Auditor, or as certified by the Irrigation Designer and accepted via the Town's Irrigation Design Affidavit.
 - b. The irrigation audit shall result in a representative sample of the irrigation zones, and at a minimum shall include evaluation of a random sampling of no less than twenty-five (25) percent of overhead irrigation zones, to include a minimum of two (2) spray zones and two (2) rotor zones. At the discretion of Castle Rock Water, the minimum number of zones may be increased depending on the size and complexity of the irrigation system.
 - c. The Town reserves the right to conduct follow up audits as deemed necessary at the expense of the customer.
 - d. The irrigation system shall consist of high efficiency nozzles, with an application rate not to exceed one and one quarter (1.25) inches / hour.
 - e. When nozzles are installed on spray head bodies (either fixed spray nozzles or rotary nozzles), the spray head body must be equipped with internal pressure regulation consistent with the manufacturer's recommended design pressure.
 - f. The irrigation system design and installation must include head to head coverage, without overspray onto impervious surfaces, at final inspection.
- 3. Backflow prevention assembly testing
 - a. A passing backflow prevention assembly test is required prior to issuance of a certificate of occupancy. This shall include a mechanical test of the assembly, validation of protection for the degree of hazard present, and proper installation according to manufacturer's recommendations and Town of Castle Rock requirements.

Deleted:

Deleted: ,

Deleted: as observed

4.5.6 IRRIGATION SYSTEM OPERATION

All irrigation shall occur according to the specifications of the Town's Water Use Management Plan, including hours, days, and application rates. Irrigation systems shall be operated and maintained in a manner that meets efficient irrigation performance standards. Temporary establishment and permanent irrigation methods, as well as timing and application rates, shall be included on irrigation plans.

- 1. Establishment Irrigation – To be defined for each plant material type (including turf types, naturalized grasses, trees, shrubs, perennials, annuals, ground covers, etc.)
 - a. Identify temporary, establishment irrigation method.

Deleted: April 1

Deleted: 1

Section 4: General Requirements

- b. Identify application rates, monthly, and annual water demand totals for establishment period.
2. Permanent irrigation – To be defined for and by each plant material type (including turf types, naturalized grasses, trees, shrubs, perennials, annuals, ground covers, etc.).
 - a. Dedicated water service connections have designated watering days determined by address or location.
 - b. Permissible hours of irrigation will be consistent with those outlined in the Water Use Management Plan.
 - c. Seasonal application rates shall be consistent with plant water requirements identified in the Town of Castle Rock Plant List.

4.6 WATER EFFICIENCY PLAN

A Water Efficiency Plan (WEP) is a component of the codes, covenants and restrictions of the development.

1. Developments with an approved Water Efficiency Plan (WEP) shall have landscape and irrigation designs exceeding current Town of Castle Rock landscape and irrigation standards.
2. Landscape Section of Water Efficiency Plans shall contain:
 - a. Model landscape plans for single-family homes.
 - b. Landscape typical for streetscapes.
 - c. Plantings along public streets, common areas, and open space frontages, visible to the public, must be limited to native species originally found in the existing landscape. Landscape may include non-native plants specifically approved in the Town of Castle Rock Plant list and designated approved for Water Efficiency Plans.
 - d. Landscape typical for development entries.
 - e. Landscape typical for both public and private parks.
 - f. Landscape typical for open space.
3. Irrigation Section of Water Efficiency Plans shall contain:
 - a. **Conceptual** irrigation plans, matching corresponding landscape plans in “a” through “f” above.
4. All landscape and irrigation plans, as part of a Water Efficiency Plan, must be approved by Castle Rock Water, Conservation Plan Review.

4.7 GENERAL MAINTENANCE

Deleted: <#>An irrigation chart for each service connection.

Deleted: <#>¶

Commented [LG2]: This water efficiency plan information will be removed, if approved.

Deleted: April 1

Deleted: 1

Section 4: General Requirements

4.7.1 IRRIGATION

1. Regular maintenance of the irrigation system includes backflow prevention assembly testing, leak repair, damaged part replacement, head adjustment, filter & strainer cleaning / replacement, and application rate adjustment.
2. A completed, passing backflow prevention assembly test, consistent with the parameters outlined in the Town's cross-connection control standards is required within ten (10) days of irrigation system start-up each season. Proper assembly operation shall also be verified through a passing backflow prevention assembly test when the assembly is taken out of service for maintenance or repair.

4.7.2 LANDSCAPE

1. All landscape improvements, indigenous plant material, and irrigation system components shall meet performance standards and supporting criteria. Violation of these standards or Criteria shall be considered a Code violation.
2. Maintenance requirements shall be noted on landscape and irrigation plans.
3. Regular maintenance shall be consistent with the needs of the plant material and may include pruning, mowing, fertilization, and weeding.

4.7.3 TURF, WOODY PLANTS, AND FERTILIZATION

1. Turf
 - a. Turf shall be maintained in a manner consistent with its growth characteristics and intended use. It shall optimize sustainability through maintenance practices that encourage root development and overall plant health.
 - b. Preferred mowing height is three and one-half (3-1/2) inches, in order to promote root growth and reduce water requirements.
 - c. Adjust mowing frequency throughout the growing season to remove between one quarter (1/4) and one third (1/3) of the grass height per mowing, improving turf condition and reducing mowing equipment emissions.
 - d. Maintain mowing equipment by sharpening mower blades, or checking reel-type mowers for proper blade to bed knife adjustment
 - e. Thatch build-up shall be addressed for plant health purposes and to reduce run-off.
 - f. Spring and fall aeration is recommended.

2. Woody plant material

The mature size of woody plant material shall be considered during the design process so that pruning should only be necessary due to damage or health conditions, and to encourage a natural growth habit for hedges and topiaries.

Section 4: General Requirements

- a. Pruning practices consistent with type of tree or shrub. It is recommended to not remove more than one-third 1/3 of the branch growth.
 - b. Eliminate dead and diseased plant material. If this causes significant disfigurement, replacement is necessary.
 - c. Encourage naturalistic habit and reduce crowding, while controlling scale related to landscape and size relative to safety parameters (site distances, etc.).
3. Fertilization
- a. Fertilizer composition is consistent with soil test recommendations, amended soil condition, and plant material requirements.
 - b. Fertilizer is applied on an as-needed basis, and excess application is avoided. Low phosphorus fertilizers are recommended.
 - c. The fertilization program shall be submitted with construction document landscape plans.

4.7.4 WEED, PEST, AND DISEASE CONTROL

Shall be consistent with the approved maintenance plan for the property, and shall be in compliance with all Town, County, and State regulations.

1. All landscape areas shall be installed and maintained free of invasive species and noxious weeds.
2. Pest and disease control measures shall be taken when needed.

4.7.5 DEAD PLANT MATERIAL

Dead plant material shall be removed and replaced with healthy plant material of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of Town being notified of a problem, or sooner in the event of a contagious disease or invasive insect species. If seasonal conditions prohibit removal and replacement, property owner may request deferral of installation.

Deferral request shall be in written form with estimated date of installation, and must be approved by the Town.

Nonliving landscape material such as rock, stone, bark chips, and shavings which no longer cover the area in which they were originally installed, shall be regularly replenished to maintain the full coverage to a minimum depth of two (2) inches for rock mulch and four (4) inches for wood mulch.

Town is not responsible for plant damage due to insects, disease, winter injury, irrigation malfunctions, or other environmental factors.

Section 5: Multi-Family Residential

5.0 INTRODUCTION

This Section describes minimum necessary performance standards and Criteria for multi-family residential land uses. Unless specifically called out in this Section, the general performance standards and criteria in **Section 4** shall apply.

Deleted: and single-family attached

5.1 APPLICATION

5.1.1 APPLICABLE DWELLINGS

This Section applies to multi-family residential properties within the Town limits, or served by Castle Rock Water, and includes the following:

Deleted: (including dwellings, parking, and common areas)

- 1. Apartment complexes
- 2. Townhomes and condominiums
- 3. Mobile home dwelling complexes or parks
- 4. Residential properties found in the R-3 Multi-Family Residence District or as similarly zoned by a Planned Development. See Town of Castle Rock Municipal Code Title 17 for zoning information.

Deleted: This includes the types of r

Deleted: following zoning districts:

5.1.2 APPLICABLE LANDSCAPE AND IRRIGATION

- 1. Gross site area
- 2. Front, back, and side yard, including setbacks and utility easements
- 3. Parking lot
- 4. Common area
- 5. Associated facilities

Deleted: Passive recreation areas

Streetscapes, rights-of-way (ROW), included with the project shall adhere to the performance standards and Criteria in **Section 9**.

5.2 DESIGN REQUIREMENTS

This Section identifies the minimum performance standards and Criteria for landscape design for this land use.

5.2.1 LANDSCAPE DESIGN

Deleted: April 1

Deleted: 1

Section 5: Multi-Family Residential

5.2.1.1 SITE REQUIREMENTS

- 1. Gross Site Requirements
A minimum of twenty (20) percent of the gross site area shall receive landscape improvements. Gross site area shall exclude the right-of-way. ROW landscaping is required for adjacent streets, but is not included in the required calculation for the site. See **Section 9** for associated ROW and streetscape requirements. Gross site area may include the area required for parking lot landscaping improvements. The area required for parking lot landscaping improvements must be provided independent of other required improvements.

5.2.1.2 PARKING LOT REQUIREMENTS

- 1. Performance Standards
 - a. Trees shall reduce urban heat-island effect.
 - b. Trees shall not cause snow build-up or ice problems.
 - c. Plant material shall accommodate environmental conditions associated with parking lots, including heat-island effect and snow storage.
 - d. Trees shall not interfere with driver visibility of pedestrians or drive-aisle traffic.
 - e. Design, plant materials, and hardscape material shall consider levels of foot traffic and shall not create pedestrian safety hazards.
- 2. Criteria
 - a. A minimum of ten (10) percent of the parking lot area shall be landscaped. (This requirement is included within and counts toward the minimum gross site area requirements).
 - b. A minimum of two (2) large canopy deciduous shade trees and four (4) shrubs for each one thousand (1,000) square feet of required landscaped area shall be provided. See Table 5-1.

TABLE 5-1

Required trees/shrubs

Formatted: Space After: 12 pt

Deleted: 2

Deleted: 2

Deleted: April 1

Deleted: 1

Section 5: Multi-Family Residential

AREA	TOTAL AREA IN Square Feet (sf)	REQUIRED LANDSCAPE AREA	REQUIRED TREES *	PROPOSED TREES	REQUIRED SHRUBS **	PROPOSED SHRUBS
Gross Site	50,000 sf	20% = 10,000 sf	$(10,000 \text{ sf} / 1,000 \text{ sf}) \times 2 = 20$	20	$(10,000 \text{ sf} / 1,000 \text{ sf}) \times 4 = 40$	40
Parking	5,000 sf	10% = 500 sf	$(500 \text{ sf} / 1,000) \times 2 = 1$	1	$(500 \text{ sf} / 1,000 \text{ sf}) \times 4 = 2$	2

Required trees/shrubs calculation example

* Required Trees = ~~one~~ (1) tree per one thousand (1,000) sf of landscaped area

** Required Shrubs = four (4) shrubs per one thousand (1,000) sf of landscaped area

Deleted: two

Deleted: 2

Deleted: s

c. Parking lots containing more than forty (40) spaces shall provide parking lot islands and/or peninsulas. When required, there shall be no more than fifteen (15) adjacent parking stalls between parking lot islands and peninsulas.

i. A minimum of one (1) large canopy deciduous shade tree and four (4) shrubs shall be provided for each parking lot island and peninsula.

1. One (1) additional large canopy deciduous shade tree may be substituted in lieu of each of the four (4) required shrubs.

2. Large canopy deciduous shade tree requirements cannot be exchanged for small canopy trees.

ii. A minimum width of eight (8) feet is required for parking lot islands and peninsulas.

3. Measuring the parking lot area and parking lot landscape area

a. The measured parking lot area includes the paved area and parking lot curb. It does not include right-of-way and aisles leading to and from the parking lot. See Figure 5-1

b. The measured parking lot landscaped area includes parking lot islands, peninsulas, and corners (not including curbs) and may include a three (3) foot wide landscaped area abutting the parking lot. It does not include right-of-way or detention areas.

i. Islands may only be considered part of the parking lot landscaped area when surrounded on four (4) sides by parking spaces or drive aisles.

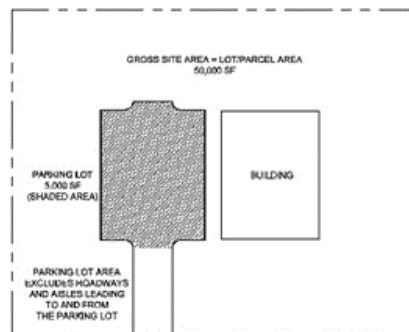
Deleted: April 1

Deleted: 1

Section 5: Multi-Family Residential

- ii. Peninsulas may only be considered part of the parking lot landscaped area when surrounded on three (3) sides by parking spaces or drive aisles.
- iii. Corners may only be considered part of the parking lot landscaped area when surrounded on two (2) sides by parking. Landscaped corners are calculated creating a triangle using the two sides adjacent to the parking lot spaces or drive aisle and making the third triangle leg by connecting the curb corners.
- iv. A three (3) foot wide landscaped area may only be considered when abutting the parking lot as measured from the back of the parking lot curb. See Figure 5-2

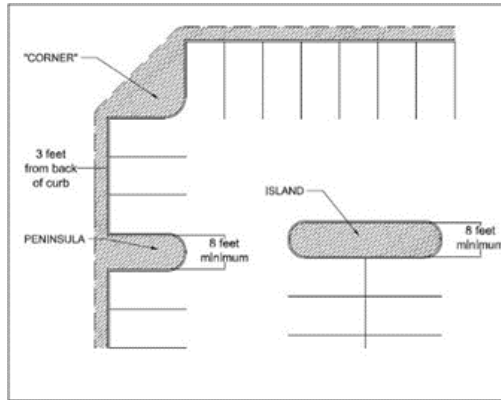
FIGURE 5-1



Calculation area example

Section 5: Multi-Family Residential

FIGURE 5-2



Shaded areas may be counted towards parking lot landscape requirement

4. Other

- Evergreen trees shall not be located in parking lot islands, peninsulas or any area that would cause snow or ice buildup on the parking lot.
- Evergreen trees shall not be located in parking lot islands, peninsulas or any area that would block sight lines.
- Landscape plantings at mature size and landscape features over thirty (30) inches high above the flow line are not permitted in sight distance triangles adjacent to parking space access aisles.
- Plant material located within snow storage areas shall be chosen for tolerance to snow storage.

5.2.1.3 PASSIVE RECREATION AREA

Passive Recreation Areas: Multi-family land uses may have Passive Recreation Areas, a type of Common Area, for their residents. Such areas may be used for non-programmed athletic activities, and may include picnic areas, small pavilions, benches, playgrounds, recreation, or play areas. These areas shall be designed to support such intended activities of the area, including pedestrian access and layout. See Section 10.

Deleted: <#>The measured parking lot area includes the paved area and curb. Measured area excludes roadways and aisles leading to and from the parking lot. Areas to be incorporated in the calculation include landscaped islands, peninsulas, and corners internal to the parking lot (not including curb). Measured parking lot area shall not be comprised of right-of-way or detention areas. See Figure 5-1.¶

<#>¶
<#>A minimum of ten (10) percent of the parking lot area shall be landscaped. (This requirement is included in and counts towards the landscape requirements for the gross site).¶

<#>¶
<#>Minimum planting requirements are two (2) large canopy trees and four (4) shrubs for each one thousand (1,000) square feet of landscaped area. One (1) additional large canopy tree may be substituted in lieu of each four (4) shrubs. See Table 5-2.¶

<#>The parking lot area landscape plan shall include large canopy deciduous shade trees to reduce urban heat island effect. The landscape plan shall include a selection of large canopy deciduous shade trees that result in shade covering at least fifty (50) percent of the parking lot area at seven (7) years growth.¶

<#>Multi-family residential projects shall use the Town of Castle Rock Multi-family Landscape Site Inventory form for landscape submittal.¶

<#>¶
<#>Interior parking lot area landscaping (islands and peninsulas).¶

<#>Shall be a minimum of eight (8) feet in width. Width does not include the curb.¶

<#>Parking areas containing more than forty (40) spaces shall provide interior landscape islands.¶

<#>When parking islands or peninsulas are required, there shall be no more than fifteen (15) adjacent parking spaces between landscaped islands or peninsulas.¶

<#>Each landscaped island or peninsula shall provide shade through a minimum of one (1) large canopy deciduous shade tree.¶

<#>Tree requirements cannot be exchanged for...

Deleted: access and layout of these areas shall be designed to support Passive Recreation Area activities, including pedestrian access.¶

¶
Passive recreation areas shall be a minimum of three thousand (3,000) square feet. The square footage configuration shall be such to support non-programmed athletic activities, such as volleyball, softball, or other recreational activities.¶

¶
The following uses do not qualify as passive recreation areas: streetscapes, is-lands, or medians, landscape buffers, setbacks, parking areas, or other areas not intended or designed for recreational use.¶

Deleted: April 1

Deleted: 1

Section 6: Single-Family and Two-Family Residential

6.0 INTRODUCTION

This Section describes minimum necessary performance standards and criteria for single and two-family residential land uses and recommendations for existing dwellings owned by individual homeowners. Unless specifically called out in this Section, the general performance standards and criteria in Section 4 shall apply.

Deleted: property

6.1 APPLICATION

6.1.1 APPLICABLE DWELLINGS

Applicable dwellings are new homes constructed by a developer, residential homebuilder, organization, custom homebuilder, semi-custom homebuilder, and homeowners.

This Section applies to single-family and two-family residential properties within the Town limits, or served by Castle Rock Water, and includes the following:

- 1. Single-family dwelling, detached,
- 2. Single-family dwelling, attached,
- 3. Paired home
- 4. This includes the types of residential properties found in the R-1 and R-2 Single-family Residence District or as similarly zoned by a Planned Development. (See Town of Castle Rock Municipal Code Title 17 for zoning information).

Deleted: attached

Deleted: detached

Deleted: <#>Duplex¶

Deleted: following zoning districts:

Deleted: and R-2 Single-family and Duplex Residence District

6.1.2 APPLICABLE LANDSCAPE AND IRRIGATION

- 1. Front, back, and side yards where landscape or irrigation are provided in new home construction, renovation, or maintenance.
- 2. All setbacks and utility easements where provided in new home construction, renovation, or maintenance.

6.2 DESIGN REQUIREMENTS

This Section identifies the minimum performance standards and Criteria for landscape design, irrigation design, and maintenance for this land use.

Landscaping or landscape materials shall be no more than thirty (30) inches above the flow line when located in a sight distance triangle.

Moved (insertion) [1]

Front, back, and side yard landscape and irrigation must be designed and installed through the homebuilder as part of the construction process. All landscape and irrigation installation must be completed by a Registered Landscape Professional.

6.2.1 LANDSCAPE DESIGN

- 1. Site Requirements
 - a. Trees

Deleted: April 1

Deleted: 1

Section 6: Single-Family and Two-Family Residential

i. All pervious areas equal to or greater than four hundred (400) square feet shall have a minimum of one (1) large canopy deciduous shade tree provided in the setback. All pervious areas less than four hundred (400) square feet shall have a minimum of one (1) small canopy deciduous shade tree. Tree requirements cannot be exchanged for other types of plant material. Small canopy trees cannot be exchanged for required large canopy deciduous shade trees. NOTE: Sizing requirements for single-family residential front yard tree shall be adhered to by all builder installations.

b. Front yard

i. No turf allowed in front yards. Front yard landscape shall utilize a ColoradoScape design. Minimum 75% plant coverage at maturity (3 years).

c. Traditional front yard:

- i. Less than 400 square feet: A minimum of four (4) shrubs and sixteen (16) perennials are required.
- ii. 400 square feet or more: A minimum of nine (9) shrubs and twenty-four (24) perennials are required.

d. Corner lot:

- i. Less than 400 square feet: A minimum of five (5) shrubs and fifteen (15) perennials are required.
- ii. 400 square feet or more: A minimum of ten (10) shrubs and thirty (30) perennials are required.

e. Alley loaded:

- i. Less than 400 square feet: A minimum of four (4) shrubs and Sixteen (16) perennials are required.
- ii. 400 square feet or more: A minimum of nine (9) shrubs and twenty-four (24) perennials are required.
- iii. Diversity requirements for trees and shrubs are contained in **Section 4**, and are applicable to installation of tract home landscaping.

f. Back yard:

- i. Turf (live or artificial): 500 Square feet maximum
 - 1. A minimum of one (1) tree
 - 2. A minimum of ten (10) shrubs
 - 3. A minimum of four (4) ornamental grasses or perennials
- ii. Reduced Turf (live or artificial): Two hundred and fifty square feet maximum

Deleted: ¶
Shrubs - A minimum of four (4) shrubs are required for each large canopy deciduous shade tree.¶

Deleted: April 1

Deleted: 1

Section 6: Single-Family and Two-Family Residential

1. A minimum of one (1) tree

2. A minimum of fourteen (14) shrubs

3. A minimum of eight (8) ornamental grasses or perennials

iii. ColoradoScape: No turf

1. A minimum of one (1) tree

2. A minimum of fourteen (14) shrubs

3. A minimum of sixteen (16) ornamental grasses or perennials

4. Irrigated Turf Areas are only allowed in back yards and cannot exceed 500 square feet. Approved moderate and low water use turf or alternative turf are required. 100% Kentucky Bluegrass, and turf varieties that use more than nineteen (19) inches of water per growing season are not allowed.

Deleted: and

Deleted: See Appendix B.

Deleted: TABLE 6-1

Deleted: Lot Size

Areas devoted to the cultivation of native or naturalized grasses shall be exempt from square footage limitations. These areas can be temporarily irrigated for establishment only. Establishment period not to exceed one full growing season.

