

November 22, 2019



LAGAE RANCH: SITE IMPROVEMENT PLAN & PLAT

Planning Area 7
City of Castle Pines, CO

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PROJECT LETTER OF INTRODUCTION

Mr. Sam Bishop, AICP
Community Development Director
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

Re: Project Letter of Introduction – Lagae Ranch Site Improvement Plan and Plat, Planning Area 7

Dear Mr. Bishop,

We are pleased to submit this letter and associated documents on behalf of our client, Century Communities, for a formal request to consider approval of a Site Improvement Plan and Plat for Planning Area 7 (PA 7) of the Lagae Ranch Planned Development. This letter provides an overview of the project application, proposed process, and specific project components. The following team members have been assembled to complete this application:

Current Owner

Storage, Storage, Storage Castle Pines LLC.
9801 E. Easter Avenue
Centennial, CO 80112
303.346.7006
Contact: Thomas Clark

Applicant / Developer

Century Communities
8390 E. Crescent Pkwy, Suite 650
Greenwood Village, CO 80111
303.551.8420
Contact: Cindy Myers

Planner / Landscape Architect

Norris Design
1101 Bannock Street
Denver, CO 80204
303.892.1166
Contact: Bonnie Niziolek

Civil Engineer

Harris Kocher Smith
1120 Lincoln Street, Suite 1000
Denver, CO 80203
303-623-6300
Contact: Kevin Kennedy

Architect

Godden Sudik Architects
5975 S. Quebec Street
Centennial, CO 80111
303.455.4437
Contact: Kim Spencer

Lighting

Studio Lightning
63 Sunset Drive
Bailey, CO 80421
303.242.1572
Contact: Jacob Bennefield

Enclosed along with this letter you will find the following documents:

1. Land Use Application Form - Site Improvement Plan
2. Title Commitment
3. Notarized Letter of Authorization
4. Site Improvement Plan
 - i. Cover Sheet
 - ii. Overall Site Plan
 - iii. Site Plan – North
 - iv. Site Plan – South
 - v. Grading & Drainage Plan
 - vi. Overall Landscape Plan
 - vii. Landscape Notes and Schedule
 - viii. Landscape Plan
 - ix. Landscape Plan
 - x. Landscape Details
 - xi. Landscape Details
 - xii. Architectural Elevations
 - xiii. Architectural Elevations
 - xiv. Architectural Elevations
 - xv. Architectural Elevations
 - xvi. Architectural Elevations
 - xvii. Architectural Elevations
 - xviii. Site Lighting Photometric
 - xix. Site Lighting Details
5. Engineered CDs (drafts included for reference but formal submittal will be included with 2nd submittal of SIP)
6. Traffic letter from Rick Engineering stating the revised land use is in compliance with the master TIS
7. Phase III Drainage Report and Plan
8. GESC Report and Plan (will be submitted with the 2nd Submittal of the SIP)
9. Utility Drawings (will be submitted with the 2nd Submittal of the SIP)
10. Architectural Material Board
11. Geotech Report

PROJECT BACKGROUND

The proposed neighborhood within Lagae Ranch is located within the City of Castle Pines and is currently 18.75 acres of undeveloped, entitled land legally described as Lot 236 of Lagae Ranch Filing No. 1. The subject property is located approximately 1,300 feet south of the Castle Pines Parkway and Lagae Road intersection; east of Lagae Road and west of Interstate 25. Immediately adjacent to the north, east, west, and south of the site are Open Space Areas 7, 8, 9, and 2, respectively, of the Lagae Ranch Planned Development.

Vicinity Map



ZONING

The site is currently zoned PD as part of the Lagae Ranch PD. The site was originally zoned in 2008 to allow for a variety of land uses including school, bank/financial institution, church, cultural facility, open space/trails, park/playground, recreation facility (indoor or outdoor), day-care center, health club/fitness center (public or private), town hall, community center, retail/service business (indoor) and professional office. A second amendment to the PD was adopted in November 2019 which added single-family attached residential as an allowable principal land use in the Planning Area.

PROPOSED NEIGHBORHOOD CONCEPT

The proposed neighborhood includes single-family townhomes organized in a walkable, pedestrian friendly pattern. Two parks are planned; a tree lined internal loop road with tree lawns and detached sidewalks traverse the site, and numerous green courts create common outdoor, green space between the townhome buildings. The proposed neighborhood contains 187 owner-occupied, single family townhomes each within their own fee simple lot.

