

Prepared for: City of Castle Pines

Applicant: VT CROWFOOT VALLEY LANDCO LLC

1507 PROJECT SUMMARY – APPLICATION FOR PD ZONING (CONCURRENT WITH CROWSNEST ANNEXATION)

Project Overview

Crowsnest is a comprehensively planned, mixed-use master-planned community encompassing **794.5 acres** seeking annexation into the City of Castle Pines with concurrent Planned Development (PD) zoning. Located along the Crowfoot Valley Road corridor, the project integrates residential neighborhoods of varying densities, commercial development, substantial open space, and regional trail connectivity.

Project Location

- **Address:** Crowfoot Valley Road, east of The Canyons development
- **Legal Description:** See Annexation Petition
- **County:** Douglas County, Colorado
- **Current Jurisdiction:** Unincorporated Douglas County
- **Proposed Jurisdiction:** City of Castle Pines

1507.01 Name and Address:

A. Applicant/Landowners

- Primary Applicant:
 - VT CROWFOOT VALLEY LANDCO LLC, 8678 Concord Center Dr Ste 200, Englewood, CO 80112
- Landowners:
 - ARLA LAND HOLDINGS LLC, 16791 E. Lake Avenue, Aurora, CO 80116
 - CROWFOOT ACRES LLC, 251 Little Falls Drive, Wilmington, DE 19808
 - CROWFOOT CASTLE LLC, 4900 Bluegate Drive, Highlands Ranch, CO 80130
 - CROWFOOT HILLS LLC, 4900 Bluegate Drive, Highlands Ranch, CO 80130
 - DOUGLAS S. AUSTIN, 6117 Crowfoot Valley Road, Parker, CO 80134
 - NDIRA, INC FBO DOUGLAS S. AUSTIN ROTH IRA, 1070 W. Century Drive, Louisville, CO 80027
 - PINAKA HOLDINGS LLC, 7208 S. Ukraine Street, Aurora, CO 80016
 - SNAPARCH LLC, 7206 S. Yantley Way, Aurora, CO 80116
 - 6244 N CROWFOOT VALLEY ROAD LLC, 110 Front St Ste 400, Jupiter, FL 33477

B. Representatives:

- Daniel Williams Esq, on behalf of VT CROWFOOT VALLEY LANDCO, LLC
- David Foster, Esq., counsel on behalf of VT CROWFOOT VALLEY LANDCO, LLC

C. Mineral Rights Owners:

- Based on available records and interested parties, identified mineral-related interests beyond the underlying owners include¹:
 - ACME BRICK COMPANY, 3204 Acme Brick Plaza, Fort Worth, TX 76109
 - ACME MANAGEMENT COMPANY, 3024 Acme Brick Plaza, Fort Worth, TX 76109
 - ACME SERVICES COMPANY LLC, 3024 Acme Brick Plaza, Fort Worth, TX 76109

D. Existing Residences

- There are four occupied residences located within the Crowsnest PD Boundary. At this time, two of those residences are anticipated to remain but conform to the existing zoning – however this may be subject to change. The remaining two residences are expected to be removed in conjunction with future development phases, subject to separate acquisition, subdivision, and building permit approvals.

¹ Note: Mineral interest notifications will be performed consistent with statutory requirements as per C.R.S. § 24-65.5-103 (2024).

- Any existing residences that remain within the PD boundary after annexation will be governed by, and required to conform to, the underlying standards and use regulations established by the approved Crowsnest PD zoning. The PD has been structured so that, whether existing homes are ultimately retained, removed, or incorporated into future phases, surrounding planning areas can be designed and developed in a compatible manner through subsequent platting and site-specific approvals.

1507.02 General Project Concept:

PD Overview:

The Crowsnest Planned Development (“PD”) establishes a unified, comprehensive and flexible framework for residential neighborhoods, neighborhood- and regional serving commercial areas, and open space/trail systems centered on Lemon Gulch. The PD development plan and text define planning areas, open space, permitted uses, densities, as well as heights, and setbacks for buildings. The PD zoning establishes the underlying rules of development for the property and consists of eight planning areas.