Deleted: Large lots are encouraged to use irrigated native grass to reduce inorganic mulches (e.g. crushed granite, cobble)¶

Moved up [1]: Landscaping or landscape materials shall be no more than thirty (30) inches above the flow line when located in a sight distance triangle.¶

6.2.2 IRRIGATION DESIGN

This Section identifies performance standards and Criteria for single-family and two-family residential irrigation systems including control, methods, equipment, and system efficiency.

1. General Design

Unless otherwise specified within a particular land use, the Criteria within this Section shall apply to design and installations by developers, home builders, and homeowners.

- Landscaped areas shall have a permanent water efficient irrigation system providing full coverage to all plant material. Unless otherwise approved, this irrigation shall be an automatic irrigation system.
- The water service connection that provides water for irrigation shall be sized appropriately to accommodate irrigation during the hours and days outlined in the Town's Water Use Management Plan.
- All water used for irrigation shall be metered and have appropriate backflow prevention as identified by Town regulations. Cross-connection control requirements shall be adhered to by all installations within this category, including homeowner installations.
- Maximum velocity should be determined by American Water Works Association standards, Town water Criteria, Town adopted plumbing code, and meter manufacturer operating standards. Flow rates should average no more than five (5) feet per second and shall not exceed seven and one half (7½) feet per second for

Deleted: April 1

Deleted: 1

Section 6: Single-Family and Two-Family Residential

intermittent flow.

- e. Irrigation mains cannot intersect with other irrigation mains serviced off another service connection.
- f. Irrigation shall be hydrozoned, grouping similar water demands and exposure by irrigation zone.
- g. Irrigation methods:
 - i. Only drip or sub-surface irrigation systems will be allowed in areas less than ten (10) feet in width.
 - ii. Irrigation is not allowed in areas less than four (4) feet in width.

2. Irrigation System Control

- a. WI-FI enabled smart irrigation controllers, capable of interval watering, are required. This requirement shall be adhered to by all installations within this category, including homeowner installations.
- b. Due to common power outages, battery back-up or non-volatile memory is required on all controllers. This requirement shall be adhered to by all installations within this category, including homeowner installations.
- c. Upon installation the landscape / irrigation installer shall program the controller to meet Water Use Management Plan requirements.
- d. Irrigation exemptions for establishment of plant material may be granted. Should the installer set the controller in accordance with an irrigation exemption for plant material establishment, the installer shall return to re-program the controller upon expiration of exemption, or instruct the homeowner to do so.
- e. The builder or landscaper should assist in educating the customer about watering restrictions in Castle Rock. The homeowner shall be responsible for compliance with water restriction regulations.

3. Irrigation System Design

- a. Resilient shut off valve with manual drain, or stop and waste, is required to isolate the irrigation system from the domestic plumbing system.
- b. All irrigation systems shall be contained by the appropriate backflow prevention assembly. See the Town's Cross-Connection Control requirements in the Town Municipal Code Chapter 13.06.
- c. Backflow prevention assemblies shall not exceed sixty (60) inches above the ground.
- d. A Pressure Vacuum Breaker (PVB) shall be installed a minimum of twelve (12) inches higher than the highest possible outlet.

- e. Master valves are required.

Deleted: April 1

Deleted: 1

Section 6: Single-Family and Two-Family Residential

- f. Rain sensors are required.
- g. Flow sensors are recommended.
- h. Overhead irrigation.
 - i. Overhead irrigation is not allowed in areas less than ten (10) feet.
 - ii. Pop-up height shall be consistent with the mature height of the plant material being irrigated. Minimum pop-up height of six (6) inches or higher is required for plant material unless the plant material is natively maintained native grass or wildflowers, where a minimum pop-up height of twelve (12) inches is required.
 - iii. Pop-up spray heads shall be equipped with internal check valves, internal pressure regulation and matched precipitation rate spray or rotary nozzles. Pressure regulation must be consistent with manufacturer's recommendations for the selected nozzle.
 - iv. Rotors shall be equipped with internal check valves and pressure regulation.
- i. Drip irrigation
 - i. Drip irrigation shall be point source drip or sub-surface drip irrigation for all trees, shrubs, perennial, and annual beds.
 - ii. Drip emitters and sub-surface drip shall be equipped with internal check valves at each emitter.
 - iii. Sub-surface drip irrigation may be used for turf or grass areas, and is required in areas less than ten (10) feet in width.
 - iv. All point-source drip, sub-surface drip, dripper line, and bubblers must be installed with an operational indicator in each planting area and a flush valve, with operational indicator at every dead end.
- j. Bubblers may be substituted for drip emitters where necessary to provide adequate irrigation to plant material in certain locations (i.e. trees in native grass areas).
- k. Irrigation charts and hydraulic worksheets may be required for plan submittal.

4. Irrigation system installation

Irrigation system shall meet Town performance standards and Criteria prior to issuance of certificate of occupancy or other Town approval. Release of bonding or surety shall be withheld until approval is given.

- a. Irrigation system installation shall be consistent with approved system design.
- b. A passing backflow prevention assembly test is required prior to issuance of a Certificate of Occupancy or other Town approval. The results shall include a mechanical test of the assembly, validation of protection for the degree of hazard present, and proper installation according to manufacturer's recommendations and

Deleted: April 1

Deleted: 1

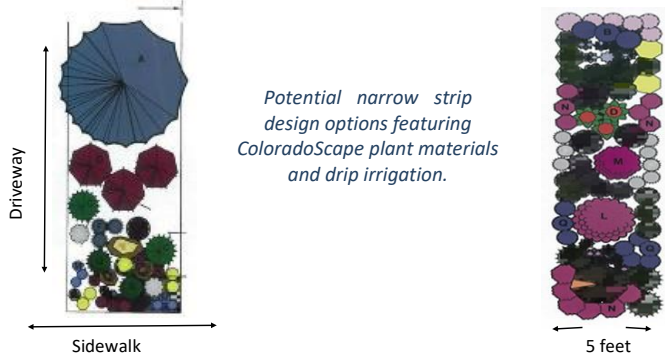
Section 6: Single-Family and Two-Family Residential

Town of Castle Rock requirements. Homeowner installations shall adhere to Cross-Connection Control requirements.

5. Irrigation system operation

All irrigation shall occur according to the specifications of the Town’s Water Use Management Plan including hours, days, and application rates. Irrigation systems shall be operated and maintained in a manner that meets efficient irrigation performance standards. Temporary establishment, and permanent irrigation methods, timing, and application rates shall be included on irrigation plans.

FIGURE 6-1



- a. Temporary irrigation (establishment) is defined for each plant material type (including turf types, naturalized grasses, trees, shrubs, perennials, annuals, ground covers, etc.).
 - i. Identify temporary establishment irrigation method.
 - ii. Duration of establishment period to be determined by the temporary irrigation criteria.
 - iii. Identify application rates, monthly and annual water demand totals for establishment period.
- b. Permanent irrigation is to be defined for and by each plant material type (including turf types, naturalized grasses, trees, shrubs, perennials, annuals, ground covers, etc.).
 - i. Watering days and times to be outlined in the Town of Castle Rock Water Use Management Plan.
 - ii. Seasonal application rates shall be consistent with the Town of Castle Rock Plant List.

Deleted: ¶
¶
¶
¶
¶

Deleted: to be

Deleted: and by

Deleted: April 1

Deleted: 1

Section 7: Non-Residential Properties

7.0 INTRODUCTION

This Section describes minimum necessary standards and criteria for non-residential properties such as business / commercial development, such as a business, industrial, governmental, school, religious institution, or mixed uses. Unless specifically called out in this Section, the general performance standards and criteria in **Section 4** shall apply.

7.1 APPLICATION

7.1.1 APPLICABLE USES

This Section applies to non-residential properties and zoning districts within the Town limits, and / or served by Castle Rock Water, such as, but not limited to the following:

- 1. Business/commercial district uses
- 2. Industrial
- 3. Governmental
- 4. Schools
- 5. Religious institutions
- 6. Mixed use containing one or more of the above uses
- 7. This includes the types of Non-residential properties found in the following zoning districts: B Business Commercial District, I-1 Light Industrial District, I-2 General Industrial District, similarly zoned by a Planned Development or an Overlay District. (See Town of Castle Rock Municipal Code Title 17 for zoning information).

7.1.2 APPLICABLE LANDSCAPE

- 1. Gross site area
- 2. Areas, including setbacks and utility easements
- 3. Parking lot
- 4. Common areas.

Deleted: Front, back, and side yards

Streetscapes included with the project shall adhere to the performance standards and criteria in **Section 9**.

Dependent on design, schools with passive parks or passive recreation areas and / or active sports fields, may require adherence to the performance standards and criteria in **Section 10**.

7.2 DESIGN REQUIREMENTS

Deleted: April 1

Deleted: 1

Section 7: Non-Residential Properties

7.2.1 LANDSCAPE DESIGN

Unless otherwise specified within a particular land use, the performance standards and Criteria shall apply to all non-residential land uses within this Section.

7.2.1.1 SITE REQUIREMENTS

1. Performance Standards

- a. Plant material diversity creates visual appeal and limits disease and other environmental problems.
- b. Plant material diversity creates a seasonal appearance of greenery throughout the year.

2. Criteria

- a. A minimum of ten (10) percent of the gross site area shall receive landscape improvements.
 - i. Gross site area does not include adjacent streetscapes or rights-of-way. Plantings in these areas must follow the standards in **Section 9**.
 - ii. Plantings in adjacent streetscapes, rights-of-way, or tracts along rights-of-way do not count toward the site requirements herein.
 - iii. Landscaping in the parking lot may be counted toward the minimum gross site area requirement.
- b. A minimum of two (2) trees and four (4) shrubs for each one thousand (1,000) square feet of required landscaped area shall be provided. See example in **Table 7-1**.
 - i. Fifty (50) percent of the tree requirement must include large canopy deciduous shade trees.
 - ii. One (1) additional large canopy deciduous shade tree may be substituted in lieu of each four (4) required shrubs.
 - iii. Tree requirements cannot be exchanged for other types of plant material.

c. Plant material requiring more than ten (10) inches of water is not allowed.

i. Native grasses can be temporarily irrigated for establishment.

ii. Permanently installed overhead irrigation is not allowed.

Deleted: large canopy deciduous shade

7.2.1.2 PARKING LOT REQUIREMENTS

1. Performance Standards

Deleted: April 1

Deleted: 1

Section 7: Non-Residential Properties

- a. Trees shall reduce urban heat-island effect.
 - b. Trees shall not cause snow build-up or ice problems.
 - c. Plant material shall accommodate environmental conditions associated with parking lots, including heat-island effect and snow storage.
 - d. Trees shall not interfere with driver visibility of pedestrians or drive-aisle traffic.
 - e. Design, plant materials, and hardscape material shall consider levels of foot traffic and shall not create pedestrian safety hazards.
2. Criteria
- a. A minimum of ten (10) percent of the parking lot area shall be landscaped. (This requirement is included within and counts toward the minimum gross site area requirements).
 - b. A minimum of two (2) large canopy deciduous shade trees and four (4) shrubs for each one thousand (1,000) square feet of required landscaped area shall be provided. See Table 7-1.

Table 7-1 Required trees/shrubs

AREA	TOTAL AREA IN SQUARE FEET (sf)	REQUIRED AREA (10%)	REQUIRED TREES *	PROPOSED TREES	REQUIRED SHRUBS **	PROPOSED SHRUBS
Gross Site	50,000 sf	5,000 sf	$(5,000 \text{ sf} / 1,000 \text{ sf}) \times 2 = 10$	10	$(5,000 \text{ sf} / 1,000 \text{ sf}) \times 4 = 20$	20
Parking	5,000 sf	500 sf	$(500 \text{ sf} / 1,000) \times 2 = 1$	1	$(500 \text{ sf} / 1,000 \text{ sf}) \times 4 = 2$	2

Required trees/shrubs calculation example

* Required Trees = 2 trees per 1,000 sf of required area

** Required Shrubs = 4 shrubs per 1,000 sf of required area

- c. Parking lots containing more than forty (40) spaces shall provide parking lot islands and/or peninsulas. When required, there shall be no more than fifteen (15) adjacent parking stalls between parking lot islands and peninsulas.
 - i. A minimum of one (1) large canopy deciduous shade tree and four (4) shrubs shall be provided for each parking lot island and peninsula.
 1. One (1) additional large canopy deciduous shade tree may be substituted in lieu of each of the four (4) required shrubs.
 2. Large canopy deciduous shade tree requirements cannot be exchanged for small canopy trees.
 - ii. A minimum width of eight (8) feet is required for parking lot islands and peninsulas.

Deleted: Stormwater

Deleted: d

Deleted: and

Deleted: April 1

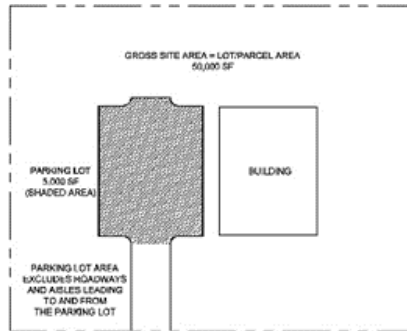
Deleted: 1

Section 7: Non-Residential Properties

3. Measuring the parking lot area and parking lot landscape area

- a. The measured parking lot area includes the paved area and parking lot curb. It does not include right-of-way and aisles leading to and from the parking lot. See Figure 7-1

FIGURE 7-1



Deleted: roadways

Deleted: 5

- b. The measured parking lot landscape area includes parking lot islands, peninsulas, and corners (not including curbs) and may include a three (3) foot wide landscaped area abutting the parking lot. It does not include right-of-way or detention areas.
- Islands may only be considered part of the parking lot landscaped area when surrounded on four (4) sides by parking spaces or drive aisles.
 - Peninsulas may only be considered part of the parking lot landscaped area when surrounded on three (3) sides by parking spaces or drive aisles.
 - Corners may only be considered part of the parking lot landscaped area when surrounded on two (2) sides by parking. Landscaped corners are calculated creating a triangle using the two sides adjacent to the parking lot spaces or drive aisle and making the third triangle leg by connecting the curb corners.
 - A three (3) foot wide landscaped area may only be considered when abutting the parking lot as measured from the back of the parking lot curb. See Figure 7-2.

Deleted: The measured parking lot area excludes roadways and aisles leading to and from the parking lot space. Areas to be incorporated in the parking lot landscape area calculation include landscaped islands, peninsulas, and corners internal to the parking lot (not including curb). Right-of-way or detention areas shall not be incorporated in the parking lot landscape calculation.

Deleted: all

Deleted: of the peninsula are within the parking lot area

Deleted: the corner is

Deleted: planting

c. Other

- Evergreen trees shall not be located in parking lot islands, peninsulas, or any area that would cause snow or ice buildup on the parking lot.
- Evergreen trees shall not be located in parking lot islands, peninsulas, or any area that would block sight lines.
- Landscape plantings at mature size and landscape features over thirty (30) inches high above the flow line are not permitted in sight distance triangles adjacent to parking space access aisles.

Deleted: or

Deleted: s

Deleted: block sight lines.

Deleted: April 1

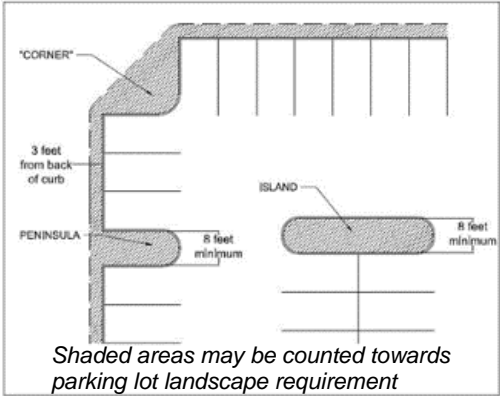
Deleted: 1

Section 7: Non-Residential Properties

- iv. Plant material located within snow storage areas shall be chosen for tolerance to snow storage.
- v. The parking lot area landscape plan shall include large canopy deciduous shade trees to reduce urban heat island effect.
- vi. Water features are not allowed.

Deleted: <#>Plant material and hardscape features over thirty (30) inches high above the flow line are not permitted in sight distance triangles adjacent to parking space access aisles.¶

FIGURE 7-2



Deleted: April 1
Deleted: 1

Section 8: Urban Areas

8.0 INTRODUCTION

An Urban Area is a focused development that has limited open space, primarily contains a mix of non-residential uses, but may integrate residential uses, that combines the uses in a way which considers character, local identity, heritage, pedestrians, and traffic. Urban Areas include the Downtown Overlay district, the Wolfensberger North Zoning Overlay district, or other dense mixed-use areas as determined by the Town.

This Section describes minimum necessary performance standards and Criteria for site and streetscape landscaping for Urban area uses not specifically addressed within the Castle Rock Municipal Code. Unless specifically called out in this Section, the general performance standards and Criteria in **Section 4**, **Section 5**, **Section 7**, and **Section 9** shall apply.

8.1 APPLICATION

8.1.1 APPLICABLE USES

This Section applies to Urban Areas as determined by the Town, or served by Castle Rock Water. Urban and vertical uses with approved Overlay District Criteria shall adhere to all standards and Criteria herein unless otherwise called out in approved Overlay District Criteria. Refer to Municipal Code for specific Overlay District requirements.

8.2 DESIGN REQUIREMENTS

8.2.1 LANDSCAPE DESIGN

Unless otherwise specified within a particular land use, the Criteria within this Section shall apply to all land uses within this Section.

1. Performance Standards
- a. Landscaping shall create an aesthetically pleasing, pedestrian friendly, urban environment for people to ~~jive, work,~~ and shop.

b. Landscape plantings shall focus on building frontage and pedestrian corridors.

c. Streets shall be lined with trees, focusing on large canopy deciduous shade trees.

d. A tree canopy between on-street parking and store fronts creates a separation between cars and sidewalks and provides shade.

e. Shrubs provide for screening.

f. Perennials provide color and texture.

g. Groundcovers provide texture, depth and soil cooling.

h. Adequate growing space and soil amendment support the establishment and mature growth of plant material.

Deleted: walk

Deleted: April 1

Deleted: 1

Section 8: Urban Areas

2. Criteria

a. Minimum Planting Requirements

- i. For minimum plant material and quantity requirements for the Downtown Overlay District, see Municipal Code 17.46.
- ii. For minimum plant material and quantity requirements for the Wolfensberger North Zoning District, see Municipal Code 17.42.
- iii. For other Urban Areas, as determined by the Town, see **Section 7** for minimum tree and shrub requirements for the site, and **Section 9** for minimum tree and shrub requirements for the streetscape.

b. Trees

- i. Large canopy deciduous shade trees shall be spaced no more than forty (40) feet apart in the streetscape.
- ii. Tree planting strips less than eight (8) feet wide shall have CU™ Structural Soil.
- iii. Minimum tree planting width is six (6) feet.

c. Street Trees

- i. There shall be four (4) shrubs for every tree.

d. Tree Grates

- i. Tree grates or similar planting sections are allowed in Urban Area streetscapes only and shall accommodate mature tree canopy.
- ii. Tree grates shall be a minimum of six (6) feet by six (6) feet.
- iii. All trees in grates shall be a minimum of three (3) inch caliper, measured six (6) inches above the ground.
- iv. Tree species is limited to trees identified in the approved Town of Castle Rock plant list (hydrozone 1 or 2), as appropriate for urban environments and narrow street tree planting strips.

e. Overlay District potted plant requirement:

- i. One percent of the total landscaped area is required to be planted in a summer flowering xeric perennial or annual plant.
- ii. Flowering plants should be planted in window boxes, clay pots, or raised beds.

Deleted: <#>If an Overlay District requires potted plants the following apply:¶
<#>One percent of the total landscaped area is required to be planted in a summer flowering xeric perennial or annual plant.¶
<#>Flowering plants should be planted in window boxes, clay pots, or raised beds.¶
<#>Containers shall be able to drain water and contain the necessary amount of soil to grow healthy plants, however should not create water waste.¶
<#>Flowers should face the street or sidewalk adjacent to the property or the business entrance.¶

Deleted: five

Deleted: five

Deleted: April 1

Deleted: 1

Section 8: Urban Areas

iii. Containers shall be able to drain water and contain the necessary amount of soil to grow healthy plants, however should not create water waste.

iv. Flowers should face the street or sidewalk adjacent to the property or the business entrance.

f. Other

i. Plant material, other than trees, may be installed in areas less than four feet in width. Mature plant sizes shall be utilized to design urban planting areas. See Town of Castle Rock Plant list for mature plant sizes.

ii. Provide adequate plant material for eighty (80) percent coverage within five (5) years.

iii. Provide a mechanism for the specific needs for long-term maintenance of landscaping within the urban environment.

iv. Provide regularity of watering, especially in planting vault situations with CU™ Structural Soil, as CU™ Structural Soil does not hold water as well as standard soil.

v. Areas less than four (4) feet in width along collector or arterial streets shall be hardscaped with stamped concrete, unit pavers, grouted cobble, or flagstone.

vi. Permanently irrigated planters shall not be less than three (3) feet in width.

8.2.2 IRRIGATION DESIGN

i. See **Section 4.**

Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way

9.0 INTRODUCTION

This Section describes minimum necessary performance standards and Criteria for streetscapes, rights-of-way, and tracts along rights-of-way. Unless specifically called out in this Section, the general performance standards and Criteria in **Section 4** shall apply. For minimum necessary performance standards and Criteria for Urban Area streetscapes see **Section 8**. This Section shall not apply to Town of Castle Rock Capital Improvement Program projects.

9.1 APPLICATION

9.1.1 APPLICABLE USES

This Section applies to all Streetscapes, Rights-of-way, and Tracts along Rights-of-Way within the Town limits or served by Castle Rock Water.

1. Streetscapes
2. Rights-of-way
3. Tracts along rights-of-way within the Town limits and / or areas served by Castle Rock Water

9.1.2 APPLICABLE LANDSCAPE AND IRRIGATION

1. Street Tree Planting Strips
2. Right-of-way area between sidewalk and private property
3. Tracts along rights-of-way
4. Planting strips on private property, along rights-of-way
5. Entry streets

9.2 DESIGN REQUIREMENTS

This Section identifies the minimum performance standards and Criteria for landscape design and irrigation design for streetscapes, rights-of-way, and tracts along rights-of-way.