PROPOSED NEIGHBORHOOD DETAILS

- An overall residential density of 10 DU/AC.
- 187 single-family attached townhomes.
- Townhomes that provide the neighborhood with a diversity of architectural forms.
- Two centrally located parks with amenities that provide activities for a wide range of age groups.
- Pedestrian improvements that provide safe and efficient connections throughout the neighborhood as well as the surrounding community.
- Parking provisions that meet and exceed the parking requirements as specified by the City of Castle Pines.

PEDESTRIAN ACCESS & CONNECTIVITY

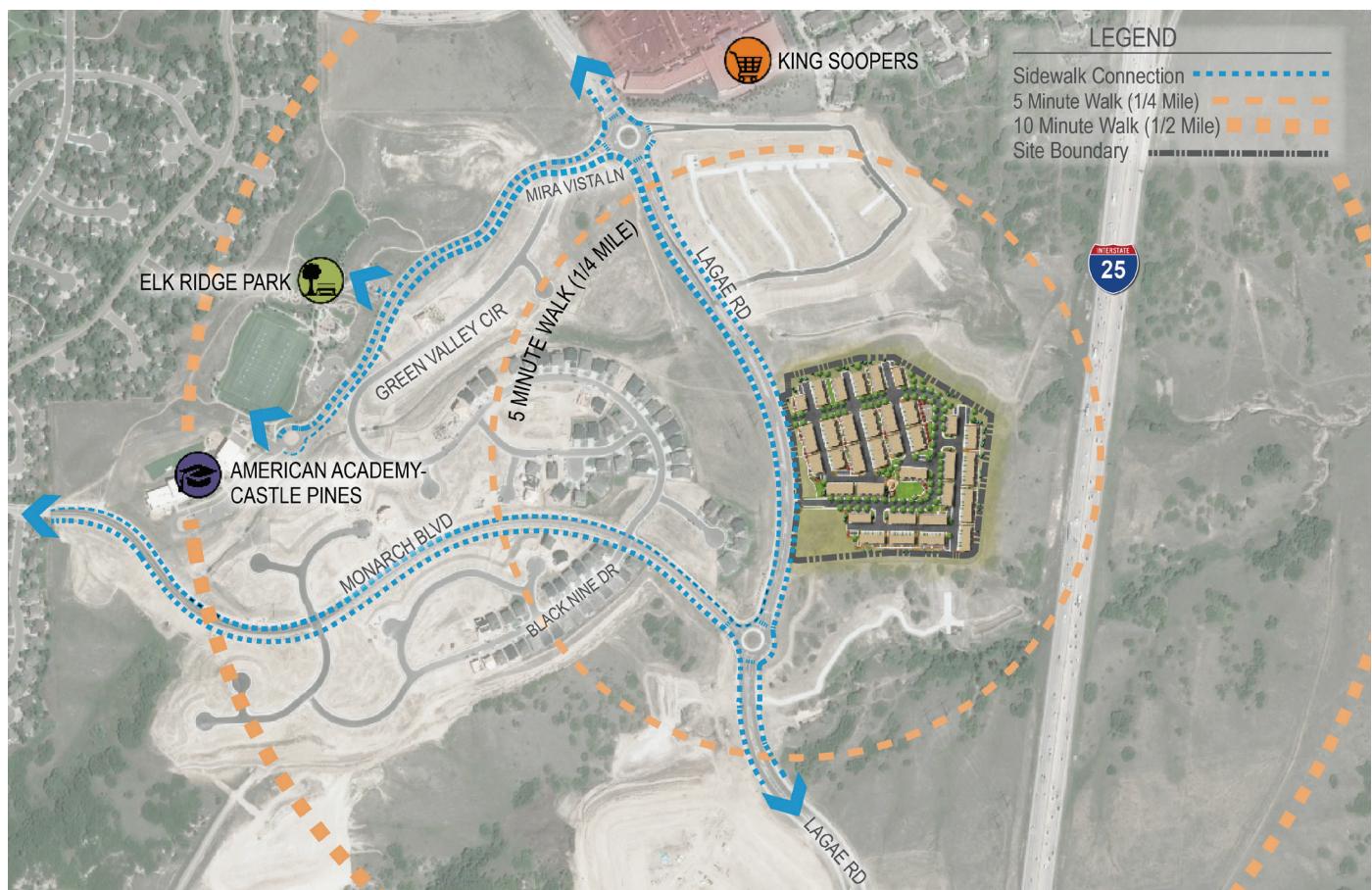
The City of Castle Pines considers a safe, comfortable, and aesthetically pleasing pedestrian network an important component of the community. The proposed neighborhood is designed to be walkable with sidewalk connections between homes and the parks as well as along the primary loop road. Mid-block pedestrian crossings along the internal loop road provide safe pedestrian crossing points. The sidewalk network thoughtfully connects to the larger established neighborhood sidewalk network at key locations which are landscaped to reinforce these pedestrian connection points.