Total Project Area: 794.5 acres

Residential Development (Planning Areas 1-7):

- **Residential Acreage:** 549.8 acres
- **Housing Types:** Single-family detached and attached, townhomes, multi-family

Commercial Component (Planning Area 8):

- **Area:** 63.4 acres
- **Gross Building Area:** Est. 550,000 square feet
- **Uses:** Neighborhood retail, grocery, restaurants, professional offices, services

Open Space:

- **Dedicated Open Space (Lemon Gulch):** est. 70.4 acres (9.4% of total site)
- **Character:** Lemon Gulch corridor preservation, regional trail connections

Right-of-Way:

- **Crowfoot Valley Road Improvements:** 54.8 acres

Planning Area Summary

The project is currently organized into **eight (8) Planning Areas** with the following density and use allocations:

Planning Area	Acreage	Max Units/DU per AC	Max Dwelling Units/GSF	Primary Use
PA-1 TO 7	549.8	4.9DU/AC	3,646	Residential
OS 1 TO 5	132.5	N/A	N/A	Open Space
PA-8	63.4	550,000 sq. ft.	N/A	Commercial
ROW	54.8	N/A	N/A	Right-of-Way

Key Attributes

1. Economic Impacts:

Increased Economic Development and Revenue Generation

- Increased Property Tax Revenue
- Increased Sales Tax Revenue
- Increased Employment

Estimated One-Time Development Revenues:

- Use Tax

- Building Permit Fees
- Plan Review Fees

2. Housing Diversity and Affordability

- Range of housing types serving multiple income levels and lifecycle needs
- Single-family detached, Single-family attached, and multi-family options
- Executive and workforce housing supporting regional employment

3. Commercial Development

- Neighborhood-serving retail
- Sales tax base diversification for Castle Pines
- Reduced resident travel for services and employment

4. Infrastructure

- **All public infrastructure necessary for development of the project will be financed through the Metropolitan District, Not the City**
- Parker Water and Sanitation District service (water/sewer)
- South Metro Fire Rescue District coverage
- Underground utilities throughout

5. Open Space and Recreation

- **70.4 acres dedicated open space (Lemon Gulch)**
- Lemon Gulch natural corridor preservation
- **Regional trail connections:** Cherry Creek Trail, Rueter-Hess Reservoir, Douglas County Open Space
- Regional publicly accessible recreation benefiting all Castle Pines residents

6. Transportation Improvements

- Crowfoot Valley Road intersection upgrades (est. 5 locations)
- Improvements along Crowfoot Valley Road in accordance with the Douglas County Transportation Master Plan including widening to 4-lane major arterial standards
- Traffic signal installations
- Pedestrian and bicycle infrastructure
- Extensive internal trail network

1507.03 Proposed Development Phasing and Time Frame:

Development will occur in multiple phases, sequenced to backbone infrastructure capacity and market absorption. Initial phases: Crowfoot Valley Road improvements, internal collector roads, regional drainage/water quality facilities, Lemon Gulch drainageway improvements initial neighborhoods proximate to Crowfoot Valley Road, and early commercial lots. Later phases: mixed-use/commercial build-out and additional neighborhoods with trail/open space construction per PD plan. The estimated build-out period is 10 to 15 years.

Estimated Build-Out Period: 10-15 years

Phase 1 (Years 1-3):

- Backbone Infrastructure (roads, water/sewer, utilities)
- Crowfoot Valley Road improvements
- Sub-regional detention and stormwater facilities as required for backbone infrastructure

Phase 2 (Years 2-5):

- Est. PA 2,3,7,8; OS-1 Improvements
- Initial residential neighborhoods
- Commercial anchor development
- Mixed-use core establishment

- Lemon Gulch drainage way improvements: Stream stabilization, energy dissipation, roadway/trail crossings.
- Trail corridor construction
- Parks, open space, and neighborhood trails necessary to support residential development

Phase 3 (Years 5-10):