9.2.1 LANDSCAPE DESIGN

Unless otherwise specified within a particular land use, the Criteria within this Section shall apply to all land uses within this Section. In addition, Overlay Districts shall adhere to these performance standards and Criteria unless specifically called out otherwise in the Overlay District.

1. Overall
 - a. Performance Standards
 - i. Plant material diversity creates visual appeal and limits disease and other environmental problems.

Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way

- ii. Plant material shall create a seasonal appearance of greenery throughout the year.
- iii. Plant material shall accommodate environmental conditions associated with streetscapes and rights-of-way, including heat, salts, chemicals, pollution, and snow removal.
- iv. Sight distance triangles are free from visual obstructions and provide a safe view of traffic and pedestrians.
- v. Town water, sanitary sewer, and drainage infrastructure are protected and able to be maintained or replaced.
- vi. Design shall accommodate efficient irrigation and eliminate run-off.
- vii. Medians and round-a-bouts in rights-of-way provide visual appeal, using inorganic material.
- viii. Plant material for entry streets enhance neighborhood character.
- ix. Promote ColoradoScape design elements.
- x. Water features are not allowed.

b. Criteria

- i. Living plant material, which requires irrigation, is not permitted within medians and round-a-bouts in rights-of-way.
- xi. Traditional turf grass is prohibited. **Native grasses must be maintained in their natural form.**
- xii. Plant material within the streetscape must be hydrozone one (1) or two (2) from the Town of Castle Rock plant list.
- ii. Maximum number of species per deciduous and evergreen plantings shall follow diversity requirements in **Section 4**.
- iii. Slopes steeper than 3:1 are not permitted.
- iv. Landscaping or landscape features over thirty (30) inches high above the flow line are not permitted in sight distance triangles. Length of sight distance triangles are dependent upon street classification. For length calculation information see Intersection Safety Triangles in the Transportation Design Criteria Manual.
- v. Trees, large shrubs, or permanent objects are not permitted within wet utility easements.

Deleted: permanent

Deleted: April 1

Deleted: 1

Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way

- vi. Landscape design shall meet the requirements of the Composite Landscape Water Use Rating (CLWUR) per Town of Castle Rock Municipal Code Chapter 13.20.
- vii. When implementing ColoradoScape design, soil amendment shall be four (4) cubic yards of organic material per one thousand (1,000) square feet, rototilled to a minimum depth of six (6) inches.
- viii. A minimum coverage of 75 percent live plant material (at maturity) is required; no more than 25 percent may be non-living materials, including organic mulch and rock.

2. Street Trees

a. Performance Standards

- i. Tree type and spacing provides a continuous tree canopy over the streetscape.
- ii. Trees do not interfere with driver visibility of pedestrians, oncoming traffic, traffic control devices, or regulatory signs.
- iii. Trees are planted within adequate space and soil to provide for healthy mature spread.
- iv. A clear and safe walking zone between trees and pedestrians, and trees and structures, including buildings and fences, is provided.
- v. Trees provide shade, but do not cause snow build-up or icing on the street, sidewalk, or right-of-way, particularly for north facing areas.

b. Criteria

i. Required Street Trees.

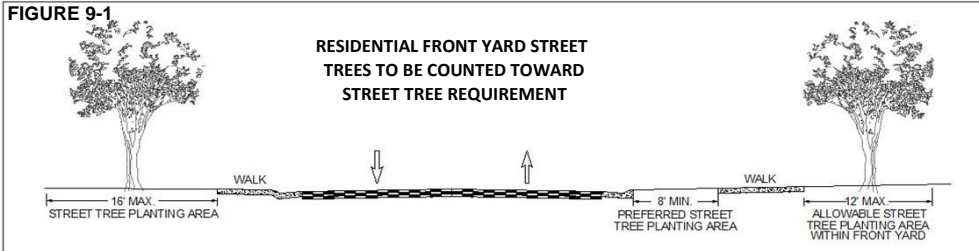
- 1. A minimum of one (1) deciduous tree for every forty (40) linear feet of landscaped area within ROW is required.
- 2. A tree planted within the front yard of a private property may be counted toward the minimum tree requirement.
 - a. For streets with attached sidewalks, a tree planted within sixteen (16) feet from back of street curb.
 - b. For streets with detached sidewalks, a tree planted within twelve (12) feet from back of sidewalk. See **Figure 9-1**.
- 3. 75% of street trees shall be large canopy deciduous shade trees.
- 4. Alternative plant material cannot be substituted for any tree requirement.
- 5. All deciduous large and small canopy trees must be permanently irrigated.

ii. Street Tree Spacing.

Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way

1. Trees, when possible, shall be regularly spaced no more than forty (40) feet apart.
2. Deciduous ornamental (small canopy) trees shall be spaced no more than twenty-five (25) feet apart.
3. Spacing may be adjusted for driveways and streetlights.

FIGURE 9-1



4. Grouping of trees may be permitted where regular spacing cannot be accomplished or to achieve a desired design aesthetic.
 5. There shall be no gap between trees greater than one hundred and twenty (120) feet.
- iii. Street Tree Planting Location
1. Trees shall be planted on both sides of a detached sidewalk, where feasible.
 2. Trees shall be planted a minimum of forty-two (42) inches from the face of a street curb, whenever possible.
 3. Trees shall not be planted closer than thirty (30) feet from the face of a street curb at intersections and street corners.
 4. Under no circumstance shall trees be planted within sight distance triangles. Evergreen trees shall be planted away from sight distance triangles to not cause encroachment of branches into sight distance triangles.
 5. For non-residential properties, trees shall not be planted closer than ten (10) feet from streetlights.
 6. Evergreen trees shall be planted away from the street and sidewalk edge and should be positioned north of sidewalks to not cause snow build-up or icing problems.
 7. A minimum distance of ten (10) feet shall be provided between trees and buildings or trees and fences.
 8. Trees and large shrubs shall not be planted in wet utility easements, or within ten (10) feet of water, wastewater, or stormwater infrastructure.

Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way

9. Trees planted near sidewalks shall be fruitless.

iv. Street Tree Branching Height

1. On the traffic side of the sidewalk, the branching height of mature trees shall be no less than thirteen and one half (13 ½) feet above the street.
2. On the non-traffic side of the sidewalk, the branching height of mature trees shall be no less than eight (8) feet above the sidewalk. See **Figure 9-2**.

v. Street Tree Planting Strips

1. Large Canopy Deciduous Shade Trees

- a. For local streets the minimum width of planting strips, to include large canopy deciduous shade trees, shall be eight (8) feet. See **Figure 9-3**.
- b. For collector and arterial streets, the minimum width of planting strips, to include large canopy deciduous shade trees, shall be ten (10) feet. See **Figure 9-4**.

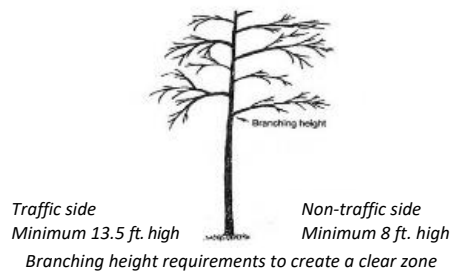
c. If and when permitted, large canopy deciduous shade trees planted in areas less than eight (8) feet are required to use CU™ Structural Soil. For Urban Areas, see **Section 8**.

d. Minimum tree planting width is six (6) feet.

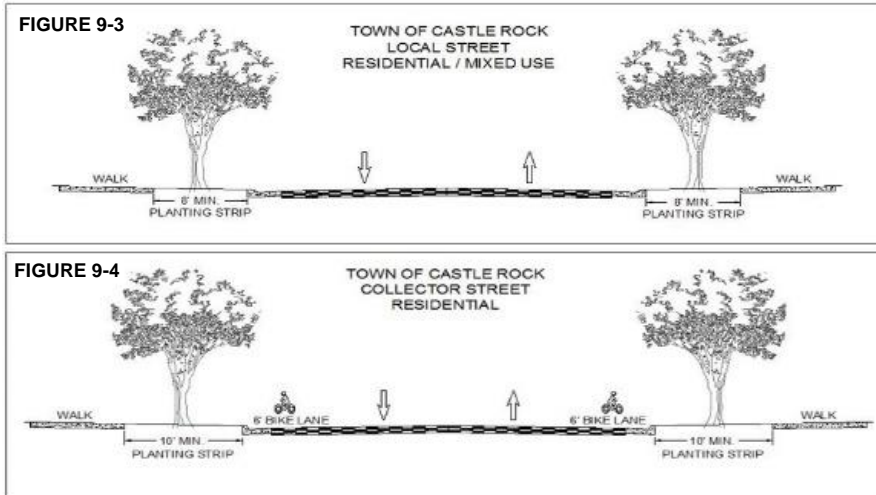
2. Ornamental Trees

- a. For local, collector, and arterial streets the minimum width of planting strips for ornamental trees shall be six (6) feet

FIGURE 9-2



Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way



3. Streetscape Shrubs

a. Performance Standards

- i. Shrubs shall not interfere with driver visibility of pedestrians, oncoming traffic, traffic control devices, or regulatory signs.
- ii. Shrubs shall provide a variety of height and color variations to create visual appeal, limit disease, and other environmental problems.
- iii. Shrubs shall be planted within adequate space and soil to provide for healthy mature spread.

b. Criteria

i. Required Shrubs

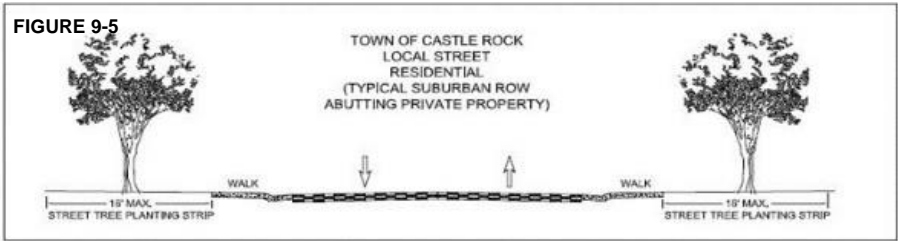
1. A minimum of four (4) shrubs per one (1) tree is required.
2. One (1) ornamental grass of equal size at planting may be substituted for one (1) shrub.
3. One (1) additional tree may be substituted for four (4) shrubs.
4. Large shrubs shall not be planted in vehicular access easements or wet utility easements.
5. Where an easement does not exist, large shrubs must not be within ten (10) feet of water, wastewater, or stormwater infrastructure.

Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way

- 4. Groundcover
 - a. Performance Standards
 - i. Groundcover design and materials shall consider levels of foot traffic and shall not create pedestrian safety hazards.
 - ii. Ground cover shall create a consistent coverage of material.
 - b. Criteria
 - i. Traditional turf grass is prohibited. A native hydrozone one (1) or two (2) plant material is required.
 - ii. Areas less than four (4) feet in width along local streets shall contain inorganic mulch, (rock, gravel, or cobble).
 - iii. Cobble is discouraged in areas of pedestrian ingress and egress.
 - iv. Cobble shall be grouted for safety as determined by the Town.

9.2.2 IRRIGATION DESIGN

This Section describes minimum necessary performance standards and Criteria for streetscapes, rights-of-way, and tracts along rights-of-way land uses. Unless specifically called out in this Section, the general irrigation design requirements in **Section 4** shall apply.



- 1. Overall
 - a. Performance Standards
 - i. All plant material shall be irrigated per hydrozone as listed in the Town of Castle Rock Plant List.
 - ii. Irrigation provides appropriate amount of water based on water demands of groups of plantings. These groups of plantings shall maintain optimal health and appearance.
 - iii. The irrigation design accommodates efficient irrigation and eliminates run-off onto streets or sidewalks.

Deleted: minimizes
Deleted: April 1
Deleted: 1

Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way

b. Criteria

- i. A permanent water efficient irrigation system, providing full coverage to all plant material is required.
- ii. Drip or sub-surface irrigation is required in areas greater than four (4) feet and less than ten (10) feet in width. Overhead irrigation is not permitted in these areas.
- iii. Permanent irrigation is not permitted in areas less than four (4) feet in width.
- iv. Permanent irrigation is not permitted in medians or round-a-bouts.
- v. Irrigation shall be hydrozoned, grouping similar water demands by irrigation zone.
- vi. Irrigation design shall meet the requirements of the Composite Landscape Water Use Rating (CLWUR) per Town of Castle Rock Municipal Code Chapter 13.20.

9.3 RESPONSIBLE PARTY

This Section describes who is responsible for the design, installation, and maintenance of landscape and irrigation of streetscape, rights-of-way and tracts along rights-of-way land uses by street type.

9.3.1 DESIGN AND INSTALLATION OF LANDSCAPE AND IRRIGATION RESPONSIBILITY

Design and installation of utility and irrigation sleeving is the responsibility of the initial Developer and must be completed prior to the construction of streets, curb and gutter, and sidewalk.

1. Local streets

a. Residential

- i. With attached sidewalk – the Builder or adjacent homeowner
- ii. With detached sidewalk – the Developer or Builder

b. Non-residential including Mixed use / residential – the Developer or Builder

2. Arterial and Collector streets – the vertical Developer of the individual parcel adjacent to the right-of-way.
3. Entry streets, Medians and Round-a-bouts – the vertical Developer of the individual parcel adjacent to the right-of-way.

Section 9: Streetscapes, Rights-of-Way, and Tracts along the Rights-of-Way

9.3.2 MAINTENANCE OF LANDSCAPE AND IRRIGATION

Maintenance of Landscape and Irrigation shall comply with approved plans and adhere to all standards and Criteria herein.

1. Local streets
 - a. Residential
 - i. With attached sidewalk – the adjacent homeowner shall be responsible for maintenance of the streetscape in the right-of-way area, between sidewalk and private property and / or planting strips on private property along the right-of-way (see **Figure 9-5**).
 - ii. With detached sidewalk – an HOA, Metro District or other similar entity.
 - b. Non-residential, including Mixed use / residential – the adjacent property owner or a property maintenance association, Metro District, or other similar entity.
2. Arterial and Collector streets – an HOA, Metro District, or other similar entity.
 - a. Entry Streets, Medians, and Round-a-bouts – an HOA, Metro District, or other similar entity.

Section 10: Parks, Sports Fields, and Golf

10.0 INTRODUCTION

This Section describes minimum necessary performance standards and Criteria for design, and maintenance responsibility for park, sport field, and golf course land uses. Unless specifically called out in this Section, the general performance standards and Criteria in **Section 4** shall apply.

10.1 APPLICATION

10.1.1 APPLICABLE USES

This Section applies to public or private parks, sports fields, and golf courses within the Town limits or served by Castle Rock Water, and includes the following:

- 1. Passive Parks
- 2. Passive Recreation Areas
- 3. Active Parks
- 4. Sports Fields
- 5. Golf courses

Deleted: , public or private

Deleted: , public or private

10.1.2 APPLICABLE LANDSCAPING AND IRRIGATION

- 1. Passive Parks
- 2. Passive Recreation Areas
- 3. Active Parks
- 4. Sports Fields
- 5. Golf Courses
- 6. Trails within these areas

10.2 DESIGN REQUIREMENTS

This Section identifies the minimum performance standards and Criteria for landscape and irrigation design for parks, sports fields, and golf courses.

10.2.1 LANDSCAPE DESIGN

Unless otherwise specified within a particular land use, this Criteria shall apply to all land uses within this Section. Urban and vertical uses with approved overlay district criteria shall adhere to all standards and criteria unless called out in approved overlay district criteria.

- 1. Passive Parks and Passive Recreation Areas.
 - a. Performance Standards
 - i. These areas shall be designed to support such intended activities of the area, including layout and pedestrian access.

Deleted: April 1

Deleted: 1

Section 10: Parks, Sports Fields, and Golf

- ii. Tree type and placement is intended to provide shade.
- iii. A seasonal appearance of greenery throughout the year shall be provided.
- b. Criteria
 - i. ~~Publicly owned and managed passive use areas~~ shall meet the minimum site requirement of no less than three thousand (3,000) square feet. The following uses may not be counted toward the square foot requirement: streetscapes, islands, buffers, building setbacks, parking areas, detention ponds, or other areas not intended and designed for these uses.
 - ii. ~~Privately owned and managed passive use areas shall meet the minimum site requirement of no less than one thousand (1,000) square feet and no more than three thousand (3,000) square feet. The following uses may not be counted toward the square foot requirement: streetscapes, islands, buffers, building setbacks, parking areas, detention ponds, or other areas not intended and designed for these uses.~~
 - iii. ~~The square footage configuration shall be such to support non-programmed athletic activities, such as volleyball, softball, or other recreational activities.~~
 - iv. ~~The following uses do not qualify as passive recreation areas: streetscapes, medians, landscape buffers, setbacks, parking areas, or other areas not intended or designed for recreational use.~~
 - v. ~~Plant material used in passive recreation areas shall be consistent with the level of use by the residents.~~
 - vi. ~~Water requirements for turf used for passive recreation areas shall not exceed nineteen (19) inches of irrigation per growing season. Other plant material water demands shall not exceed fifteen (15) inches of irrigation per growing season.~~
 - vii. A minimum of one (1) large canopy deciduous shade tree per one thousand (1,000) square feet ~~of permanently irrigated area~~ shall be provided.
 - viii. Where native grasses are permitted, trees and shrubs must have the same Hydrozone as the native grasses.
- 2. Active Parks and Sports Fields public or private. Such areas are used for programmed athletic activities, and may include baseball, softball, football, soccer, or other programmed sports activities.
 - a. Performance Standards
 - i. These areas shall be designed to support such intended activities of the area, including layout and pedestrian access.
 - ii. Tree type and placement is intended to provide shade.

Deleted: These areas

Deleted: ¶

Deleted: April 1

Deleted: 1

Section 10: Parks, Sports Fields, and Golf

- iii. A seasonal appearance of greenery throughout the year shall be provided.
- iv. The use of artificial turf on sports fields is encouraged.
- v. Plant material shall tolerate high traffic and active use.
- vi. Surrounding areas may be used for more passive recreation activities and site access.
- b. Criteria
 - i. For Active Parks, a minimum of one (1) large canopy deciduous shade tree per one thousand (1,000) square feet of permanently irrigated area is required.
 - ii. Where native grasses are permitted, trees and shrubs must have the same Hydro-zone as the native grasses.
- 3. Golf Courses. The Performance Standards and Criteria for Golf Courses are approved on a case by case basis, usually through a development agreement.

10.2.2 IRRIGATION DESIGN

- 1. Passive Parks and Passive Recreation Areas.
 - a. Criteria
 - i. All plant material in these areas shall be permanently irrigated by a dedicated irrigation service connection with an automatic irrigation system.
 - ii. All water requirements for turf shall not exceed nineteen (19) inches of irrigation per growing season.
 - iii. Aesthetic and ornamental plant material water demands shall not exceed fifteen (15) inches of irrigation per growing season. Note: Area shall be included in the Composite Landscape Water Use Rating (CLWUR) development.
- 2. Active Parks and Sports Fields.
 - a. Criteria
 - i. All plant material in these areas shall be permanently irrigated by a dedicated irrigation service connection with an automatic irrigation system.
 - ii. Water allocation for Active Parks and Sports Fields shall provide for plant materials that tolerate high traffic and active use. Note: Area shall be included in CLWUR development.
- 3. Golf Courses.
 - a. Criteria
 - i. All plant materials in golf courses shall be permanently irrigated by a dedicated

Section 10: Parks, Sports Fields, and Golf

irrigation service connection with an automatic irrigation system.

- ii. Irrigation of golf courses shall be accomplished by a non-potable water source, as approved by the Town.

10.3 MAINTENANCE

10.3.1 PASSIVE PARKS AND PASSIVE RECREATION AREAS

1. Areas owned by a homeowner's association (HOA), a metro district, or other similar entity shall maintain landscape and irrigation to standards and Criteria contained herein.
2. Areas owned and maintained by the Town shall maintain landscape and irrigation to the standards and Criteria defined by the Town Parks and Recreation Department.

10.3.2 ACTIVE PARKS AND SPORTS FIELDS

1. Areas owned and maintained by a homeowner's association (HOA), a metro district, or other similar entity shall maintain landscape and irrigation to standards and Criteria contained herein.
2. Areas owned and maintained by the Town shall maintain landscape and irrigation to standards and Criteria defined by the Town Parks and Recreation Department.
3. Areas owned and maintained by a school district shall maintain landscape and irrigation to the standards and Criteria contained herein.

10.3.3 GOLF COURSES

1. Areas owned and maintained by a homeowner's association (HOA), a metro district, or other similar entity shall maintain landscape and irrigation to standards and Criteria contained herein.
2. Areas owned and maintained by the Town shall maintain landscape and irrigation to the standards and Criteria defined by the Town Parks and Recreation Department.

Appendix

Appendix A: Temporary Irrigation Criteria

Deleted: Appendix B: Turf Grasses

Formatted: Indent: Left: 0.5"

Deleted: April 1

Deleted: 1

Appendix A



TEMPORARY IRRIGATION

1. Criteria

The purpose of temporary irrigation is to germinate native seed and establish native vegetation, it is not intended for continuous use during establishment period (assumed to be two (2) years). This means that the temporary system will not be operated on a three (3) day per week watering schedule after the initial thirty (30) day irrigation exemption period.

- a. The native soil must be amended with three (3) cu yds. of organic compost per one thousand (1,000) sq. ft.
- b. This amendment must be incorporated into the soil via tractor ripping.

2. Seeding

Seeding shall take place as recommended by Town. Seasonal weather conditions shall be taken into consideration when scheduling seed and mulch installation. Seeding shall not occur between June 15th and September 1st. Coordinate with Castle Rock Water's Conservation Division for guidance. Generally, if a Red Flag Warning and/or local fire restriction has been issued, no seeding shall commence until such time that the warnings/restrictions have been released.