Neighborhood Location & Community Destinations



The pedestrian connectivity maps identify how the site fits in with the existing sidewalk and roadway infrastructure within this portion of Castle Pines. The proposed neighborhood is less than one mile from the primary commercial area of the community and is easily accessed by the existing sidewalks along Lagae Road. Elk Ridge Park and the American Academy school are also accessible from the neighborhood via the sidewalk network. The pedestrian crossing points along Lagae Road are at the established round-a-bouts on the north and south side of the proposed neighborhood.

Pedestrian Connectivity Map



This map illustrates existing, primary sidewalks that connect the neighborhood to community destinations. Five minute and ten minute walksheds are overlaid to show distance.

BUILDING ARCHITECTURE

The townhomes at Lagae Ranch consist of 2-story and 3-story buildings with multiple building configurations. The elevation styles of the townhomes are a mix of modern farmhouse and Colorado territorial styles, each with varied color palettes to showcase a diversity of style within the community. Some of the differences include brick on the farmhouse style and stone on the territorial style and varied gable and hip roofs. Both the 2-story and 3-story townhomes feature alley loaded private garages with pedestrian oriented front elevations featuring porches and private patios. The front porches on the 3-story townhomes are a mix of 1 and 2 story elements which break up the scale of the building. The front porches on the 2-story townhomes are all one story tall with the scale of the architecture being broken by 2-story street-facing massing elements. Unit parking is accounted for through garage and driveway spaces. Head in spaces and on-street spaces along the internal loop road provide parking for guests.

2-Story 4-Plex Colorado Farmhouse



2-Story 4-Plex Modern Agrarian



LANDSCAPE & OPEN SPACE AREAS

Parks and landscaped areas are an important value in Castle Pines. With this in mind, the plan incorporates high-quality landscaping, parks, and green courts to enhance the proposed homes and create a pedestrian friendly neighborhood. These components of the site design give the proposed neighborhood a more active feel resulting in opportunities for residents to routinely interact with the open spaces and amenities.

- The private, internal loop road includes street trees, tree lawns, and detached sidewalks.
- The rectangular park in the southeastern part of the neighborhood includes a larger open lawn to be utilized for unstructured play or act as a gathering space. An informal stage or event space is enhanced with an overhead arbor. This feature is intended to be a flexible amenity that could display a screen for a community movie night or serve as a place for seating and picnics. The park also features an outdoor kitchen with a pizza oven for communal dinner gatherings.
- The triangular shaped park in the northeast part of the neighborhood also serves as a community gathering space featuring seating and bocce courts.
- The greencourts are designed to provide common, landscape spaces and more intimate gathering areas between the townhomes. They function as the primary pedestrian corridor for those homes and provide connections to the parks and the larger neighborhood. They are also intended to create viewsheds and break up the building massing.
- The sidewalk and tree lawn are enhanced along Lagae Road with additional landscaping and two seating areas.

Landscape Concept Images

The below images provide concepts and potential uses of the parks and landscape areas.



Movies in the park



Nature inspired playground



Bocce ball



Outdoor community dining

* Above images are unlicensed and for reference only. Images are not to be reproduced, or used in promotional material in any way.

Illustrative Master Plan



3-Story Townhomes

2-Story Townhomes

1 Park

- Playground
- Outdoor kitchen with pizza oven
- Stage / gathering area
- Open lawn
- Hammock area

2 Park

- Seating area
- Bocce ball

3 Pedestrian Node

- Seating area
- Landscape enhancements

WATER & SANITATION SERVICES

Lage Ranch is part of the Castle Pines North Metro District. There are no irrigation limitations that are imposed on this property. The proposed landscape plan includes plant materials that have a lower irrigation demand. The irrigation system will include low-water use design techniques to support water conservation.

COMPATIBILITY WITH THE CITY OF CASTLE PINES: 2016 COMPREHENSIVE MASTER PLAN

As Castle Pines looks to the future it must approach growth in a manner that understands market trends while at the same time respecting the city's established character and identity. As part of the Lagae Ranch PD, this proposal blends into the existing neighborhood fabric while diversifying the city's housing stock in order to meet the needs of people at all stages of their life as expressed in the Housing Opportunities section of the 2016 Comprehensive Plan.

The 2016 Comprehensive Plan designates the site with a future land use of "Neighborhood Village" which allows for a residential density of 4-10 dwelling units per acre. In accordance with the land use characteristics set forth for this land use category, the proposed development is residential. The proposed single-family attached residential housing type provides an appropriate transitional land use between the mixed-use designation of PA-6 of the Lagae Ranch PD to the north and the low-density residential of Neighborhood Estate for PA-4 to the west of the site across Lagae Road. The site design emphasizes compact residential through the proposed single-family attached homes which cluster development to place emphasis on the surrounding natural open space of Lagae Ranch. The proposed neighborhood includes 187 units on 18.75 acres, which amounts to a density of 10 dwelling units per acre (10du/ac).