- Est. PA, 1,4,5,6
- Build-out of remaining residential areas
- Build-out of any remaining commercial
- Regional trail system completion
- Regional detention and stormwater facilities
- Parks, open space, and neighborhood trails necessary to support residential development

Phase 4 (Years 10-15):

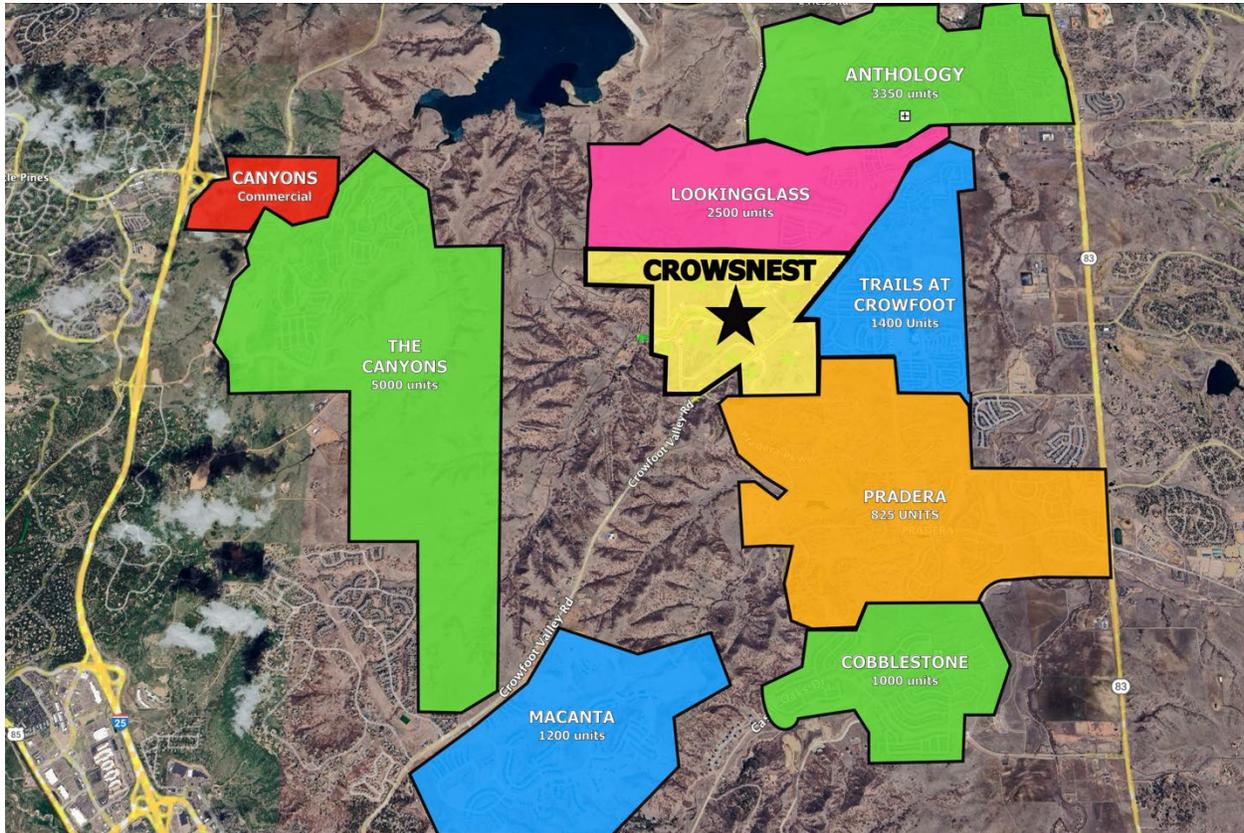
- Final build-out and community completion
- Long-term maintenance transition

1507.04 Relationship to Existing and Adjacent Land Uses

Crowsnest is strategically located within an established urbanizing corridor, surrounded on three sides by existing and planned development:

- **North:** Town of Parker – Looking Glass (2,500 home master plan); Douglas County – the Pinery (1,800 home master plan). Avg.PA Density – 6.17 DU/AC; Average
- **Southeast:** Douglas County – Pradera (825 home community)
- **South:** Douglas County – Macanta (1,200 SFD master plan).
- **East:** Town of Parker – Trails at Crowfoot (1,800 SFD and Townhome master plan). Avg. PA Density 3.8 DU/AC; Douglas County – Bloom Development (entitlements in process) located south of Trails at Crowfoot
- **West:** Douglas County – Castle Park Ranch (estate residential); City of Castle Pines – The Canyons (5,000 residential plus commercial)

CASTLE PINES – CROWSNEST – PD ZONING NARRATIVE



Corridor Development: The Crowsnest PD is located within the Crowfoot Valley Road corridor, an area where the prevailing development pattern is master-planned residential neighborhoods with embedded neighborhood commercial/mixed-use nodes, supported by regional roadway and utility infrastructure. The subject property is currently within unincorporated Douglas County and is largely zoned for rural/agricultural use; however, the property is bordered and influenced on multiple sides by planned development entitlements and municipal planning areas that establish suburban neighborhood densities and mixed-use centers along this corridor.

Surrounding Development Patterns and Densities: Within the immediately surrounding area, entitled planning areas commonly range from approximately 3 to 6 dwelling units per acre for single-family neighborhoods, with higher-density townhome/mixed-use areas generally ranging from roughly 14 to 22 dwelling units per acre where appropriate near commercial centers and collectors/arterials. For example, the Looking Glass entitlement includes five residential planning areas at approximately 4.5–6.0 DU/AC and mixed-use areas at approximately 22 DU/AC. Trails at Crowfoot includes single-family planning areas generally around 4.1–4.6 DU/AC, with designated mixed-use areas that include higher densities (including a mixed-use planning area at approximately 14.9 DU/AC). Additional entitled areas in the broader context, such as Anthology, show a similar pattern: single-family neighborhoods around 4.5–6.0 DU/AC with townhome and mixed-use/commercial pods at higher densities (e.g., townhomes at approximately 14 DU/AC and mixed-use at approximately 22 DU/AC). To the west, the Crowsnest PD is bordered by Castle Park Ranch, an existing unincorporated Douglas County neighborhood characterized by estate residential homes on larger 35 acre lots. The adjacent neighborhood sits between Crowsnest and the Canyons development. The Castle Park Range Lots are already large with substantial 100-foot setbacks and reside on a ridge above the Crowsnest site, creating an existing natural barrier. The transition between the Planned Development is managed through this natural topographic separation and future site plan open-space framework (exhibit provided separately to staff).

How Crowsnest fits. The Crowsnest PD is structured to mirror and complete this established pattern and densities by concentrating higher-intensity mixed-use/commercial development along Crowfoot Valley Road in defined planning areas and organizing surrounding residential neighborhoods at suburban densities that are consistent with nearby entitled neighborhoods. Crowsnest includes five single-family residential areas at approximately 4–6 DU/AC a mixed-use planning area that allows for approximately 17 DU/AC, which is consistent with (and substantially less than) the mixed-use density levels reflected in nearby entitlements. The PD further incorporates open space centered on the Lemon Gulch corridor to provide a meaningful open space and transition between planning areas while also preserving a continuous natural/drainage corridor and regional trail opportunity.

1507.05 Changes in Neighborhood Character Supporting Rezoning

Over the last two decades, the Crowfoot Valley Road corridor has transitioned from predominantly rural/agricultural land to an urbanizing growth area characterized by master-planned residential neighborhoods, planned commercial centers, and extension of urban service providers. This transition is evidenced by the pattern of approvals and development surrounding the site, including the Canyons (City of Castle Pines) to the west, Trails at Crowfoot and Looking Glass (Town of Parker) to the east and north, and other developed/planned communities in the surrounding area.

This development pattern has been accompanied by construction and/or planned upgrades to regional infrastructure and utilities serving the corridor, including Crowfoot Valley Road improvements and extension of water and wastewater service planning to the area. As a result, the subject property is no longer functionally separated from urban development by large, contiguous rural tracts; instead, it represents one of the remaining large, unincorporated areas within an established and planned growth corridor.