- a. Drill seeding is required.
- b. Slopes steeper than 3:1 are not permitted.
- c. Temporary irrigation systems and irrigation exemptions will meet the following specifications:
 - i. The irrigation system must be above ground and removed at the end of the approved establishment period.
 - ii. Sprinkler heads used for temporary irrigation must have an application rate not to exceed .75"/hour. Traditional spray heads/nozzles are not allowed.
 - iii. The irrigation exemption shall not exceed thirty (30) days.
 - iv. Seed ticket(s) for areas temporarily irrigated are to be provided to Castle Rock Water.
 - v. Town of Castle Rock hydraulic worksheet (required on construction documents) will show both permanent and temporary irrigated areas. These should be listed separately and not combined.
 - vi. Tap sizing will be determined by the permanent irrigated plant material.

3. Irrigation

Watering shall occur between the hours of 12 a.m. and 8 a.m. No watering will be permitted outside of these times.

Formatted: Indent: Left: 0.5"

Deleted: April 1

Deleted: 1

Appendix A

- a. A hydrant meter issued by the Town may be used to meter temporary irrigation water. Hydrant meter assembly shall be secured with anti-theft cage and protected from freezing. Hydrant meter shall be connected to 2" fitting on hydrant. The 4" fitting shall be reserved for the fire department to use in fighting fires. Hydrant meter assembly will be removed at end of growing season and returned to the Town. Applicant will follow hydrant meter permit requirements.
- b. Water will be billed at the applicable tier two (2) irrigation rate (see current year rates and fees). An establishment water budget will be implemented as follows:
 - i. For the first four weeks:
 - Two 9 minute cycles per zone @ .4"/hour = .12" of water per day
 - .12"/day x 7 days/week = .84"/week
 - .84"/week x 4 weeks = 3.36" for the first 4 weeks
 - 3.36" x .62 = 2.0832 gallons / square foot
 - 2.0832 gallons/square foot x 43,560 square feet in an acre = 90,744 gallons/acre
 - ii. For the second four weeks (transition to fixed three days per week as indicated on the standard non-residential schedule):
 - One 15 minute cycle per zone @ .4"/hour = .1" of water per day
 - .1"/day x 3 days/week = .3"/week
 - .3"/week x 4 weeks = 1.2" for the second 4 weeks
 - 1.2" x .62 = .744 gallons / square foot
 - .744 gallons/square foot x 43,560 square feet in an acre = 32,409 gallons/acre
 - iii. Moving forward continue to transition to as-needed only, not to exceed 1" per month:
 - 1" per month x .62 = .62 gallons per square foot
 - .62 gallons per square foot x 43,560 square feet in an acre = 27,007 gallons per acre

All water used in excess of the budget will be billed at the applicable tier three (3) excess rate. These rates are subject to change annually based on an annual rates and fees study by the Town.

- c. A waterproof sign measuring a minimum of 2 feet by 2 feet shall be visible from each adjacent road. The sign shall contain:
 - **TEMPORARY IRRIGATION.**
 - Dates of the temporary irrigation.
 - Contractor's contact information.(See example on next page)

4. Conclusion

- a. The contractor must contact Castle Rock Water, Stormwater hotline at 720-733-2235, a minimum of one week prior to the expiration of the temporary irrigation exemption to evaluate the level of establishment.
- b. Upon expiration of the approved establishment period, all components of the temporary irrigation system must be removed. Equipment to be removed includes: irrigation controller, control valves, manual ball valves, all fittings used to connect valves to mainline, valve boxes, above ground lateral piping, sprinkler heads, and all associated staking materials. Below ground irrigation mainline and wiring can be abandoned in place.

TEMPORARY IRRIGATION

05/01/2023 - 05/21/2023

ABC BUILDER, 303-555-5555

Appendix B

Deleted: Turf Grass Varieties Recommended for Single Family Homes

Type

Formatted Table

Formatted Table

Formatted Table

Formatted: Indent: Left: 0.5"

Deleted: July 1

Deleted: 0

2022 Landscape and Irrigation Criteria Manual Summary of Changes

These changes are pending Water Commission and Town Council approval

The manual was reformatted and “cleaned up” to correct clarification, typos, etc. Some additional formatting changes may be completed to this manual.

All tracking changes are shown in red in the revised manual. Anything that may affect the current Criteria is listed below.

Section 1 General Provisions

Updated names/titles of people involved with document revision.

Definitions of Terms

- Several definitions were added, deleted, or updated for clarification
- We’re choosing to use the term “planting strip” instead of “tree lawn” as we feel referring to the strip between a sidewalk and street as a “tree lawn” suggests that it should be grass.

Section 4 General Requirements

- Added:
 - A minimum distance of ten (10) feet shall be provided between trees and buildings or trees and fences. Space provided must allow adequate room for mature tree.
 - Artificial turf must be installed and maintained per manufacturers specifications.
- Changed:
 - Plant diversity requirements
- Deleted:
 - Water Efficiency Plan. If landscape revisions are approved, the water efficiency plan would no longer be required.

Section 5 Multi-Family Residential

- Parking lot requirements were revised for clarification purposes and formatting.
- Removed passive recreation area information and refer to Section 10.

Section 6 Single Family and Two-Family Residential

- Added:
 - Landscape design criteria changes for residential front, side, and back yards. These changes will be incentivized through a reduction in system development fees as proposed in the 2023 rates and fees.

- Front, back, and side yard landscape and irrigation must be designed and installed through the homebuilder as part of the construction process. All landscape and irrigation installation must be completed by a Registered Landscape Professional.
- No turf allowed in front yards. Front yard landscape shall utilize a ColoradoScape design. Minimum 75% plant coverage at maturity (3 years).
- Backflow prevention assembly criteria.
- Master valves are required.
- All point-source drip, sub-surface drip, dripper line, and bubblers must be installed with an operational indicator in each planting area and a flush valve, with operational indicator at every dead end.

Section 7 Non-Residential Properties

- **Added:**
 - Plant material requiring more than ten (10) inches of water is not allowed.
 - Native grasses can be temporarily irrigated for establishment.
 - Permanently installed overhead irrigation is not allowed.
 - Water features are not allowed.
- Parking lot requirements were revised for clarification purposes and formatting.

Section 8 Urban Areas

- **Added:**
 - Permanently irrigated planters shall not be less than three (3) feet in width.

Section 9 Streetscapes, Rights-of-Way, and Tracts along Rights-of-Way

- **Added:**
 - Minimum tree planting width is six (6) feet.
 - Water features are not allowed.

Section 10 Parks, Sports Fields, and Golf Courses

- Revised the square feet for passive use areas

Appendix A

- Removed Appendix B: Turf Grasses. This will be located on www.CRgov.com to allow for revisions as deemed necessary.



Town of Castle Rock | ColoradoScape Guidelines

August 30, 2022

NORRIS DESIGN

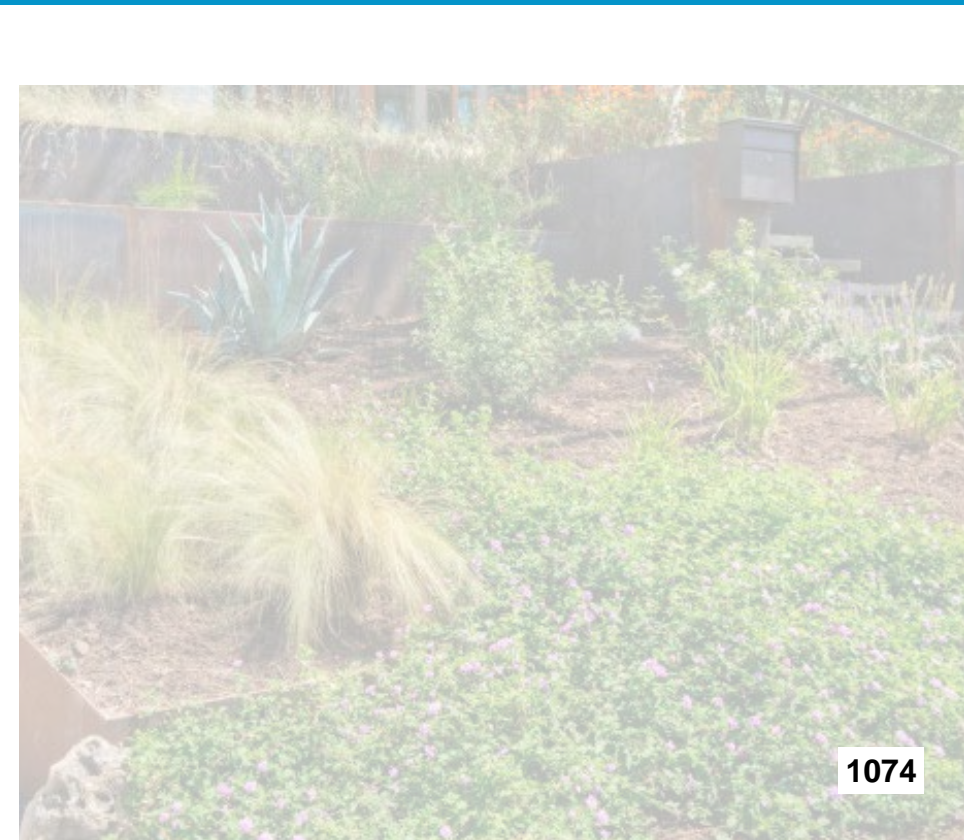
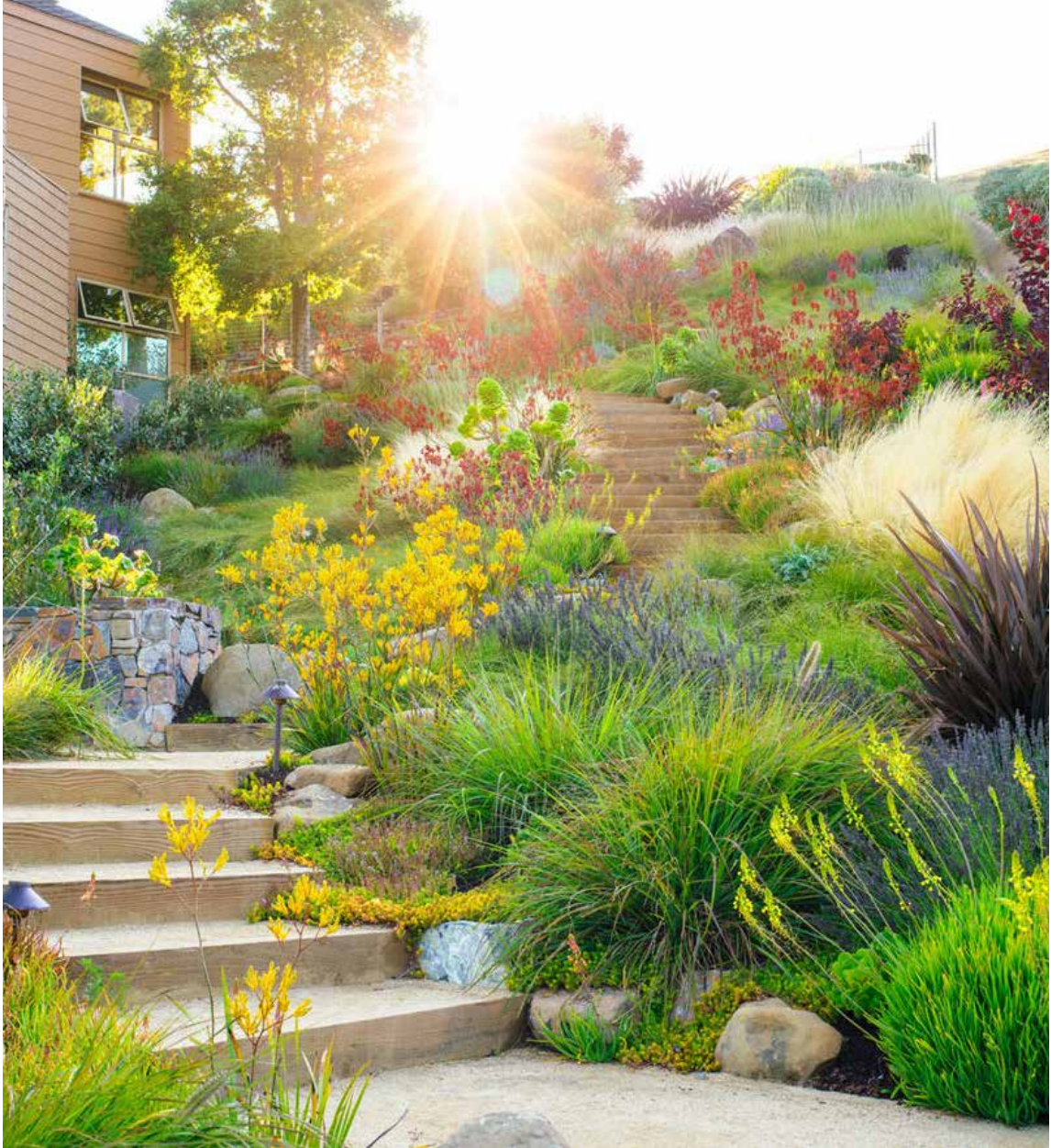


Table of Contents

- 01 Introduction**
 - 04 Water Conservation Vision
 - 05 Design Review
- 02 Lot Typicals**
 - 07 General Landscape and Irrigation Notes
 - 08 Lot Typical Definitions
 - 09 Front Landscape Lot Typicals
 - 13 Rear Landscape Lot Typicals
 - 16 Landscape Plan Example
 - 17 Irrigation Plan Example
- 03 Landscape and Irrigation Materials**
 - 19 Landscape and Irrigation Materials
 - 20 Plant Palette
 - 32 Estimated Water Use Calculations





01 Introduction

The Town of Castle Rock is striving to reduce irrigation demands for each homeowner. These designs propose solutions to help achieve that goal by reducing lawn areas.

Water Conservation Vision

The Town of Castle Rock is proposing to transform the front and rear landscapes of homes to make significant strides in reducing water usage throughout the town. The transformation happens by removing sod from the front yards, and reducing or removing sod in the rear yards. The sod reduction will be implemented at the homebuilding stage as well as renovations to existing landscapes. This will reduce irrigation demands per homeowner, therefore reducing the Town's water demand.

The goal is to reduce daily water consumption while using plantings that will liven the streetscapes and create a unique character to each home. Currently, a majority of Castle Rock homes have sod as their primary front and rear landscaping, creating high water demands for each homeowner and the town.

This document serves as a guideline for the reduction of sod in future residential landscapes. Please refer to the Town of Castle Rock Landscape and Irrigation Criteria Manual for specific design criteria and submittal requirements.



Design Review

Homes within a Home Owners Association (HOA), or a community with a Design Review Board (DRB), require owners to submit landscape and irrigation plans for approval through the appropriate party, prior to submitting plans to the Town of Castle Rock. Once approved by HOA or DRB, the homeowner shall proceed with the Town's approval process.

Please refer to the Town of Castle Rock Landscape and Irrigation Criteria Manual for specific design criteria and submittal requirements. All planting and irrigation plans must be submitted through the Town of Castle Rock Water Department and be approved prior to installation. All necessary forms can be found on the Town of Castle Rock's Water Department website (<https://crgov.com/Landscape-Forms>).





02 Lot Typicals

Typical lot designs have been created to demonstrate common lot layouts. These examples can be implemented for water-wise design solutions.

General Landscape Notes

Proposed landscaping is intended to be a waterwise solution while fostering visual interest and biodiversity within each neighborhood. Removing sod and replacing it with low to very-low water use plants shall significantly reduce the irrigation demands of each lot.

By utilizing the typical lot designs with the planting layout, plant quantities, and plant palette provided in this document, homeowners and builders can implement cost effective and water-wise landscapes for front and rear landscapes. Lot sizes will vary, so designs may need to be adapted to fit each condition. These concepts can be implemented across existing or proposed lots.

General Irrigation Notes

Irrigated turf is among the largest water users of all plant species common to Front Range landscapes. During peak season, its demand is roughly 1.75” of water per week (1.10 gallons/sf/week) in this climate. Low and very low water use shrubs and perennials use less than half of this amount of water while artificial turf uses no water. Native grass species reduce water use compared to traditional irrigated turf. Native grass species typically require maintenance to maintain a manicured appearance. Artificial turf may require some water for cleaning and cooling.

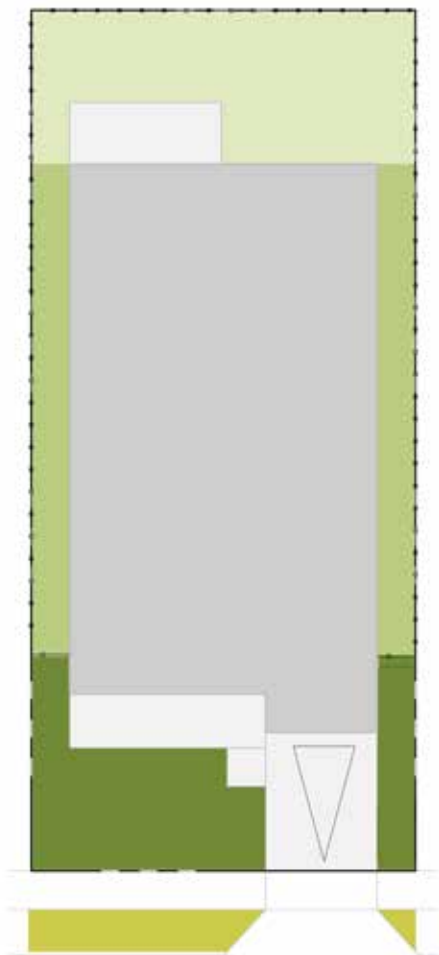
The water use portion of this study is intended to estimate the annual water use of current residential landscape scenarios and compare their water use to proposed lot typicals that utilize sustainable native plant species in lieu of irrigated turf.



