

OCTOBER 2, 2020

**To the Castle Pines Locations and Extents Plan Reviewers:**

**2706.08.2** HB&A has been contracted to design a new City Hall building for the City of Castle Pines on Lot 4 of the parcel identified on Castle Pines' GIS data as State Parcel Number 235103300006, LAGAE FAMILY LIMITED PARTNERSHIP. Douglas County identifies Lot 4 specifically with State Parcel Number 2351-033-15-004.

**2706.08.1** The Owner will be the City of Castle Pines, whose address will update to the new City Hall once it is constructed, but is currently 360 Village Square Ln b, Castle Pines, CO 80108. The Owner's Representative on this project is Wember Inc, 7525 South Jasmine Court, Centennial, CO 80112, with Paul Wember as the contact person. HB&A (Architects) is located at 102 E Moreno Ave, Colorado Springs CO 80903, with Liz Apke as the contact person.

**2706.08.3** The property is currently in a Business zone per the Castle Pines Zoning Map, and the intended use is Business. The overall property is bounded to the north and east with Business zone, and to the west and south with Planned Development zone. More specifically, there are residences to the west, and a park to the south. Within the overall property, the lot City Hall will be placed on is bounded on three sides by Business use, and to the South with Planned Development.

**2706.08.4** The building will be served by Castle Pines North Metropolitan District for water and sanitation. The facility does not exceed the capacity of this entity's service.

**2706.08.5** The City Hall project is one lot on a larger development. The development plan created for that development intended two lots of municipal use, with the City Hall as one of them. We believe the City Hall as currently designed fits within the assumptions of adjacent land impact from that development report. The most apparent concern of the neighboring parties is light spill or other late-night disturbance from City Hall impacting the residences to the West. City Hall has been intentionally located to the easternmost end of the Lot to maximize the distance between it and the residences. The photometric drawing included in the attached drawing exhibit indicates minimal light levels at the borders of the property, with expected falloff to zero well before reaching the neighboring residences.

**2706.08.6** The new City Hall building will be approximately 13,500 SF, approximately 22' tall at the highest, and will be provided with 81 parking spaces. The west side of the lot will be connected to Castle Pines Parkway via a north-south access road. This access will pass through parking on site, and connect also to Lagae Rd via the southeast corner of the lot, by connecting to another access road being provided by the developer that will continue off the Lot.

City Hall will be located in a mixed use development. The other lots have not been finalized, but it appears there will be retail, food, and potentially recreation of some kind in the final build out. City Hall will have pedestrian connections to Castle Pines Parkway, and nearby trail access to Elk Ridge Park. The design of the building exterior presents interesting variations in plane, multiple finish materials, a natural material color scheme to blend with the surrounding environment, and feature barrel vaults to stand out from the crowd. The overall building layout, forms, color scheme, and preliminary exterior material selections have been

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positively reviewed by Castle Pines City Council.

**2706.08.7** The design project has completed the Design Development drawings (65% design) on September 24, 2020. Construction Documents are scheduled to be complete December 21, 2020. Permitting is anticipated to take approximately 1 month. Construction is anticipated to begin in February 2021, and fully complete in January 2022.

Thank you,

A handwritten signature in blue ink, appearing to read 'Elizabeth Apke', written in a cursive style.

Elizabeth Apke  
HB&A Architect, RA