Given these conditions, PD zoning is proposed to implement a unified, comprehensively planned framework that responds to the corridor’s current urbanizing character by organizing land uses, circulation, and open space in a coordinated manner. The PD also leverages existing and planned corridor infrastructure by aligning access, internal circulation, and land use transitions with surrounding development patterns and planned roadway improvements, rather than creating isolated or leap-frog development:

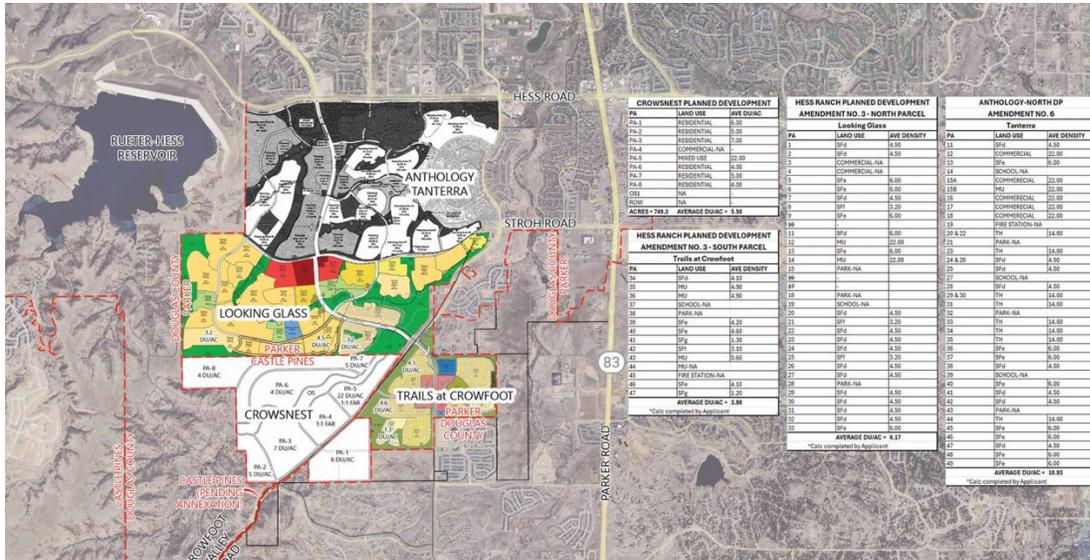
Infrastructure Investment:

- Crowfoot Valley Road: Upgraded from 2-lane rural road to collector, and 4-lane urban arterial (\$50+ million investment) as part of Phase 1 of the project.
- Parker Water and Sanitation District: Service area extended to substantial portions of subject property. Petition for inclusion will be required.
- South Metro Fire Rescue: Full urban fire/EMS coverage established
- Underground utilities: Electric (limited where applicable), gas, telecommunications infrastructure installed

Areas of Urban Growth:

- Parker Residential Developments: Trails at Crowfoot (east), Looking Glass expansions (north)
- Castle Pines development (west): The Canyons (east)
- Douglas County Developments: Pradera (southeast), Macanta (south)
- Castle Rock Development: Cobblestone (southeast)
- Site now functionally surrounded by urban style residential development

CASTLE PINES – CROWSNEST – PD ZONING NARRATIVE



Adjacent Development and Densities:

- 5,000+ homes constructed/planned within 1 mile (2010-2025)
- Urban densities (Planning Area Densities of 3.2-10 DU/AC) now standard in corridor (22 DU/AC for MU/Multifamily) for Looking Glass, Trails at Crowfoot, Tanterra (Anthology), and Canyons.

Traffic and Access:

- Signalized intersections and urban street standards implemented
- Regional connectivity to I-25, C-470, E-470 supporting urbanization
- Access for delivery of municipal services to the Crowsnest PD will be via Crowfoot Valley Road, and via Canyonside Boulevard once the segment connecting Crowfoot Valley Road is constructed
- The Canyonside extension associated with the Canyons Planned Development will ultimately provide a direct local/collector roadway connection between the existing City limits and the Crowfoot Valley Road corridor

Conclusion: Given the established and entitled development pattern in the Crowfoot Valley Road corridor and the planned extension of urban infrastructure and services to this area, PD zoning provides a logical, coordinated framework to guide land use, density transitions, and site design in a manner compatible with surrounding master-planned communities.