Lot Typical Definitions

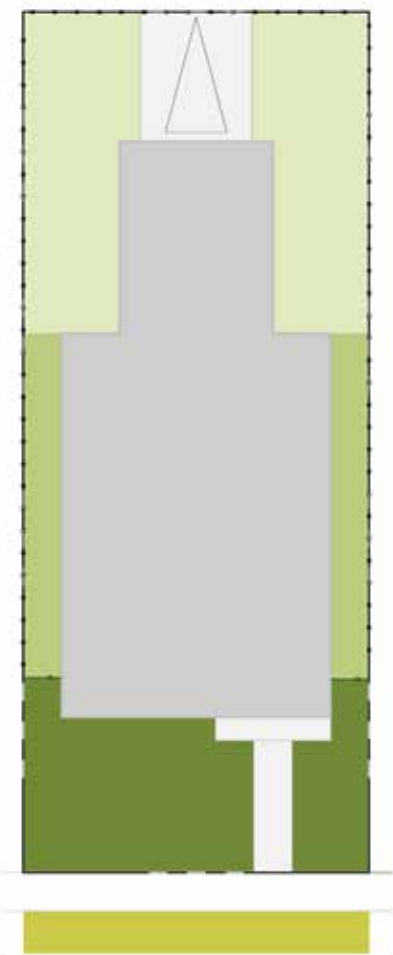
Lot 1

- Single-family
- Front-loaded garage



Lot 2

- Single-family or Townhome
- Alley-loaded garage



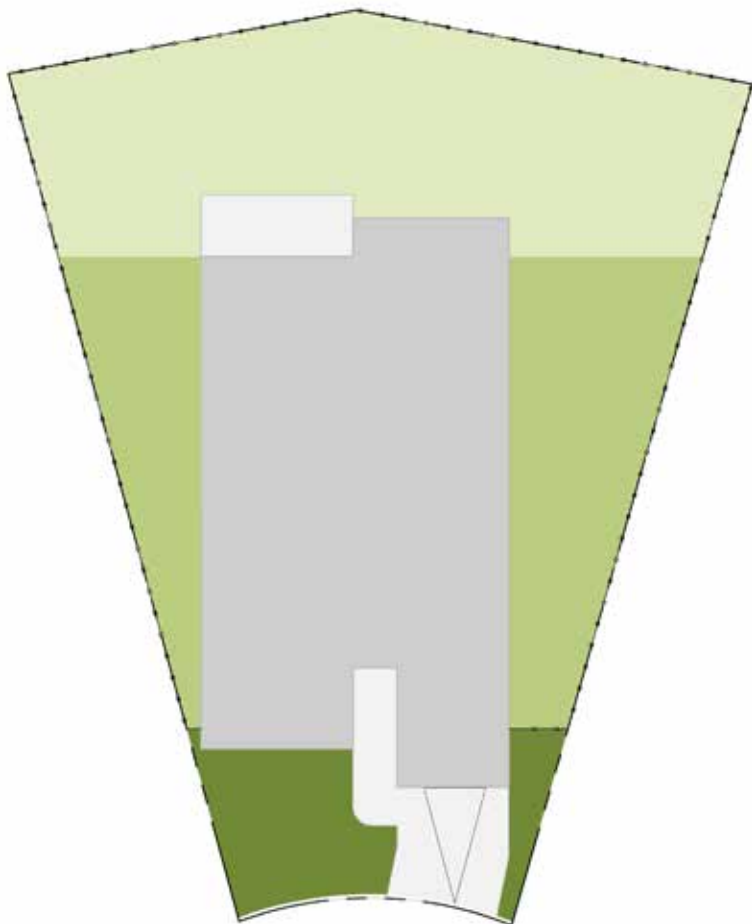
Lot 3

- Single-family
- Corner lot
- Front-loaded garage



Lot 4

- Cul-de-sac
- Front-loaded garage

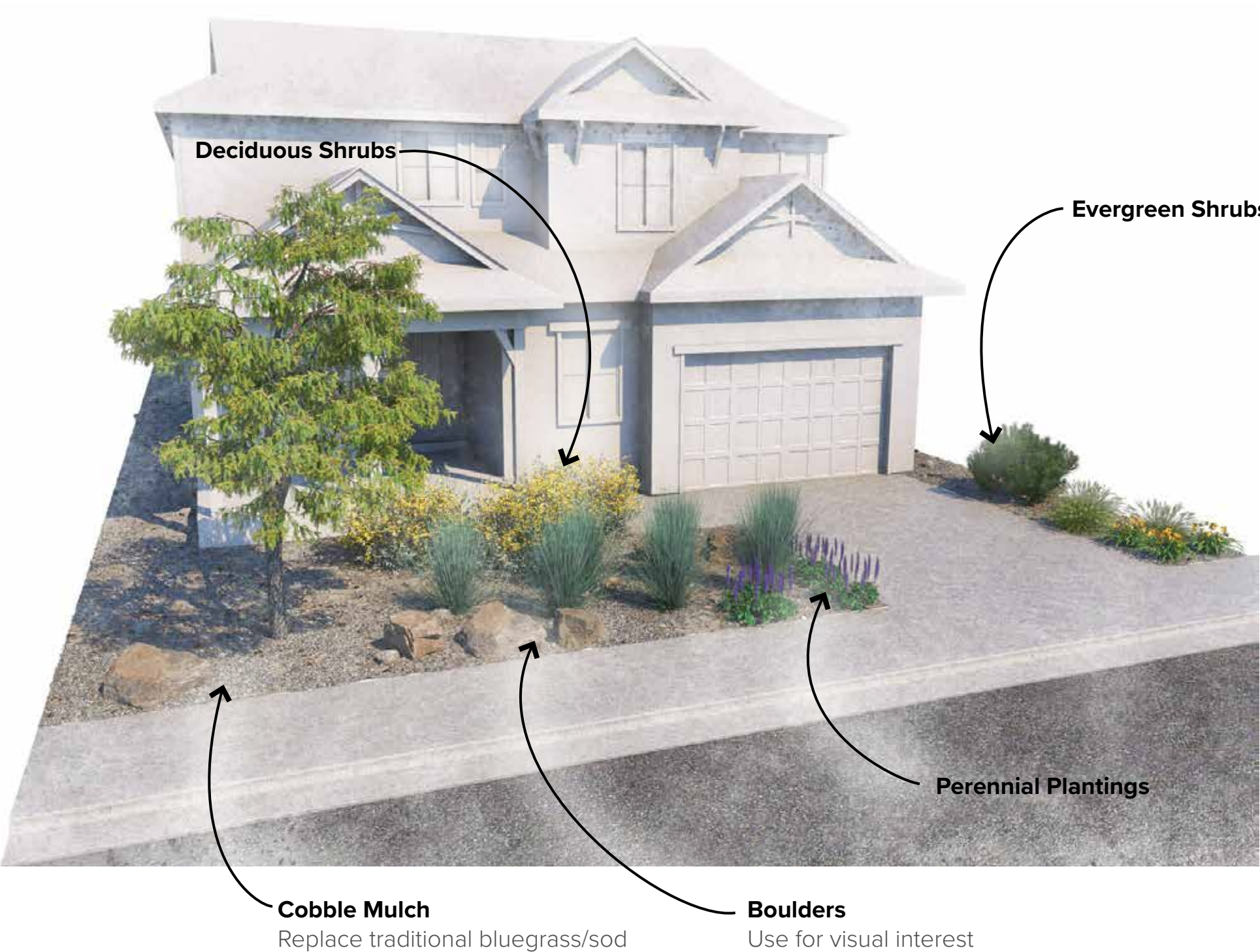


Legend

- Front Landscape
- Side Landscape
- Rear Landscape
- Street Landscape

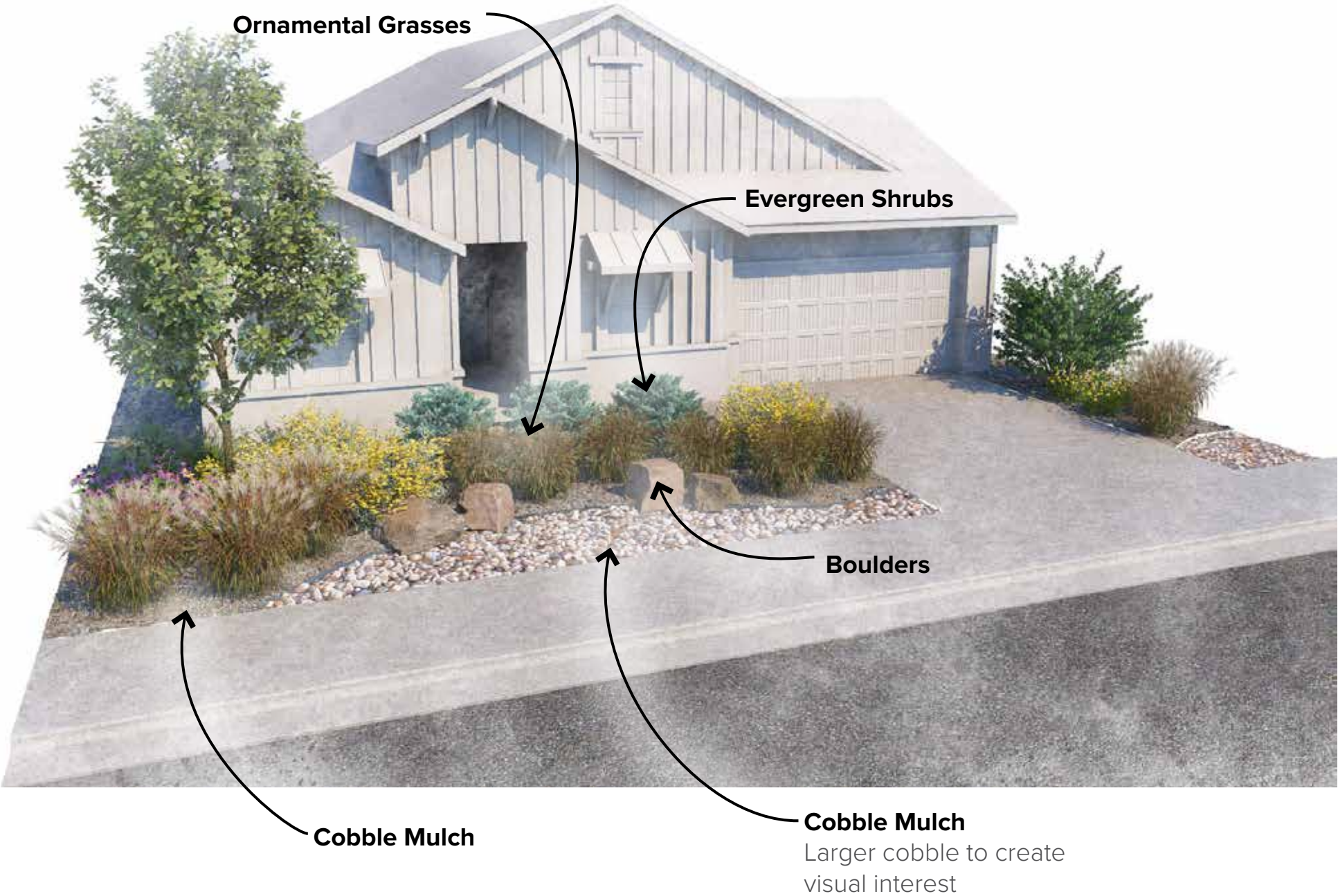
Maintenance Note: Landscape areas are to be installed by homeowner or builder and maintained by the homeowner.

Lot 1



Item	Quantity
Deciduous Tree	1
Evergreen Shrubs	1
Deciduous Shrubs	3
Ornamental Grasses	10
Perennials	6
Boulders	4

Lot 2



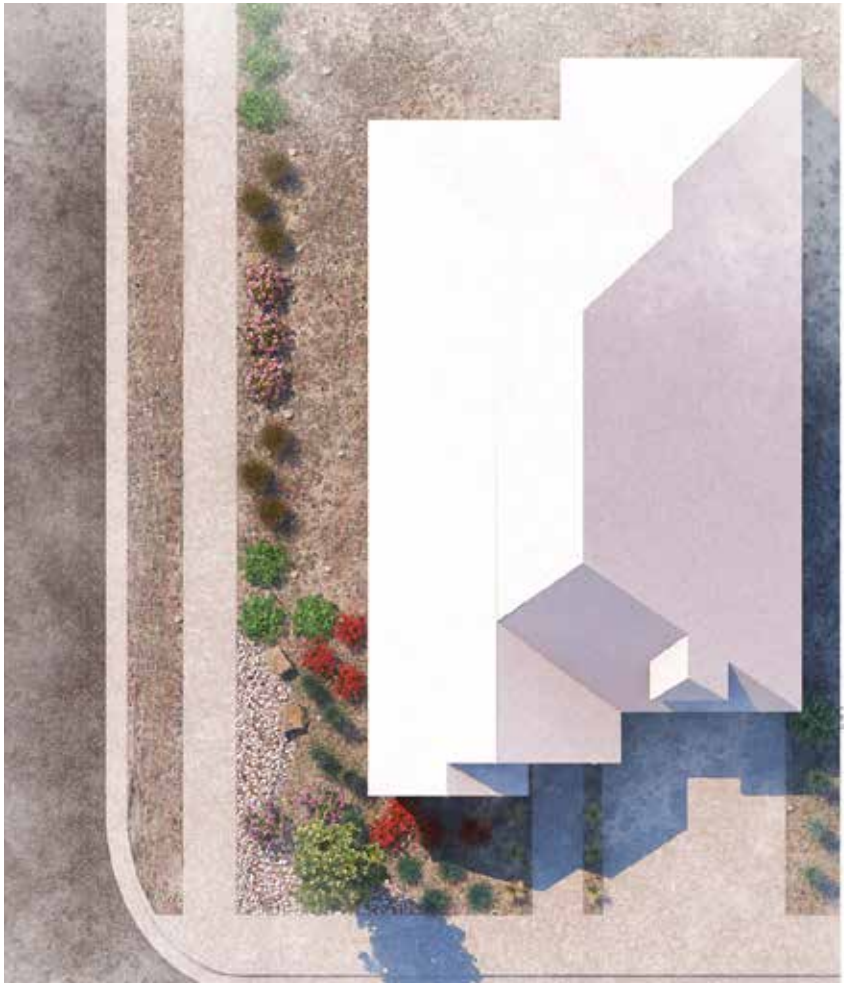
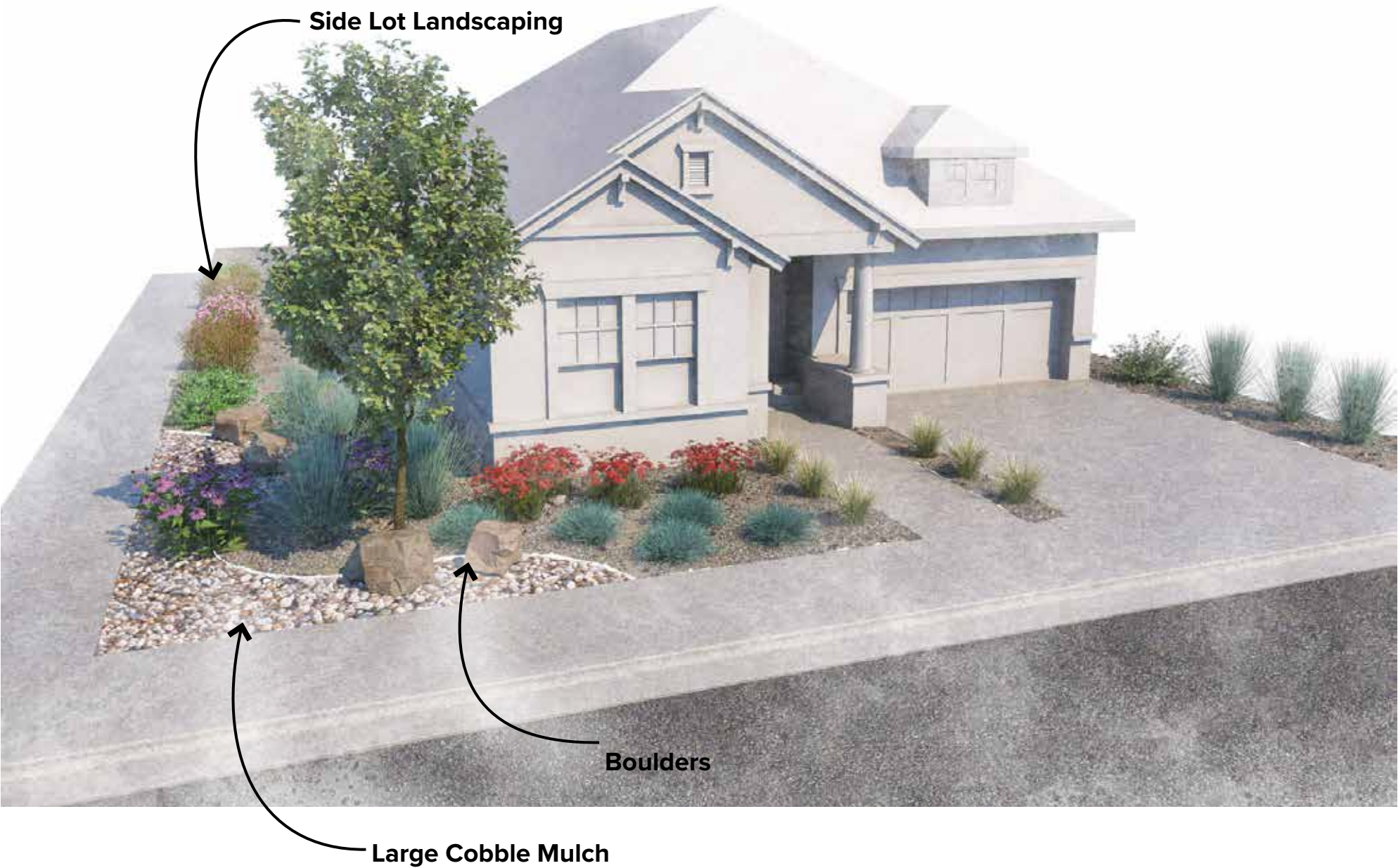
Item	Quantity
Deciduous Tree	1
Evergreen Tree	0
Evergreen Shrubs	4
Deciduous Shrubs	5
Ornamental Grasses	14
Perennials	6
Boulders	6

Lot 3



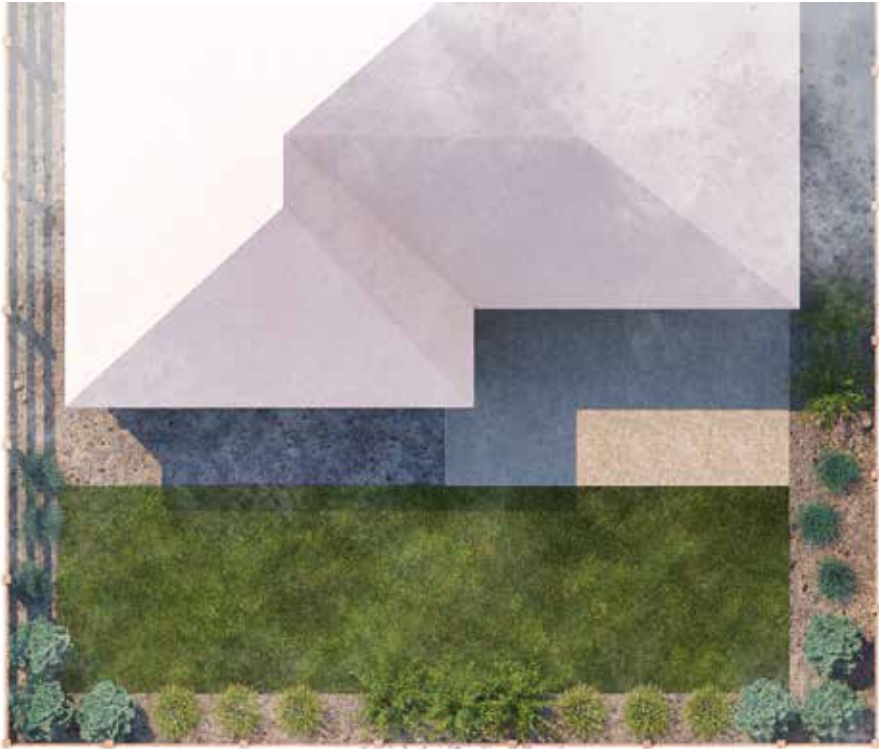
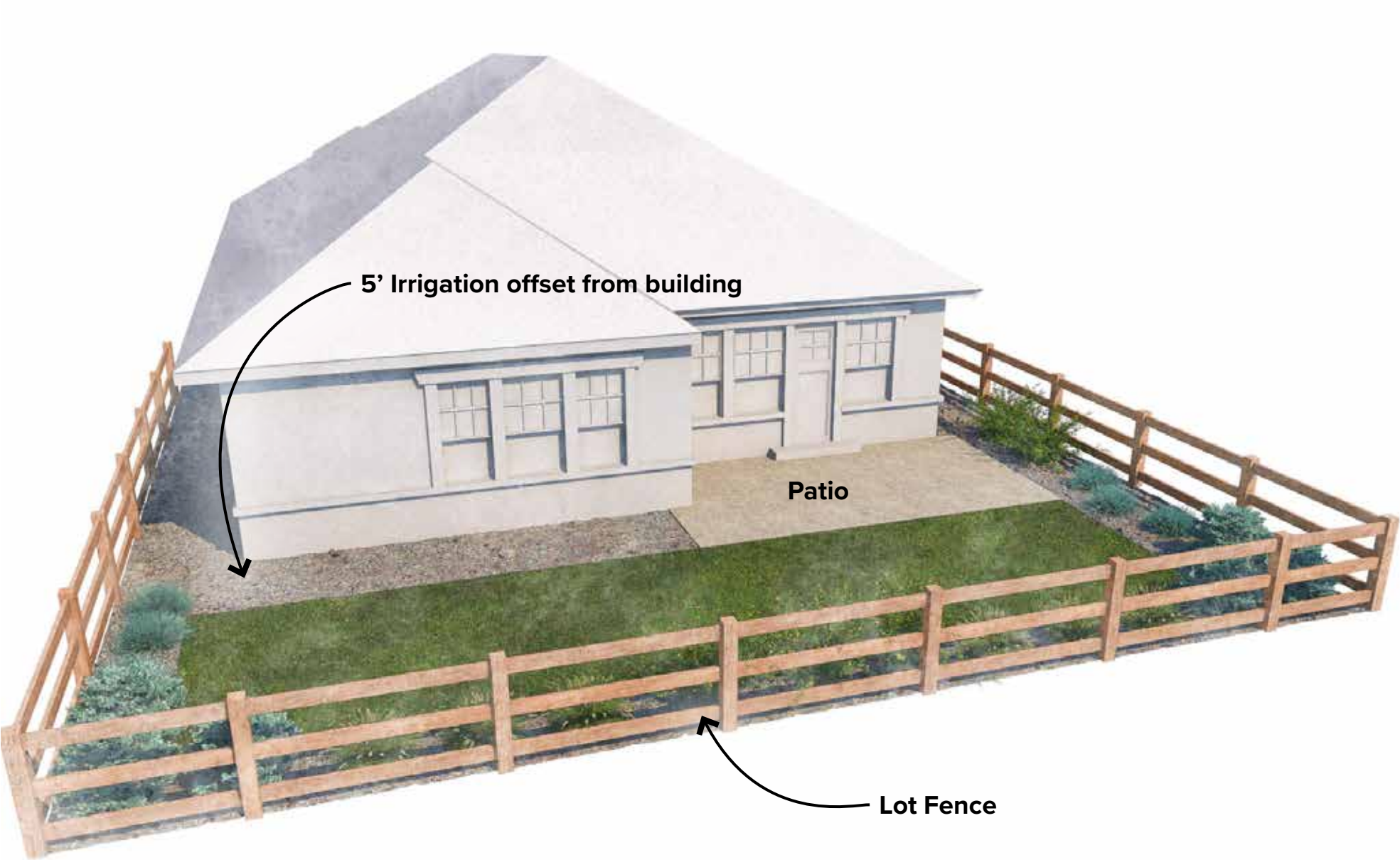
Item	Quantity
Deciduous Tree	1
Evergreen Tree	0
Evergreen Shrubs	0
Deciduous Shrubs	9
Ornamental Grasses	16
Perennials	8
Boulders	0

Lot 4 - Corner Lot



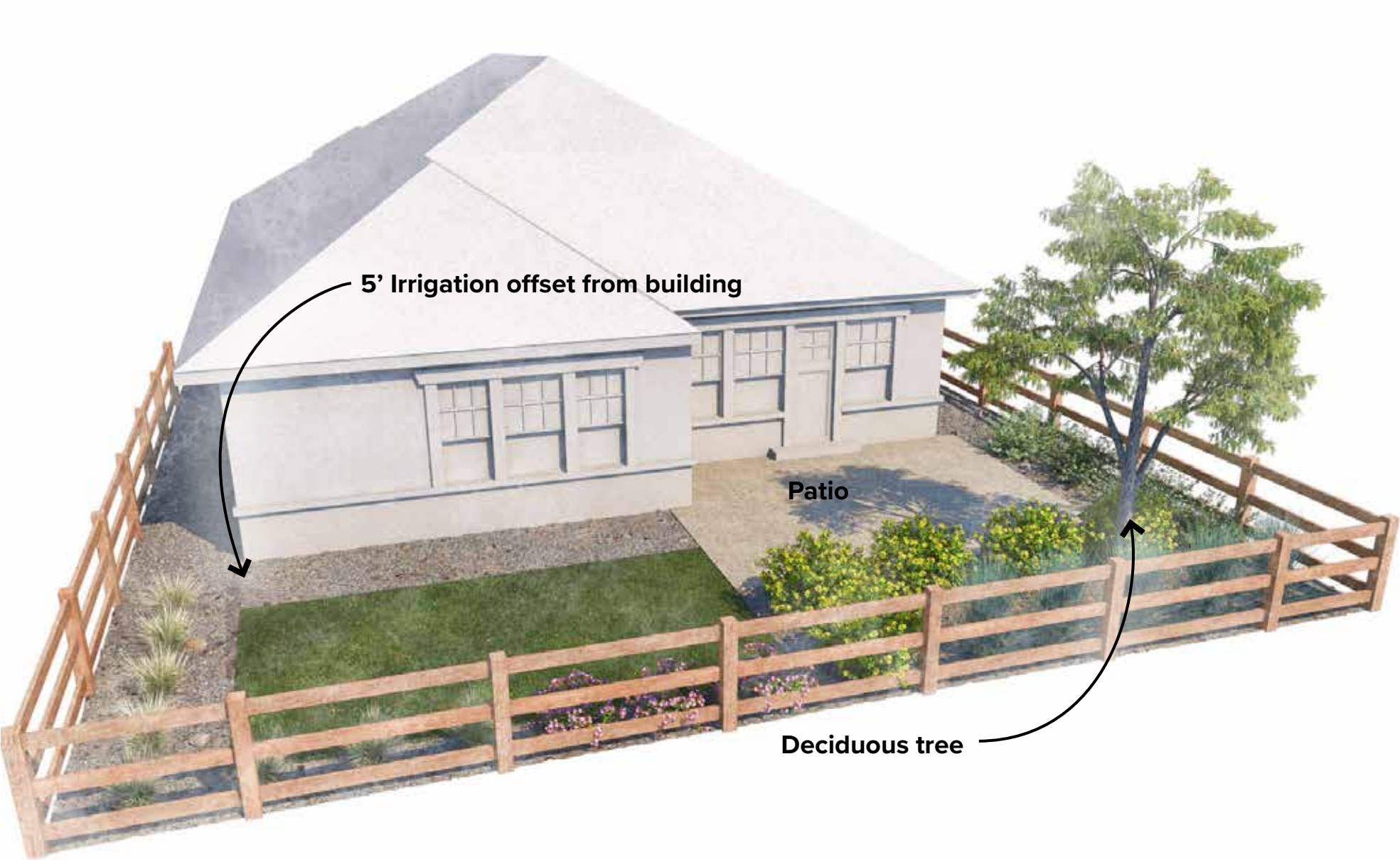
Item	Quantity
Deciduous Tree	1
Evergreen Tree	0
Evergreen Shrubs	6
Deciduous Shrubs	4
Ornamental Grasses	21
Perennials	9
Boulders	4

