

PROPOSED CITY HALL FAQ
Last updated: November 6, 2020

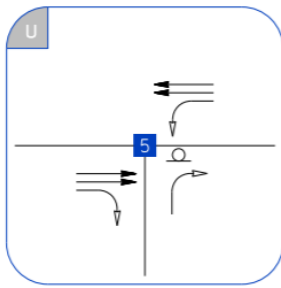
Q: Why is the property currently being graded?

A: The entire 10-acre site is currently being graded to install access, water, sewer, and drainage infrastructure necessary to make any future development possible. Any building or use that desires to locate on the 10-acre subdivision will have to go through at least a site review process before construction.

Q: What is the anticipated impact on traffic?

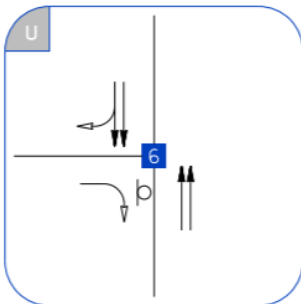
A: The site will be accessed by two drives, one on the north at Castle Pines Parkway (CCP) and the other on the east at Lagae Road. The access from Castle Pines Parkway is a $\frac{3}{4}$ movement meaning it allow you to turn in from East bound CCP and West bound CCP and turn right onto East bound CCP, but not left. Please see diagrams below.

Castle Pines Parkway Access:



The access from Lagae Road is a $\frac{1}{2}$ movement or a right turn in from South bound Lagae Road and a right turn out onto South bound Lagae Road.

Lagae Road Access:



The [Traffic Impact Study \(available for review\)](#) for the entire 10-acre Plat estimated the overall impact to traffic by the year 2040 to be 3,600 trips per day. This results in an estimated 260 trips in the peak a.m. hour and 314 trips during the peak p.m. hour. The proposed City Hall, and every other proposed development in this subdivision must prove that it does not exceed the maximum estimated trips. The Traffic Letter that is available for the City Hall estimates 45 peak hour a.m. trips and 23 p.m. trips.

These additional trips were not deemed to require any additional improvements other than those needed to provide access to the site. There will be improvements to the intersection of Castle Pines

Parkway and Lagae Road, but those are based on the development south of the intersection along Lagae Road.

Q: What will the lighting in the parking lot be?

A: The [Site Plan that is available for review](#) will need to abide by the [Lighting Standards found in Section 30 of the Zoning Ordinance](#). This code requires that all lights are full-cutoff and that the maximum foot-candles (a measurement of illumination) is 10 at any point on the property. Typically, 5 foot-candles is rare to see in lighting fixtures. The lighting plan has been designed so that there is no light spillover onto any adjacent property. With the closest home being over 300 feet from the nearest light, there is no expectation that this site will have an impact on residential properties.

Q: When will the City Council vote and make a formal decision on move forward with the proposed City Hall project?

A: The Location and Extent process, which only reviews the site and its adherence to the [City of Castle Pines Zoning Ordinance](#), will be heard by the [Planning Commission](#) at one of their regularly scheduled meetings in 2021. The Planning Commission meets the fourth Thursday of every month at 6 p.m.

Since this project is being funded by the City, it will not move forward to construction unless the City Council allocates the funds in the budget. The budget will be reviewed by City Council during the [November 10 Council Study Session and regular meeting](#) with opportunity for public comment and a public hearing.

Q: Will the walkway at Elk Ridge Park be extended to Castle Pines Parkway?

A: The walkway is being considered separately from the proposed City Hall. However, the developer of the site has agreed to install the walkway with landscaping and a berm between the homes to the west of the site and Lot 2 of the Lagae Family Parcel.

Q: Is there an environmental impact statement?

A: The Location and Extent process does not require an environmental impact statement.

Q: What community spaces are planned in this building?

A: The City Hall will have public spaces available including an area known as the Community Room located adjacent to the Council Chambers. [Click here to watch the video presentation.](#)

Q: What is the expected lifespan of the building?

A: The building is expected to meet the City's needs for the next 20- 30 years. Staff anticipate the City will be near full build-out within that timeframe and will be able to determine any appropriate renovations or improvements to the site.

Q: Will a LEED certification design be pursued?

A: The project is pursuing the design objectives and elements that go into LEED certification, but will not move forward with the paperwork required for the official certification. The building currently would be on track for either Certification or LEED Silver.