1507.06 Impact on City Services

The following service providers are anticipated for the Crowsnest PD. As a general matter, the development (including, as applicable, one or more metropolitan districts and/or other funding mechanisms approved by the City) will construct and fund the public improvements and infrastructure required to serve the project, with ongoing governmental services funded through the normal revenue mechanisms of the applicable service provider (e.g., district mill levies, municipal revenues, and legally adopted fees).

Water and Wastewater (Sanitation)

Provider: Parker Water and Sanitation District (“PWSD”).

Capacity: Service is anticipated to be available subject to PWSD’s standard review/approval processes (including any required inclusion/adjustment of service area boundaries). PWSD service commitment documentation provided.

Needed infrastructure: On-site distribution/collection systems and any off-site extensions, upsizing, and points of connection required to serve the Property will be identified and finalized through PWSD’s inclusion

and service commitment process and designed and constructed in accordance with PWSD standards and applicable City requirements.

Who bears costs: All PWSD-related infrastructure and fees necessary to serve the development (including taps/system charges and required extensions/upsizing) will be borne by the development.

Stormwater (Drainage / Water Quality)

Provider: Facilities will be designed and constructed consistent with City and applicable regional criteria; Lemon Gulch floodplain modifications will conform to FEMA, MHFD, and City criteria; ownership and long-term maintenance responsibility will be assigned through the entitlements including annexation/development agreements, and subsequent approvals (City, metropolitan district(s), HOA, or a combination).

Capacity: Provided through site-specific detention/water quality facilities sized with development phasing and engineered to meet applicable criteria at the time of approval. Floodplain revisions will follow the CLOMR/LOMR process.

Needed infrastructure: Regional and local detention, water quality, conveyance, and outfall improvements (as applicable) consistent with approved drainage reports and plans. Lemon Gulch stream stabilization, energy dissipation, and culvert improvements consistent with the approved drainage models and plans.

Who bears costs: Planning, design, construction, and required off-site drainage improvements attributable to the project will be funded by the development.

Fire Protection and Emergency Medical Services (EMS)

Provider: South Metro Fire Rescue.

Capacity: Service is currently provided in the area; any additional facilities, apparatus needs, or dedications triggered by the project will be addressed through South Metro’s review/referral processes and development approvals.

Needed infrastructure: Fire access, hydrant spacing/water supply features as required, and any facility/dedication requirements identified through referral (if any).

Who bears costs: The development will fund project-specific improvements required by conditions of approval, and will pay applicable district fees/taxes in the same manner as other properties within the South Metro service area.

Police / Law Enforcement

Provider: Douglas County Sheriff’s Office (as the law enforcement provider for Castle Pines).

Capacity: Service will be provided consistent with service levels for other areas within the City; any operational impacts will be evaluated as development occurs.

Needed infrastructure: Typical subdivision public safety improvements (street connectivity, addressing/wayfinding, lighting as required by standards, etc.) implemented through subsequent approvals.

Who bears costs: Ongoing service is funded through the applicable tax base; project-specific infrastructure required by development approval will be funded by the development.

Schools

Provider: Douglas County School District RE-1.

Capacity: Capacity and facility planning will be evaluated by the District as the project entitles and builds out; requirements will be imposed through the District’s standard processes and applicable regulations.

Needed infrastructure: Any required site dedication, cash-in-lieu, and/or impact fees (as applicable) will be determined at the applicable approval stage(s).

Who bears costs: The development will pay applicable school fees/requirements imposed through the City’s and District’s processes; ongoing operations are funded through the District’s established revenue mechanisms.