Rear Yards - 500 SF Turf



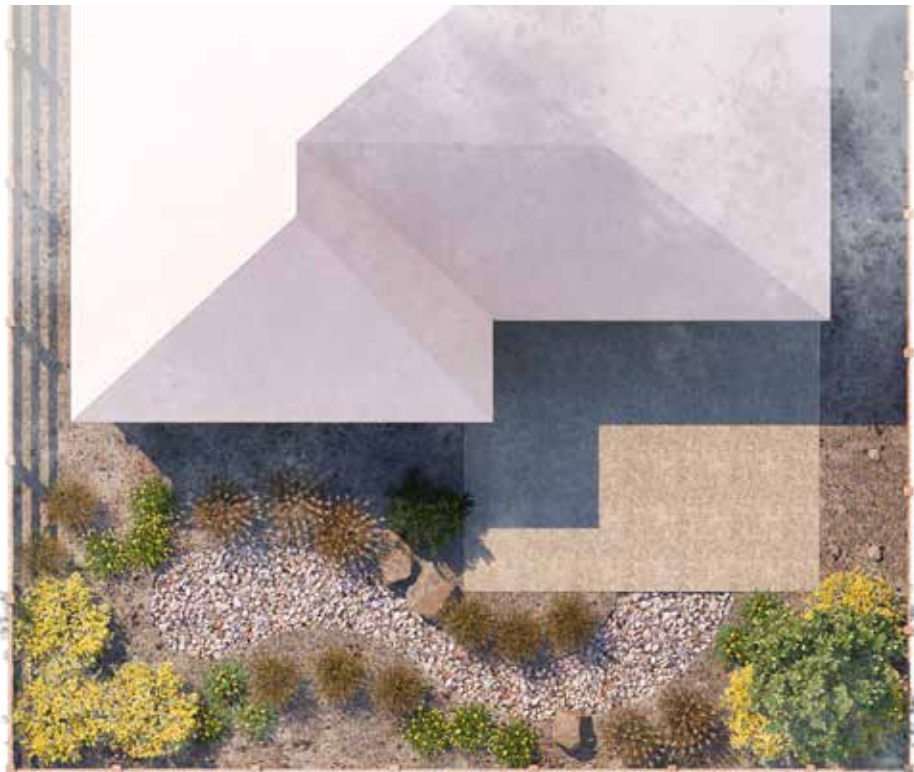
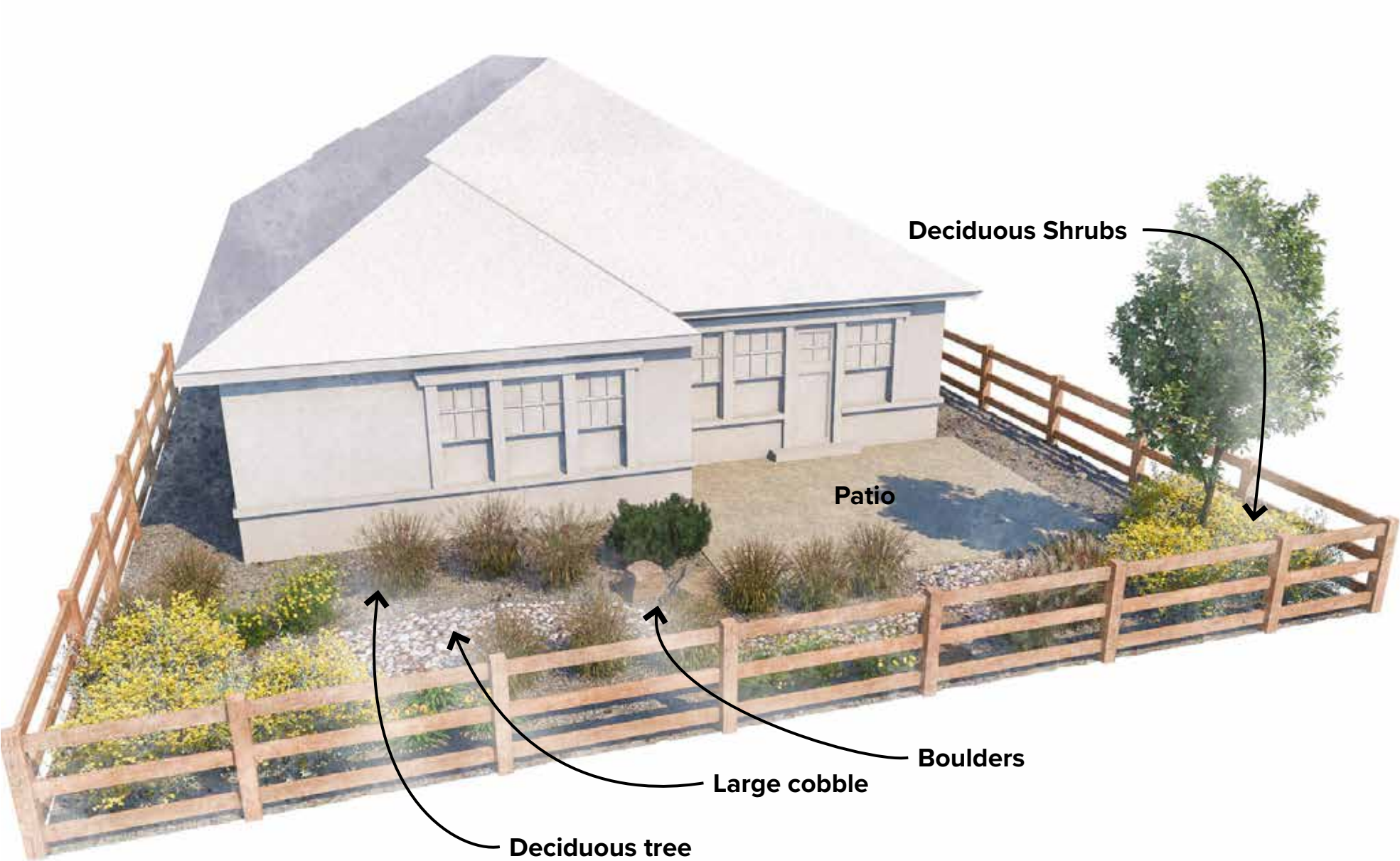
Item	Quantity
Deciduous Tree	0
Evergreen Tree	0
Evergreen Shrubs	6
Deciduous Shrubs	5
Ornamental Grasses	12
Perennials	0
Boulders	0

Rear Yards - 250 SF Turf or 250 SF Artificial Turf



Item	Quantity
Deciduous Tree	1
Evergreen Tree	0
Evergreen Shrubs	4
Deciduous Shrubs	8
Ornamental Grasses	13
Perennials	0
Boulders	0

Rear Yards - ColoradoScape

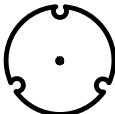










Item	Quantity
Deciduous Tree	1
Evergreen Tree	0
Evergreen Shrubs	1
Deciduous Shrubs	6
Ornamental Grasses	13
Perennials	12
Boulders	4

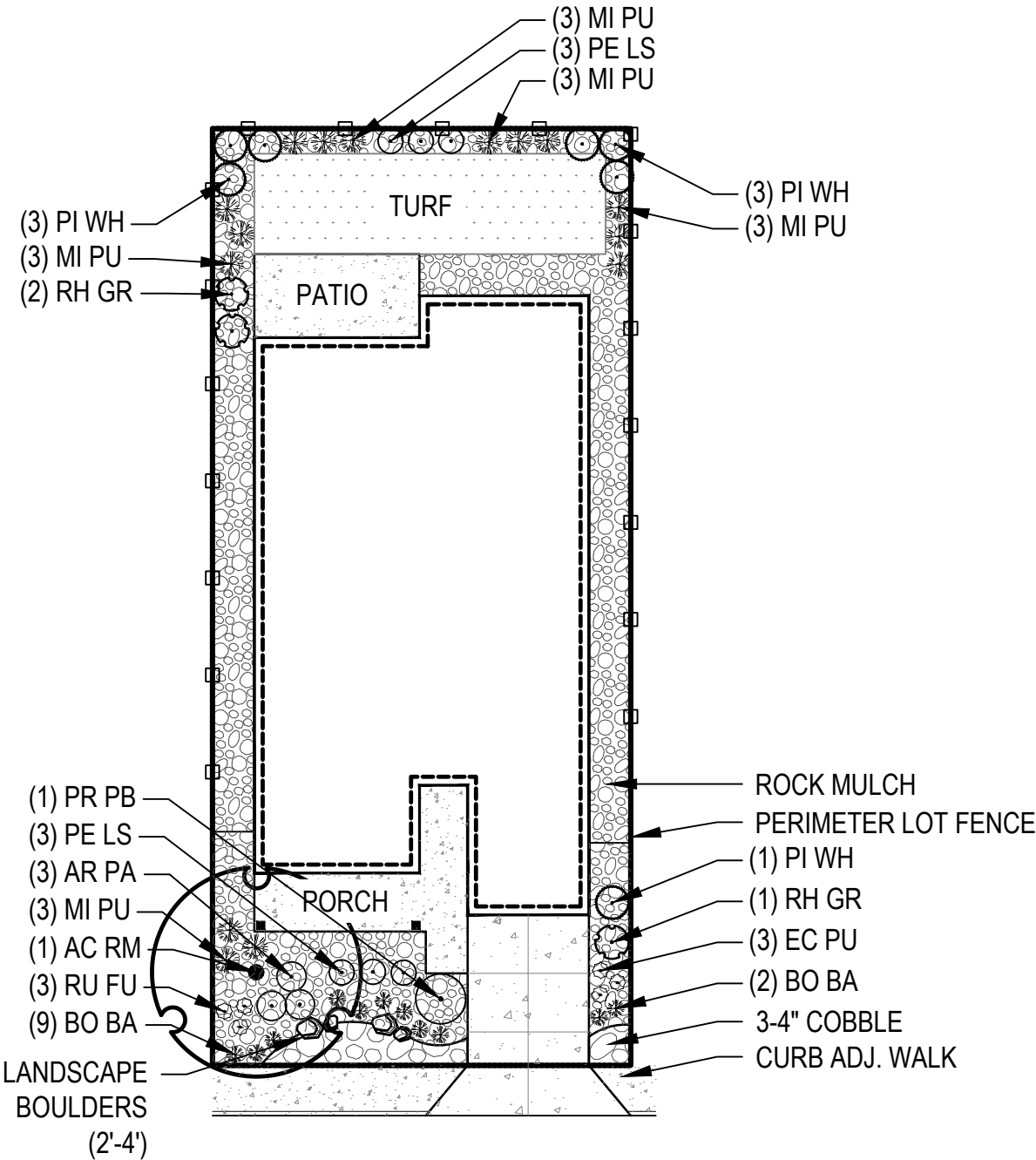
Landscape Plan Example


LANDSCAPE GENERAL NOTES

- 1. MAINTAIN FIVE (5) FOOT NO IRRIGATION ZONE AROUND PRINCIPAL STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS. WHERE FRONT AND SIDE YARD SLOPES ARE 12% OR GREATER, EVERGREEN PLANT MATERIAL WITH A MINIMUM HEIGHT OF THREE (3) FEET, IS ENCOURAGED AT THE EDGE OF THE FIVE (5) FOOT NO IRRIGATION SETBACK.
- 2. ALL IRRIGATED AREAS ARE TO BE MIN. 18" FROM ALL HOUSE FLATWORK AND FOUNDATION COMPONENTS.
- 3. ALL BEDS TO BE MULCHED WITH MIN 4" OF COBBLE OR SHREDDED WOOD MULCH.
- 4. ALL LANDSCAPE AREAS TO BE TILLED TO A MIN DEPTH OF 6" AND AMENDED WITH ORGANIC MATTER WITH A MIN OF 4 CUBIC YARDS PER 1000 SF. ORGANIC MATTER TO BE COMPRISED OF PLANT MATERIAL ONLY AND CANNOT CONTAIN ANY ANIMAL OR HUMAN WASTE.
- 5. ALL LAWN AND BED AREAS TO BE SEPARATED WITH 4" ROLLED TOP STEEL EDGER.
- 6. LANDSCAPE INSPECTION IS REQUIRED AND THE GRADE WILL BE WITHIN +/- 1/10TH OF ONE INCH FINISHED GRADE AND FREE OF ROCKS AND DEBRIS LARGER THAN 3/4 OF AN INCH.
- 7. TEXAS HYBRID BLUEGRASS OR OTHER APPROVED LOW WATER TURF ARE ALLOWED. NO BLUEGRASS TURF ALLOWED.
- 8. A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL SHALL ACCOMPLISH INSTALLATION.
- 9. ALL INSTALLED PLANT MATERIAL SHALL BE APPROVED BY THE TOWN OF CASTLE ROCK, HYDROZONE 1 AND 2 ONLY.
- 10. MAX ALLOWED IRRIGATED TURF SHALL NOT EXCEED: 500 SF

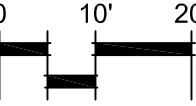
PLANT SCHEDULE TYPICAL LANDSCAPE PLAN						
DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	AC RM	ACER GRANDIDENTATUM ROCKY MOUNTAIN GLOW	ROCKY MOUNTAIN GLOW MAPLE	B & B	2" CAL	1
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT	5 GAL	6
	PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT	5 GAL	1
	RH GR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	3
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	AR PA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT	5 GAL	3
	PI WH	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	5 GAL.	7
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT	1 GAL	11
	MI PU	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS	CONT	1 GAL	15
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT	1 GAL	3
	RU FU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	CONT	1 GAL	3

The landscape plan example is intended to illustrate design intent for these guidelines. Please refer to the Town of Castle Rock Landscape and Irrigation Criteria Manual for specific design criteria and submittal requirements. (<https://crgov.com/Plans>)






NORTH



SCALE: 1"=20'



Irrigation Plan Example

IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE, AS NECESSARY, WITH THE BUILDER, GENERAL CONTRACTOR, HOME OWNER, OR OWNER'S REPRESENTATIVE, FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. ALL IRRIGATION EQUIPMENT MUST MEET MINIMUM REQUIREMENTS AS OUTLINED IN THE CURRENT TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR CERTIFICATION OF THE BACKFLOW PREVENTER BY AN INSPECTOR CERTIFIED BY THE AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) OR THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE). THE CONTRACTOR SHALL PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE PRIOR TO PROJECT ACCEPTANCE.
8. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
9. ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 5' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT , WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
10. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
11. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE/ELIMINATE OVERSPRAY ONTO PAVING OR HARD SURFACES.
12. ESTABLISHMENT OF NEW PLANT MATERIAL MAY REQUIRE ADDITIONAL WATER, DEPENDING ON WEATHER, FOR A SHORT PERIOD OF TIME. AFTER THE INITIAL ESTABLISHMENT PERIOD, IRRIGATION SCHEDULE MUST BE REDUCED TO REFLECT THE NEEDS OF THE LOW TO VERY LOW WATER USE PLANTS.
13. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.

FESCUE/BUEGRASS BLEND TURF 1.5" PER WEEK PEAK SEASON

TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 0.75" PER WEEK PEAK SEASON

NATIVE DROUGHT TOLERANT SEED MIX 0.35" PER WEEK PEAK SEASON
21. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:

CHECK HEADS FOR COVERAGE AND LEAKAGE.

CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.

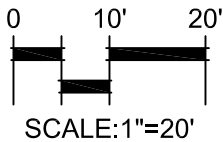
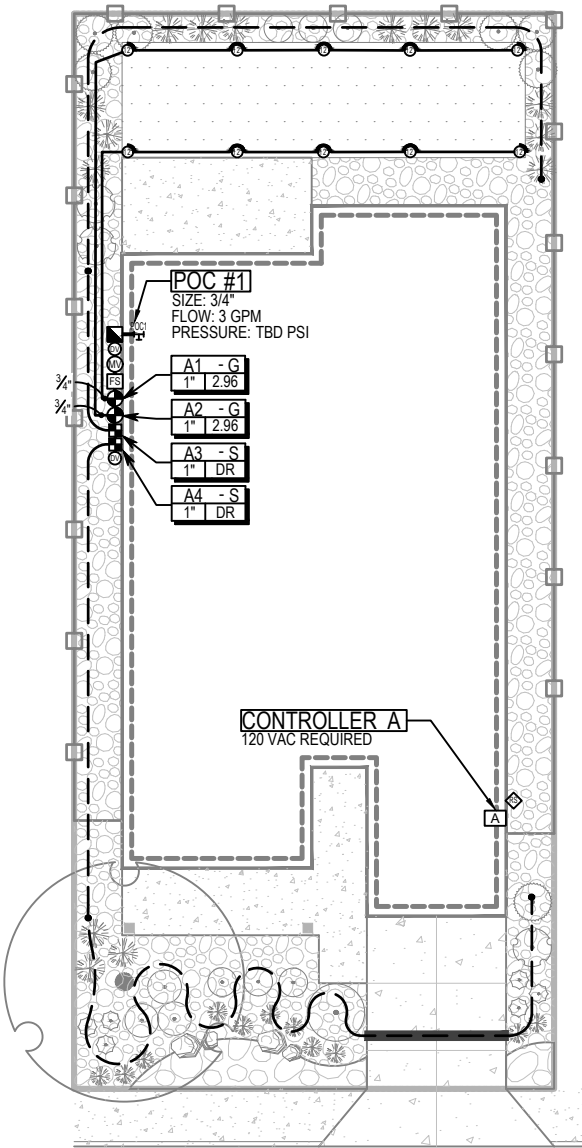
VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.

CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.

PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.

WINTERIZATION AND SPRING START UP PROCEDURES.

IRRIGATION SCHEDULE					
SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION			
	POINT OF CONNECTION	3/4" IRRIGATION STUB-OUT			
	IRRIGATION CONTROLLER	RAIN BIRD ESP-ME3 W/ LNKWIFI MODULE 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION(S)			
	RAIN SENSOR	RAIN BIRD WR2-48 REFER TO CONTROLLER NOTES			
	BACKFLOW PREVENTER	FEBCO 3/4" 765 OR 825YA (DEPENDING ON LOT ELEVATION DIFFERENCES) SEE ENCLOSURE SPECIFICATIONS BELOW			
	MANUAL DRAIN VALVE	MATCO-NORCA 1/2" 201X INSTALLED IN AEP 910L-1G2G VALVE BOX			
	MASTER VALVE	HUNTER ICV-101-G INSTALLED IN AEP 1015-1G2G VALVE BOX			
	FLOW SENSOR	FLOMEC QS100 INSTALLED IN AEP 1015-1G2G VALVE BOX			
	TURF VALVE ASSEMBLY	RAIN BIRD 100-DV INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN			
	DRIP VALVE ASSEMBLY	RAIN BIRD XCZ-100-FLOW INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN			
	TURF SPRAY (FIXED)	HUNTER PROS-06-PRS30-CV WITH TORO PRECISION NOZZLE NOZZLE PER PLAN			
	SLEEVING	CLASS 200 PVC REFER TO SLEEVING NOTES			
	SERVICE LINE	TYPE K COPPER SIZE: MATCH POC UNLESS OTHERWISE NOTED			
	PVC MAINLINE	CLASS 200 PVC BE SIZE: 1" UNLESS OTHERWISE NOTED			
	TURF LATERAL	80# NSF POLYETHYLENE SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED			
	DRIP LATERAL	UV RESISTANT POLYETHYLENE SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED			
	FLUSH VALVE/OPERATIONAL INDICATOR	SCH 40 BALL VALVE & HUNTER ECO INDICATOR INSTALLED IN AEP 910L-1G2G VALVE BOX			
VALVE CALLOUT		EMITTER SCHEDULE			
<p>VALVE/STATION NUMBER</p> <p>ZONE DESIGNATION: S (SHRUBS), G (TURF)</p> <p>VALVE FLOW: (GPM)</p> <p>VALVE SIZE</p>		PLANT TYPE	EMITTER	QTY.	TOTAL GPH
		PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
		DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
		EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
EMITTER NOTES					
1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.					
2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.					
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.					
4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.					