In addition to complying with the characteristics of the site's future land use designation, the proposed community meets several of the Goals and Objectives established in the Comprehensive Master Plan:

Land Use + Growth Management Goals and Objectives (Chapter 3)

- Encourage compact or clustered development patterns that conserve and minimize the impact of development on natural resources, and ensures a natural buffer between communities. (LU-1.1)
 - » The proposed single-family attached townhomes are organized in a clustered configuration ensuring sufficient common area green spaces between clustered units and respecting the surrounding natural open space

established in the Lagae Ranch PD.

- Use design techniques and land use elements to provide compatibility between residential and non-residential uses and create a sense of community identity. (LU-2.1)
 - » The site design of the proposed community incorporates open space around the proposed buildings and emphasizes shared landscape areas and community gathering spaces such as the centralized parks.
- Blend the existing character of adjoining developments with the design of new developments to create a seamless and unified community. (LU-3.3)
 - » The single-family attached housing of the proposed community offers an appropriate residential transition from the mixed-use designation of the Lagae Ranch PA-6 to the north and the low-density residential of Lagae Ranch PA-4 to the west. The site is surrounded by open space areas established by the Lagae Ranch PD, providing the neighborhood with extensive open space buffers between adjacent uses.
- Re-evaluate form, intensity, and mix of uses for all Planned Developments as plats are submitted, to allow for flexibility and creative high quality design solutions (LU-3.4)
 - » The community's permitted land uses were recently expanded to include single-family attached residential as part of the 2nd Amendment to the Lagae Ranch PD. The inclusion of single-family attached residential provides an appropriate transitional land use intensity within the PD and expands the diversity of Castle Pines' housing stock.

Housing Goals and Objectives (Chapter 3)

- Preserve environmental and visual resources through clustered development patterns and open space standards. (H-1.3)
 - » The cluster of attached single-family homes minimizes residential sprawl and preserves environmental resources by incorporating open space and amenities around the proposed buildings which enhances the neighborhood feel and provides residents with open space amenities.
- Transition the density of housing within Mixed-Use Community areas using the lower density range adjacent to existing residential neighborhoods. See Mixed-Use Category Table 3.1. (H-1.4)
 - » At a density of 10 du/ac the proposed neighborhood is at the lower end of

the Mixed-Use Community's average net residential density making it more in-line with the recent re-designation of Neighborhood Village as approved by the City Council on November 12, 2019.

- Strengthen a mixed housing stock with a range of housing sizes and price points. (H-3.1)
 - » By providing single-family attached housing, the neighborhood will help address the City's housing needs by providing attainable options. This will meet the housing needs of those who want to own a home but may not desire a traditional single-family home.
- Encourage the provision of primary or accessory housing types that facilitate aging in place. (H-3.2)
 - » The 2016 Comprehensive Plan forecasts an expected increase in Castle Pines' 65-and-older population and identifies a trend of downsizing from large single family homes amongst this population. The proposed community meets the needs of aging residents who want to downsize but continue to live in the community of Castle Pines.
- Support opportunities for high-quality attainable housing in proximity to activity centers, transportation and services. (H-3.3)
 - » The single-family attached housing proposed with this community provides high-quality attainable housing options within close proximity to walkable amenities of the future mixed-use development of Lagae Ranch PA-6 and the commercial development located at the intersection of Lagae Road and Castle Pines Parkway. The site is also located less than one mile from the major transportation corridor of Interstate 25 as well as the location identified in the Comprehensive Plan's Transportation Framework Map as a potential transit station/Park-n-Ride.

Parks, Recreation + Amenities Goals and Objectives (Chapter 3)

- Expand the range of recreational facilities, programs, parks, paths, and open space accessible to residents of all ages, incomes and abilities. (PR-2.1)
 - » The proposed site improvement plan expands the recreational options of residents with the inclusion of central park spaces. The neighborhood also features sidewalk connections to the larger neighborhood of Lagae Ranch.

The proposed Lagae Ranch site improvement plan application meets the City's land use needs while responding to neighborhood context and market conditions. We believe this proposal will facilitate the continued development of high-quality neighborhoods within the City of Castle Pines. We look forward to working with the City during the review and approval process for this application.

Please contact me if you have any questions or if you need additional information.

Sincerely,

Norris Design

Bill Mahar

Bill Mahar, AICP
Senior Associate