03 Landscape + Irrigation Materials

Plant species, mulch types, and irrigation methods have been selected to decrease water usage within landscapes. These selections will increase the efficiency of each landscape and bring the Town closer to their water saving goals.

Irrigation

All residential landscapes within the Town of Castle Rock shall be irrigated with an automatic underground irrigation system providing full coverage to all plant material. All irrigation systems shall be connected to a Wi-Fi enabled smart controller with a non-volatile memory and rain sensor. Plants shall be zoned (grouped) in areas with similar water requirements and aspects. Turf areas shall be irrigated separately from all plants. Turf areas can be irrigated via overhead spray with a 6” minimum height pop-up. Subsurface in-line drip irrigation shall be utilized in turf areas less than ten (10) feet in width. All trees, shrubs and perennials shall utilize point source drip or in-line drip irrigation. It is recommended that trees be zoned separately from shrubs and perennials to ensure long term viability of larger plant types. No irrigation will be permitted in areas smaller than four (4) feet in width. Contractors and property owners shall comply with the Town of Castle Rock Landscape and Irrigation Criteria Manual.



Planting Beds and Mulches

Planting beds are essential to good design and shall be densely and purposefully planted. Use plants to create visual depth, interest and to screen foundations and outside utilities. All planting is recommended to be set back at minimum five (5) feet from the building foundation. Piping downspouts by extending them underground to designated drainage areas in the yard is recommended. Mulching planting beds is necessary in Colorado to conserve moisture and to discourage weeds.



All planting areas should have a minimum of four (4) inches of rock mulch or shredded cedar mulch meeting the following standards:

- » Shredded, fibrous material capable of “knitting” together to form a mat that is wind and erosion resistant. Generally the shredded mulch or peelings are three (3) inches in length on average. Bark and wood chip mulches are not allowed.
- » With the exception of drainage areas, only ¾” river rock or crusher fines mulch will be acceptable. Mulches with artificial coloring will not be allowed.
- » Weed barrier is not required. If used, plastic weed barrier is not permitted.
- » Turf is limited to 500 SF maximum in the rear yards. High water use turf and Kentucky Bluegrass is not allowed.

Soil Preparation

For proper plant growth, Colorado soils shall be amended with organic material. A minimum of four cubic yards of organic material shall be added to topsoil per 1000 square feet of planting area. Organic material shall be aged compost; wood humus from soft, non-toxic trees. Proper amendments as specified will improve drainage and, as a result, conserve water. Plants will flourish and live longer, healthier lives. A soil analysis should be performed prior to planting for proper micro-nutrient recommendations.



Plant Palette

The plant palette provides suggested plants for residential landscapes. Please refer to the Town of Castle Rock Landscape and Irrigation Criteria Manual for the Town of Castle Rock approved plant list. (<https://crgov.com/DocumentCenter/View/7016/Town-of-Castle-Rock-Plant-List-2019?bidId=>)

All medium hydrozone plants noted in the charts are to be limited to areas that receive at minimum filtered shade and/or will receive supplemental water (drainages, downspouts and/or sump areas). All medium hydrozone plants are to be on a designated irrigation valve; low and very low hydrozones may be combined with each other as needed.



Common Hackberry
Celtis occidentalis



Japanese Pagoda Tree
Styphnolobium japonicum



Sunburst Honeylocust
Gleditsia t.i. 'Sunburst'



Chinkapin Oak
Quercus muehlenbergii



Northern Red Oak
Quercus rubra

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Deciduous Canopy Trees																					
Catalpa speciosa	Catalpa	40-60'	30-50'	Low	X			White			X	X									
Celtis occidentalis	Common Hackberry	50-60'	40-50'	Low	X																
Gleditsia t.i. 'Imperial'	Imperial Honeylocust	30-40'	30-40'	Low	X																
Gleditsia t.i. 'Shademaster'	Shademaster Honeylocust	40-50'	30-40'	Low	X																
Gleditsia t.i. 'Skyline'	Skyline Honeylocust	40-50'	30-40'	Low	X																
Gleditsia t.i. 'Sunburst' *	Sunburst Honeylocust *	30-35'	30-35'	Low	X			Bright yellow-green leaves													
Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee-tree	50-60'	40-50'	Low	X																
Quercus bicolor	Swamp White Oak	40-60'	40-60'	Low	X	X															
Quercus 'Crimson Spire' *	Crimson Spire Oak *	40-60'	15-20'	Med	X																
Quercus macrocarpa	Bur Oak	50-80'	50-80'	Med	X																
Quercus muehlenbergii *	Chinkapin Oak *	35-50'	35-50'	Low	X																
Quercus rubra	Northern red oak	40-60'	40-60'	Med	X																
Quercus 'Streetspire' *	Streetspire Oak *	35-45'	12-14'	Med	X																
Styphnolobium japonicum	Japanese Pagoda Tree	35-50'	35-50'	Med	X	X		Creamy white					X	X							



Bakeri Spruce
Picea pungens ‘Bakeri’



Bristlecone Pine
Pinus aristata



Pinyon Pine
Pinus edulis



Ponderosa Pine
Pinus ponderosa



Vanderwolf's Pyramid Pine
Pinus flexilis ‘Vanderwolf's Pyramid’

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Evergreen Trees																					
<i>Picea pungens</i>	Colorado Spruce	40-60'	20-30'	Med	X	X		Green to sil-very blue													
<i>Picea pungens</i> ‘Bakeri’ *	Bakeri Spruce *	35-40'	15-20'	Med	X	X		Silvery blue													
<i>Picea pungens</i> ‘Fastigiata’ *	Fastigate Spruce *	25-40'	10-15'	Med	X	X		Steel blue													
<i>Pinus aristata</i>	Bristlecone Pine	20-40'	10-20'	Low	X			Deep green													
<i>Pinus edulis</i>	Pinyon Pine	20-30'	10-20'	Very low	X	X		Deep green													
<i>Pinus flexilis</i> ‘Vanderwolf’s Pyramid’	Vanderwolf’s Pyramid’ Limber Pine	30-50'	15-30'	Low	X	X		Bluish-green													
<i>Pinus nigra</i>	Austrian Pine	40-60'	30-40'	Low	X			Dark green													
<i>Pinus ponderosa</i>	Ponderosa Pine	60-80'	30-40'	Low	X			Light green													
<i>Pinus strobiformis</i>	Southwestern White Pine	40-50'	20-30'	Low	X			Bluish-green													



Ginnala Maple
Acer ginnala 'Flame'



Rocky Mountain Glow Maple
Acer grand. 'Rocky Mtn. Glow'



Russian Hawthorn
Crataegus ambigua



Gambel Oak
Quercus gambelii



Japanese Tree Lilac
Syringa reticulata 'Ivory Silk'

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Ornamental Trees																					
Acer ginnala 'Flame'	Ginnala Maple	15-20'	15-20'	Low	X			Greenish-yellow		X											
Acer grand. 'Rocky Mtn. Glow'	Bigtooth Maple	20-30'	20-30'	Low	X			Greenish-yellow	X	X	X										
Amelanchier laevis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	15-25'	15-20'	Low	X			White	X	X	X										
Crataegus ambigua	Russian Hawthorn	15-25'	15-20'	Low	X	X		White	X	X	X										
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	15-25'	15-20'	Low	X			White	X	X	X										
Crataegus phaenopyrum	Washington Hawthorn	20-25'	15-25'	Low	X	X		White	X	X	X										
Koelreuteria paniculata	Goldenrain Tree	20-30'	20-30'	Low	X			Yellow				X	X	X							
Malus	Crabapple	varies	varies	Med	X			Pink, white, deep pink, deep red	X	X	X										
Prunus Sucker Punch	Sucker Punch Canada Red Chokecherry	20-30'	15-25'	Low	X			White	X	X	X										
Prunus virginiana 'Shubert'	Shubert Chokecherry	20-30'	15-25'	Low	X			White	X	X	X										
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	20-30'	15-20'	Med	X			White	X	X	X										
Quercus gambelii	Gambel Oak	8-20'	6-12'	Low	X	X															
Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	15-25'	15-20'	Low	X	X		White			X										



Nanking Cherry
Prunus tomentosa



Pawnee Buttes Sand Cherry
Prunus b. 'Pawnee Buttes'



Staghorn Sumac
Rhus typhina



Green Mound Currant
Ribes alpinum 'Green Mound'



Woods Rose
Rosa woodsii

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Deciduous Shrubs																					
Amelanchier alnifolia	Saskatoon Serviceberry	6-20'	6-8'	Low	X	X		White		X											
Amelanchier alnifolia 'Regent'	Regent Serviceberry	6-8'	6-8'	Low	X			White	X	X	X										
Amorpha canescens	Leadplant	2-4'	2-4'	Very Low	X			Violet-purple					X	X							
Amorpha fruticosa	False Indigo	6-15'	5-15'	Low	X			Purple				X	X	X							
Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Dwarf Black Chokeberry	4-5'	2-3'	Low	X	X	X	White			X										
Artemisia tridentata *	Big Sagebrush *	3-12'	3-6'	Very low	X			Dull yellow					X	X							
Atriplex canescens	Fourwing Saltbush	3-6'	2-4'	Very low	X			Light yellow						X							X
Berberis thunbergii (various)	Japanese Barberry	Varies	Varies	Low	X	X															
Caragana arborescens	Siberian Peashrub	10-15'	8-12'	Low	X			Yellow			X										
Caryopteris x clandonensis (varies)	Blue Mist Spirea	2-4'	18-36"	Low	X			Blue					X	X							
Cercocarpus intricatus *	Littleleaf Mountain Mahogany *	3-6'	3-5'	Very low	X	X		Yellow- ish-white		X											
Cercocarpus montanus	Common Mountain Mahogany	6-8'	4-6'	Very low	X			Creamy white		X											

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Deciduous Shrubs Cont.																					
Chaenomeles speciosa ‘Cameo’ *	Cameo Quince *	3-4’	4-6’	Low	X	X		Apricot	X	X	X										
Chamaebatiaria millefolium	Fernbush	3-5’	3-6’	Very low	X			White		X	X										
Cotoneaster lucidus	Peking Cotoneaster	6-12’	6-10’	Low	X	X		Pinkish-white	X	X	X										
Ericameria nauseosa ssp. nauseosa v. speciosa	Tall Blue or Green Rabbit-brush	2-6’	2-6’	Very low	X			Golden yellow					X	X							
Ericameria nauseosus ssp. Nauseosa v. nauseuosus	Baby Blue Rabbitbrush	1-4’	1-4’	Very low	X			Golden yellow					X	X							
Forestiera pubescens (neo-mexicana)	New Mexico Privet	8-12’	6-8’	Low	X	X		Yellow	X	X	X										
Frangula alnus ‘Columnaris’ *	Tall Hedge Buckthorn *	8-15’	3-4’	Low	X			Green-ish-white			X										
Hypericum f. ‘Sunburst’	Sunburst St. John’s Wort	3-4’	3-4’	Med	X	X		Yellow			X	X									
Kolkwitzia amabilis ‘Pink Cloud’	Pink Cloud Beauty Bush	6-10’	6-10’	Low	X	X		Pink	X	X	X										
Ligustrum vulgare ‘Cheyenne’	Cheyenne Privet	6-8’	4-6’	Low	X	X		White				X									X
Lonicera tatarica ‘Arnold’s Red’	Arnold’s Red Honeysuckle	6-12’	6-12’	Low	X	X		Reddish-pink			X										
Lonicera xylosteum ‘Emerald Mound’	Emerald Mound Honey-suckle	2-3’	3-4’	Low	X	X		Yellow-ish-white			X										
Philadelphus lewisii	Lewis Mockorange	6-8’	6-8’	Low	X			White				X	X	X							
Physocarpus (varies)	Ninebark	Varies	Varies	Low	X			White, Pink-ish-white	X	X	X										
Prunus b. ‘Pawnee Buttes’	Pawnee Buttes Sandcherry	15-30”	4-6’	Low	X			White	X	X	X										
Prunus pumila besseyi	Western Sand Cherry	4-7’	4-6’	Low	X			White			X										
Prunus x cistena	Purple Leaf Sand Cherry	6-8’	4-6’	Med	X			Pale pink		X											
Prunus tenella	Dwarf Russian Almond	2-5’	2-4’	Low	X			Pink	X	X											
Prunus tomentosa	Nanking Cherry	6-10’	6-12’	Low	X			White	X	X											
Rhus aromatica ‘Gro-low’	Gro-low Fragrant Sumac	2-3’	6-8’	Low	X			Yellow	X												
Rhus glabra	Smooth Sumac	8-15’	8-10’	Low	X			Greenish-yel-low				X									
Rhus glabra cicmontana	Rocky Mountain Sumac	2-3’	2-3’	Low	X	X		Creamy yel-low				X									
Rhus trilobata	Three-leaf Sumac	3-8’	3-6’	Very low	X			Yellow	X												

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Deciduous Shrubs Cont.																					
Rhus trilobata ‘Autumn Amber’	Autumn Amber Sumac	12-18”	6-10’	Very low	X			Yellow	X												
Rhus typhina	Staghorn Sumac	10-25’	10-15’	Low	X			Greenish-yellow				X									
Ribes alpinum ‘Green Mound’	Green Mound Currant	3-4’	2-3’	Low	X	X		Yellow		X											
Ribes aureum	Golden Currant	4-6’	4-6’	Low	X	X		Yellow			X										
Ribes cereum	Wax Currant	2-4’	2-4’	Low	X			Greenish-white			X										
Ribes uva-crispa ‘Pixwell’	Pixwell Gooseberry	3-4’	3-4’	Low	X	X		Pale green		X											
Rosa Knock Out ‘Radrazz’ *	Knock Out Rose *	2-3’	2-3’	Med	X			Cherry red				X	X	X							
Rosa woodsii	Woods Rose	3-6’	3-6’	Low	X			Pink				X									
Rubus deliciosus	Boulder Raspberry	3-6’	3-6’	Low	X	X	X	White			X										
Sheperdia argentia	Silver Buffaloberry	8-15’	6-12’	Very low	X			Yellowish-white			X										
Symphoricarpos albus	Common Snowberry	3-5’	3-5’	Low - Med	X	X		Whitish-pink				X									X
Symphoricarpos x chenaultii ‘Hancock’	Hancock Snowberry	2-3’	3-6’	Low	X	X		Pinkish-white				X									
Syringa m. ‘Palibin’	Dwarf Korean Lilac	4-6’	4-6’	Low	X	X		Lavender-pink			X										
Syringa p. ‘Miss Kim’ *	Miss Kim Dwarf Lilac *	3-5’	3-5’	Low	X	X		Pale lavender			X										
Syringa vulgaris	Common Purple Lilac	10-15’	8-12’	Low	X	X		Purple		X											
Syringa v. ‘Alba’	Common White Lilac	10-20’	8-12’	Low	X	X		White		X											
Syringa v. ‘Charles Joly’	Double Red French Lilac	8-12’	6-8’	Low	X	X		Purplish-red		X	X										
Syringa v. ‘Sensation’ *	Sensation French Lilac *	8-10’	8-12’	Low	X	X		Purple w/ white margins			X										
Quercus gambelii	Gambel Oak	8-20’	6-12’	Very low	X	X															
Viburnum lantana ‘Mohican’	Mohican Viburnum	6-8’	6-8’	Low	X	X		White			X										



Moonglow Juniper
Juniperus s. 'Moonglow'



Panchito Manzanita
Arctostaphylos panchito



Creeping Oregon Grape Holly
Mahonia repens



Slowmound Juniper
Pinus m. 'Slowmound'



Bright Edge Yucca
Yucca f. 'Bright Edge'

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Large Evergreen Shrubs (up to 20' height)																					
Juniperus c. 'Spartan'	Spartan Juniper	15-20'	4-6'	Low	X			Rich green													
Juniperus s. 'Medora' *	Medora Juniper *	15-18'	3-5'	Very Low	X			Blue-green													
Juniperus s. 'Moonglow'	Moonglow Juniper	12-15'	6-8'	Very Low	X			Silvery blue													
Juniperus s. 'Skyrocket'	Skyrocket Juniper	15-20'	2-4'	Low	X			Silvery blue-green													
Juniperus s. 'Wichita Blue'	Wichita Blue' Juniper	15-20'	4-6'	Very Low	X			Silvery blue													
Picea glauca 'Conica'	Dwarf Alberta Spruce *	10-14'	4-5'	Med	X	X		Muted green													
Picea p. 'Iseli Fastigiata'	Fastigiata Blue Spruce *	12-15'	5-6'	Med	X			Steel blue													
Picea p. 'Montgomery'	Montgomery Blue Spruce *	8-12'	8-12'	Med	X			Silvery-blue													
Evergreen Shrubs																					
Arctostaphylos c. 'Panchito'	Panchito Manzanita	15-24"	3-5'	Low	X	X		Evergreen	X											X	
Juniperus h. Blue Chip	Blue Chip Juniper	8-12"	6-8'	Low	X	X		Slate blue													
Juniperus horizontalis 'Hughes'	Hughes Juniper	1-2'	5-8'	Low	X			Silvery-blue													

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Evergreen Shrubs Cont.																					
Juniperus horizontalis ‘Wiltonii’	Wilton Carpet Juniper	4-6”	6-8’	Low	X			Silvery-blue													
Juniperus sabina ‘Buffalo’	Buffalo Juniper	12-18”	6-8’	Low	X	X		Bright, olive-green													
Juniperus squamata ‘Blue Star’	Blue Star Juniper	15-18”	2-3’	Low	X	X		Blue													
Juniperus v. ‘Grey Owl’	Grey Owl Juniper	2-3’	4-6’	Low	X			Silvery-grey													
Mahonia aquifolium ‘Compacta’	Compact Oregon Grape Holly	2-3’	2-3’	Low	X	X		Yellow		X											
Mahonia repens	Creeping Oregon Grape Holly	12-18”	12-18”	Low	X	X	X	Yellow		X											
Picea abies ‘Little Gem’	Little Gem Norway Spruce	18-24”	2-3’	Med	X																
Pinus m. ‘Mops’	Mops Mugo Pine	2-3’	2-3’	Low	X	X		Dark green													
Pinus m. ‘Slowmound’	Slowmound’ mugo pine	3-5’	5-7’	Low	X	X		Dark green													
Pinus m. ‘Whitebud’	Whitebud Mugo Pine	2-3’	3-4’	Low	X			Dark green with white tips													
Yucca baccata	Banana Yucca	3-4’	3-5’	Very low	X			Creamy white					X	X							
Yucca filamentosa	Adam’s Needle Yucca	3-4’	3-5’	Low	X			White				X	X	X							
Yucca f. ‘Bright Edge’ *	Bright Edge Yucca *	2-3’	2-4’	Low	X	X		White				X	X	X							
Yucca f. ‘Color Guard’ *	Color Guard Yucca *	2-3’	2-4’	Low	X	X		White					X								
Yucca flaccida ‘Golden Sword’ *	Golden Sword Yucca *	2-3’	2-4’	Low	X			White	X	X	X										
Yucca flaccida ‘Ivory Tower’ *	Ivory Tower Yucca *	3-6’	3-4’	Low	X			White				X	X	X							
Yucca glauca	Soapweed	2-4’	2-4’	Very low	X			White					X	X							



Big Bluestem
Andropogon gerardii



Little Bluestem
Schizachyrium scoparium



Indiangrass
Sorghastrum nutans



Prairie Dropseed
Sporobolus heterolepis



Blonde Ambition Blue Grama Grass
Bouteloua g. 'Blonde Ambition'

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Ornamental Grass																					
Andropogon gerardii	Big Bluestem	4-6'	2-3'	Low	X			Purple				X	X	X							X
Bouteloua curtipendula	Sideoats Grama	8-24"	8-12"	Low	X									X							X
Bouteloua gracilis	Blue Grama Grass	1-2'	1-2'	Very Low	X							X	X	X	X	X	X				X
Bouteloua g. 'Blonde Ambition'	Blonde Ambition Grama Grass	2-3'	1-2'	Very Low	X			Light tan				X	X	X	X	X	X				X
Chasmanthium latifolium *	Northern Sea Oats *	2-3'	18-24"	Med	X	X	X	Green-tan					X								X
Miscanthus sinensis purpurascens	Purple Flame Grass	3-4'	2-3'	Med	X	X		Bronze-silvery white					X	X							X
Miscanthus sinensis zebrinus	Zebra Grass	6-8'	4-6'	Med	X	X		Silvery-white					X	X							X
Schizachyrium scoparium	Little Bluestem	varies	varies	Low	X			varies						X	X	X	X				X
Sorghastrum nutans	Indiangrass	3-5'	3-4'	Sun	X			Tan						X	X	X	X				X
Sorghastrum nutans 'Indian Steel'	Indian Steel Indiangrass	5-7'	2-3'	Low	X			Tan				X	X	X							X
Sorghastrum nutans 'Thin Man'	Thin Man Indiangrass	5-7'	2-3'	Low	X			Yellow				X	X	X							
Sporobolus heterolepis	Prairie Dropseed	24-30"	18-24"	Low	X			Gray-green				X	X	X	X	X	X				X
Sporobolus wrightii *	Giant Sacaton *	3-6'	2-3'	Low	X			Tan				X	X	X							X



Yarrow
Achillea



Hyssop
Agastache



Blue Harebells
Campanula rotundifolia



Gazania 'Colorado Gold'
Gazania l. 'Colorado Gold'



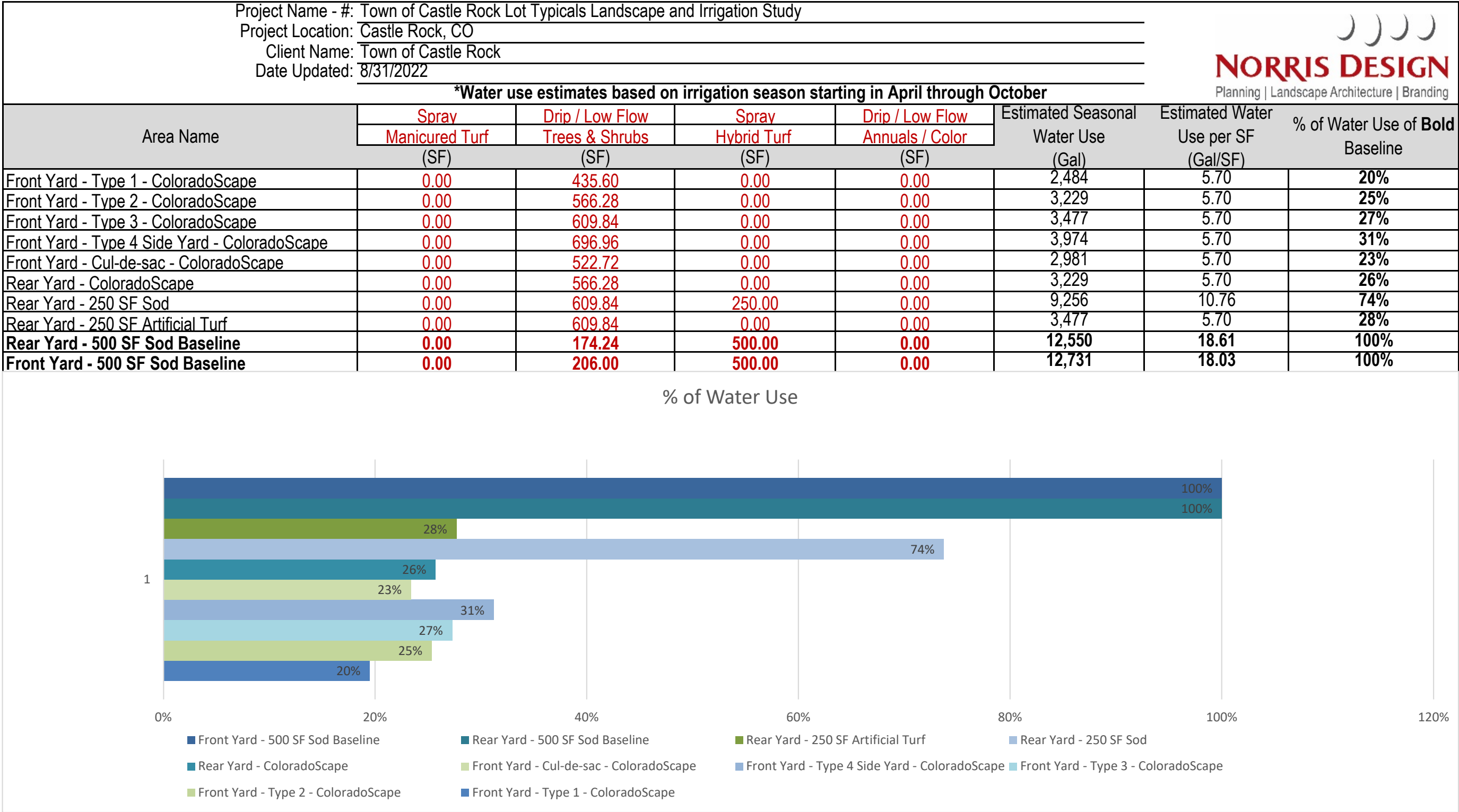
Sedum Voodoo
Sedum

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Perennials																					
Achillea	Yarrow	18-30"	18-36"	Low	X			Yellow, white, pastel, brick red, peach				X	X	X							
Agastache	Hyssop	varies	varies	Low	X	X		Orange, yellow, rose pink, violet blue, blue, rich pink, pink, red					X	X	X	X	X				
Alyssum saxatilis 'Goldkugel'	Basket of Gold	6-12"	12-18"	Low	X			Mustard yellow		X											
Antennaria dioica	Pussytoes	1-4"	8-12"	Low	X			Pink				X									
Aquilegia chrysantha	Yellow Columbine	23'	18-24'	Low	X	X		Yellow, white, pastel, brick red, peach			X	X									
Aquilegia coerulea	Rocky Mountain Columbine	18-24"	12-18"	Med		X	X	Blue with white			X	X									
Armeria maritima 'Splendens'	Sea Thrift	6-12"	6-12"	Med	X			Deep pink			X	X									
Armeria 'Vicor Reiter'	Victor Reiter Sea Thrift	2-4"	4-6"	Med	X			Soft pink				X									
Artemisia 'Powis Castle'	Powis Castle Artemisia	2-3'	2-3'	Low	X			Silvery foliage													
Asclepias tuberosa	Milkweed	18-36"	18-24"	Low	X			Orange, yellow					X	X							

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Perennials Cont.																					
Aster	Aster	12-24"	12-24"	Med	X	X		Purple, light blue, red, pink, white						X	X	X	X				
Aster alpinus ‘Goliath’	Alpine Aster	6-12"	15-18"	Low	X	X		Lavender			X	X									
Baptisia australis	Blue False Indigo	3-4’	2-3’	Low	X	X		Indigo				X									
Berlandiera lyrata	Chocolate Flower	1-2’	12-18"	Low	X			Yellow				X	X	X	X	X	X				
Calamintha nepeta ssp. Nepeta	Lesser Calamint	12-18"	12-18"	Low	X			White				X	X	X	X	X	X				
Callirhoe involucrata	Prairie Wine Cups	6-12"	2-3’	Low	X			Magenta				X	X	X	X	X	X				
Campanula rotundifolia	Blue Native Harebell	6-18"	12-18"	Low	X	X	X	Light blue	X	X	X	X	X	X							
Centranthus ruber	Red Valerian	2-3’	18-24"	Low	X			Reddish-pink				X	X	X							
Cerastium tomentosum	Snow-in-Summer	6-12"	12-18"	Low	X			White			X	X									
Ceratostigma plumbaginoi-des	Plumbago	8-12"	18-24"	Low	X	X	X	Blue					X	X							
Coreopsis	Tickseed	6-24"	12-24"	Low	X			Yellow, gold, red,			X	X	X	X	X	X	X				
Delosperma	Hardy Ice Plant	1-4"	10-18"	Low	X			Rose, white, lavender, pink, yellow, red, purple				X	X	X							
Echinacea	Coneflower	varies	varies	Low	X			Varies				X	X	X							
Epilobium garrettii ‘Orange Carpet’	Orange Carpet Humming-bird Trumpet	4-6"	15-20"	Low	X			Orange						X	X	X	X				
Erigeron speciosus *	Showy Daisy *	18-24"	18-24"	Low	X			Lavender				X	X	X							
Gaillardia aristata	Native Blanketflower	18-24"	18-24"	Low	X			Yellow w/ red center					X								
Gallium odoratum	Sweet Woodruff	6-8"	8-12"	Med		X	X	White			X										
Gazania l. ‘Colorado Gold’	Colorado Gold Gazania	2-4"	8-10"	Low	X	X		Yellowish-or-ange				X	X	X	X	X	X				
Geranium	Cranesbill	12-18"	1-2’	Med	X	X	X	Violet-blue			X	X	X								
Geum trifolium	Prairie Smoke	6-12"	6-12"	Low	X	X		Creamy white			X										
Hemerocallis	Daylily	varies	varies	Low	X	X		Varies			X	X	X	X							
Knautia macedonia	Knautia	18-24"	18-24"	Low	X			Burgundy				X	X	X							
Kniphofia uvaria	Torch Lily	varies	varies	Low	X			Yellow, red, orange					X	X							

Botanic Name	Common Name	Mature Height	Mature Width	Water Usage	Sun	Filtered Shade	Full Shade	Flower Color/ Feature	Early Spring	Mid Spring	Late Spring	Early Summer	Mid Summer	Late Summer	Early Fall	Mid Fall	Late Fall	Early Winter	Mid Winter	Late Winter	Winter Interest
Perennials Cont.																					
Lavandula angustifolia	English Lavender	12-20"	15-20"	Low	X			Lavender		X	X	X	X	X							
Liatris	Gayfeather	varies	varies	Low	X			Purple, white					X	X							
Marrubium rotundifolium	Silvery Horehound	6-8"	12-18"	Very low	X																
Mirabilis multiflora	Desert Four O'Clock	15-18"	2-4'	Very low	X			Purplish-red					X	X							
Monarda fistulosa menthifolia	Wild Bergamot	2-3'	18-24"	Low	X			Lavender					X								
Nepeta	Catmint	varies	varies	Low	X			Lavender-blue			X	X	X	X							
Oenothera berlandieri	Mexican Evening Primrose	12"	18-24"	Low	X			Pale pink				X	X	X							
Penstemon	Penstemon	varies	varies	Low	X			Varies		X	X	X	X	X							
Perovskia a. 'Little Spire'	Little Spire Russian Sage	2-3'	2-3'	Low	X			Blue					X	X							
Phlox subulata	Creeping Phlox	3-6"	12-24"	Low	X	X		Varies	X	X											
Potentilla neumanniana	Apline Cinquefoil	2-4"	12-18"	Low	X			Yellow			X	X									
Ratibida columnifera	Prairie Coneflower	18-24"	18-24"	Very low	X			Yellow, red				X	X	X							
Rudbeckia	Black-eyed Susan	varies	varies	Low	X			Golden yellow					X								
Salvia May Night	May Night' Sage	18-24"	12-18"	Low	X			Purple-blue				X	X	X							
Sedum 'Autumn Joy'	Autumn Joy Stonecrop	18-24"	12-18"	Low	X			Dusty pink						X	X	X	X				X
Sedum (groundcover)	Stonecrop	4-6"	12-18"	Low	X			Varies				X	X	X	X	X	X				X
Solidago 'Goldenkind'	Golden Baby Goldenrod	1-3'	18-24"	Low	X	X		Golden yellow				X	X	X							
Tanacetum densum amani	Partridge Feather	6-8"	8-12"	Very low	X			Yellow				X									
Tancetum niveum	Silver Tansy	18-24"	18-24"	Low	X			White				X	X	X							
Veronica pectinata	Woolly Speedwell	1-2"	12-18"	Low	X			Blue				X									X

Estimated Water Use Calculations



Estimated Water

Use per SF

(Gal/SF)

% of Water Use of

Bold

Baseline

% of Water Use

1

100%

100%

28%

74%

26%

23%

31%

27%

25%

20%

Front Yard - 500 SF Sod Baseline

Rear Yard - 500 SF Sod Baseline

Rear Yard - 250 SF Artificial Turf

Rear Yard - 250 SF Sod

Rear Yard - ColoradoScape

Front Yard - Cul-de-sac - ColoradoScape

Front Yard - Type 4 Side Yard - ColoradoScape

Front Yard - Type 3 - ColoradoScape

Front Yard - Type 2 - ColoradoScape

Front Yard - Type 1 - ColoradoScape

B&M Turf Quote:

The Coloradoscape plan on this lot would cost \$11,950.00

A standard front and back would have 1 tree and 5 shrubs and a moderately sized sod patch in front and none of the plants in the rear yard. This would cost \$8,500 on the same lot.

I know I would rather have the Coloradoscape if I were buying a new house, hopefully this will get some traction.

Please let us know if you need anything additional.



Date: August 18, 2022

To: City of Castle Rock

Attn: Linda Gould

Re: **Castle Rock – Xeric vs Standard Landscape**

Xeric Landscape Example Front and Rear Yard:

\$9,325.00

Standard Landscape with City Standard Front Yard Install and Rear Yard per Xeric plan with Sod:

\$8,265 .00

- Budgets provided are based on a Xeric landscape typical provided by City of Castle Rock for the comparison versus Standard front yard install. For budget purposes only and does not reflect an actual landscape install.

Submitted By: Brightview Date: August 18, 2022



Office 303.688.3267
www.dcmadr.com

P.O. Box 1087
Castle Rock, CO 80104

August 26, 2022

Town of Castle Rock Water Department
Linda Gould

Price Comparison

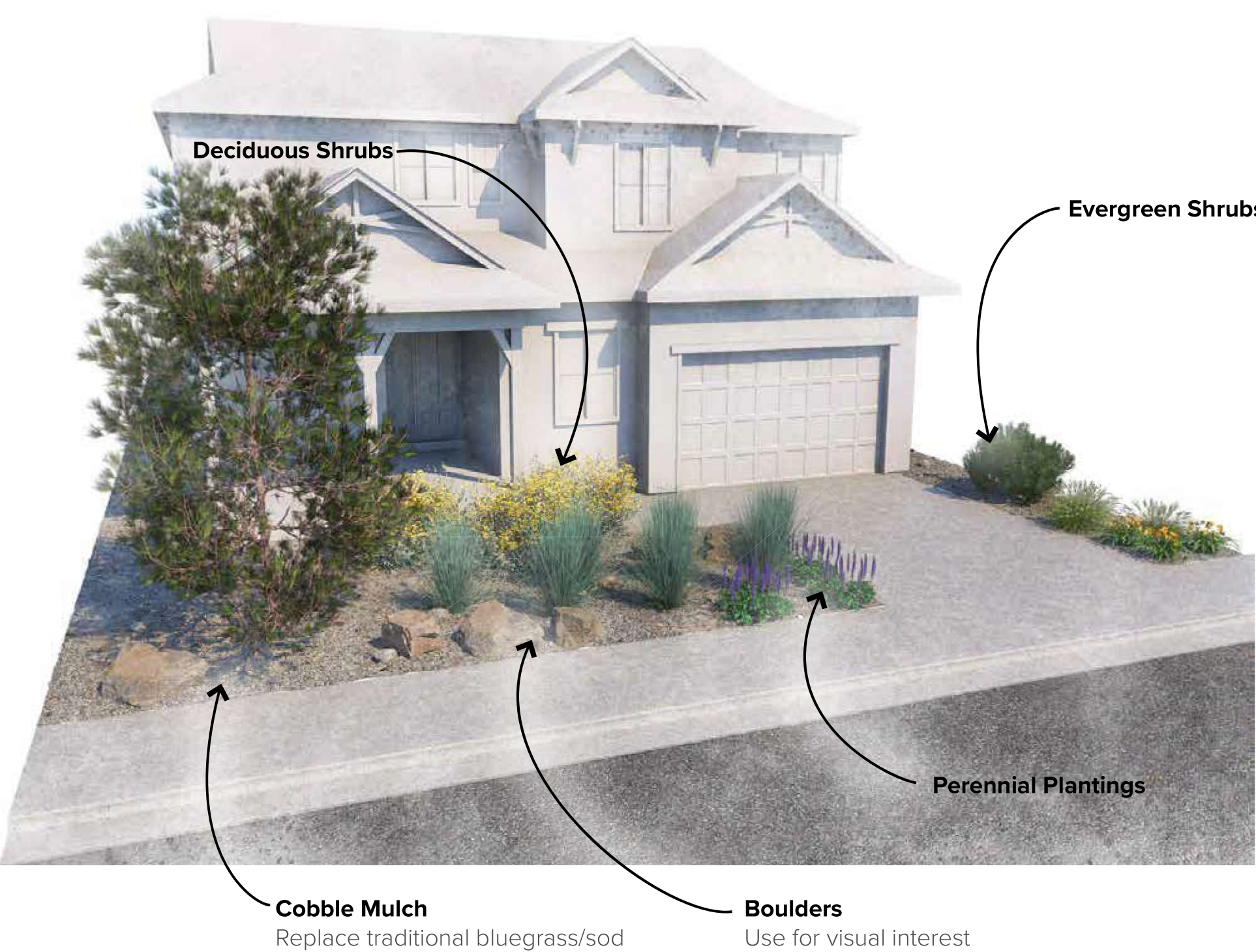
Standard Landscape Design with Front Yard Turf –

Irrigation - \$3400.00
Rock/mulch/cobble - \$4000.00
Sod - \$675.00
Plants - \$2240.00
Soil prep - \$1000.00
TOTAL - \$11,315.00

Colorado Scape Design –

Irrigation - \$3400.00
Rock/mulch/cobble - \$3625.00
Sod - \$1050.00
Plants - \$2075.00
Soil prep - \$1000.00
TOTAL - \$11,480.00

Lot 1



Item	Quantity
Deciduous Tree	0
Evergreen Tree	1
Evergreen Shrubs	1
Deciduous Shrubs	3
Ornamental Grasses	10
Perennials	6
Boulders	4

CASTLE ROCK WATER

INTRODUCTION: AN ORDINANCE AMENDING SECTIONS 4.04, 13.12, AND 15.48.020 OF THE CASTLE ROCK MUNICIPAL CODE RELATED TO WATER DEDICATION, PUBLIC SERVICES, AND LANDSCAPE AND IRRIGATION CRITERIA MANUAL

SEPTEMBER 6, 2022



LANDSCAPE ORDINANCE

BACKGROUND

- **State of Colorado and Western Context**

- Agriculture
- Frequent droughts / changing weather patterns
- Colorado River
- State Legislation
- Aurora
- Memo of Understanding by biggest Western water providers
- State Water Plan

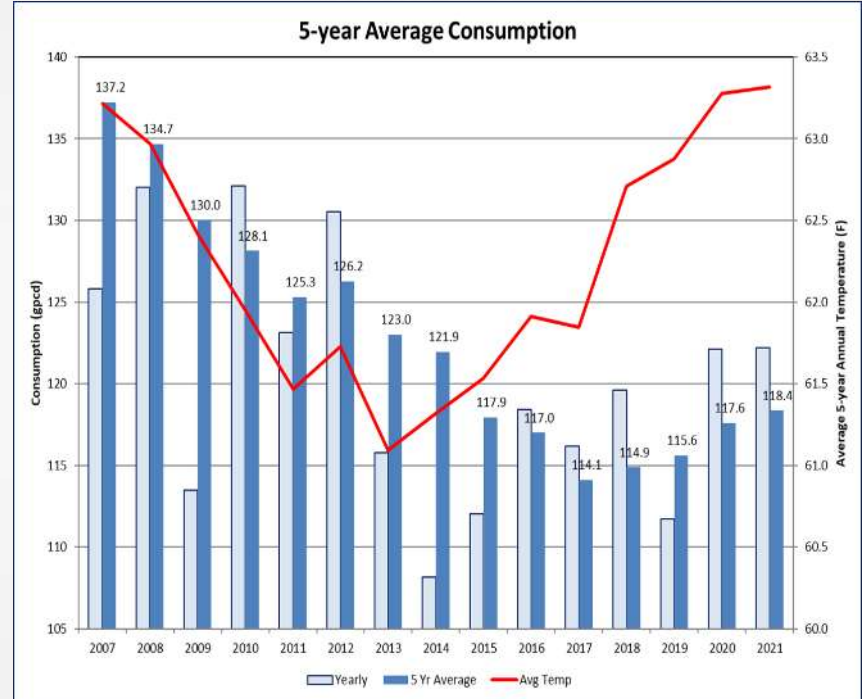
- **Castle Rock Context**

- Half of water demand used outdoors
- Peak demands 4 to 5 times winter demand
- Infrastructure for peak demand – very expensive, will drive rates and fees up over time
- Irrigation water is lost (not available for reuse even though our water rights allow for it)
- Most turf grass in Castle Rock “non-functional”
- Over 3,000 acres of irrigated landscape

LANDSCAPE ORDINANCE

STRATEGIC GOALS

- Reduce per capita demand to 100 gallons per capita per day (gpcd) by 2050
- Reduce peak demands
- Implement ColoradoScapes Plan and reduce high water using turf
- Turf reductions for new development - has greatest usage reduction benefit
- Water budgets set by **plant type** and irrigated area for new development



LANDSCAPE ORDINANCE

OVERVIEW OF RESIDENTIAL CHANGES

- No turf in front yards for new homes
- Backyards for new homes no more than 500 square feet of irrigated turf
- ColoradoScape design instead
- Swimming pools and water features will reduce total allowed turf
- Incentivize front yard and backyard landscapes to be installed by home builder



500 square feet of Experimental Tahoma Bermuda (super low water using turf) at Castle Rock Admin Building

LANDSCAPE ORDINANCE

COLORADOSCAPE

ColoradoScape: is a natural landscape, comprised of low to very-low water-use-plant material, which blends in with the native Castle Rock landscape. This landscaping utilizes a combination of hardscape and plant materials, providing a variety of colors, textures, sizes, shapes, and seasonal interest.



2020 Winner



2019 ColoradoScape
Contest Winner

LANDSCAPE ORDINANCE

OVERVIEW OF NONRESIDENTIAL CHANGES

- For non-residential
 - Eliminate non-functional turf
- Non-functional = areas of turf where play or recreational activities cannot or do not take place.
- Passive use areas still necessary
- This includes apartments, condominiums, townhomes, HOA common areas, and commercial businesses.



Castlewood Ranch, Mikelson St. After ColoradoScape

LANDSCAPE ORDINANCE

TIMELINE AND IMPACTS

- New turf limits in effect January 1st 2023
- 0.67 program and WEP would be discontinued
- System Development Fees (SDFs) lowered for new homes for home builders that install front and back yard including proration like under current WEP program
- For home builders that do not install both front and back, they get no SDF discount & must still design back yard
- Costs for Coloradoscape appear competitive with current landscape types
- Positive impact on long term rates and fees



During construction and post-completion of a ColoradoScape in Town

LANDSCAPE ORDINANCE

OUTREACH

- Economic Development Committee Water Subcommittee meetings monthly since November 2021
- Developer's Roundtable
- Part of Water Resources Strategic Master Plan discussion and approvals
- Economic Development Council Executive Committee
- Economic Development Council Board
- Homebuilders luncheons



LANDSCAPE ORDINANCE

BUDGET & RECOMMENDATIONS

- Budget:
 - Lower SDF revenues and lower future customer revenues
 - Reduced O&M costs for peak demand infrastructure
 - Future savings on CRW CIP Projects: \$56-\$72 million
- Recommendations
 - Castle Rock Water Commission
 - Staff





RECOMMENDED MOTION:

"I move to approve the changes as proposed, and direct staff to bring the Ordinance for Council consideration at the September 20, 2022 Council Meeting."

ALTERNATIVE MOTIONS:

"I move to approve the changes as proposed, with the following conditions or changes: (list conditions or changes) and direct staff to bring the Ordinance for Council consideration at the September 20, 2022 Council Meeting."

"I move to continue this item to the Town Council meeting on ____date to allow additional time to (list information needed)."



ANY QUESTIONS?