Roads and Streets

Provider (arterials): Crowfoot Valley Road is anticipated to be owned by the City following annexation, with any long-term maintenance responsibilities to be established through intergovernmental agreement(s) with

Douglas County (consistent with frameworks used between Douglas County and other adjacent municipalities e.g. Parker and Castle Rock) and the applicable annexation/development agreements. If an IGA is not in place at the time of annexation, interim operations and maintenance responsibilities will be addressed through coordination and subsequent agreement(s) between the Metropolitan District, the City, and Douglas County.

Provider (internal streets): Internal public streets will be operated and maintained by the entity designated in the annexation/development agreements and subsequent approvals (City, metropolitan district(s), HOA, or a combination).

Capacity: Regional roadway capacity and intersection operations will be addressed through the TIS/TIA process and conditions of approval as phasing occurs.

Needed infrastructure: Project frontage and internal collector/local street construction, and any required off-site intersection/roadway improvements identified by traffic studies and agency review.

Who bears costs: The development will fund internal streets and required off-site transportation improvements attributable to the project; ongoing arterial maintenance will occur pursuant to the applicable agreements, while internal O&M will follow the mechanism set in future approvals.

Parks, Open Space, and Recreation

Provider: City of Castle Pines (policy/standards and, as applicable, long-term acceptance/operations), with interim ownership/maintenance potentially provided by metropolitan district(s) and/or HOA as established in subsequent approvals.

Capacity: Park/open space obligations will be satisfied through dedications and/or fees consistent with City requirements and the PD and Annexation Agreement.

Needed infrastructure: Neighborhood parks, trail segments, trailheads, and open space improvements constructed with development phasing.

Who bears costs: The development will fund construction of required park/open space improvements and any applicable fees; long-term maintenance responsibility will be assigned through subsequent approvals (potentially transitioning to the City if accepted).

1507.07 Traffic Study

A full traffic impact study was prepared in accordance with City standards and submitted by the applicant’s traffic engineer, Galloway. The PD defers specific intersection geometry and signalization timing to the approved TIS and subsequent SIP/plat conditions of approval.

1507.08 Evidence of Physical and Legal Capacity to Provide Sanitation

Sanitation (wastewater) service to the Crowsnest PD is anticipated to be provided by Parker Water and Sanitation District (“PWSD”), subject to PWSD’s standard processes and any required inclusion/adjustment of service boundaries for portions of the Property not currently within PWSD. The scope of required infrastructure (on-site systems, off-site extensions, upsizing, and points of connection) will be identified and finalized through PWSD’s inclusion and service commitment process and designed and constructed in accordance with PWSD standards and applicable City requirements.

All PWSD-related public improvements and all applicable PWSD fees/charges necessary to serve the development will be borne by the development (including, as applicable, one or more metropolitan districts and/or other funding mechanisms approved by the City). Specific wastewater alignments, sizing, and timing will be established through subsequent engineering submittals and approvals concurrent with subdivision improvement plans and platting.

1507.09 Type or Method of Fire Protection

South Metro Fire Rescue is the emergency services provider for the Crowsnest project. Regional district service is provided through Battalion 4C with the closest station being approximately 4 miles north of Pradera Parkway along Crowfoot Valley Road and just east on Stroh Road.



1507.10 Site Characteristics

A Natural Resources Assessment (“NRA”) was prepared by ERO Resources Corporation (December 8, 2025) for the Crowsnest property. The NRA evaluated wetlands and other waters, potential habitat for federally listed threatened/endangered species, and general wildlife use based on database review and a site visit conducted on November 19, 2025.

Drainages, Wetlands, and Regulatory Framework. ERO identified two primary drainages in the project area (Lemon Gulch and an unnamed drainage “Drainage 1”) and two additional ordinary high water mark (“OHWM”) features. Lemon Gulch is characterized on-site as a generally dry sandy wash with a more defined channel and a few small wetland pockets, while Drainage 1 lacks a defined bed and bank and functions primarily as an upland vegetated swale. One OHWM feature is associated with a stock pond (pond contained water during the site visit), and another OHWM feature contained flowing water during the site visit and is topographically capable of conveying flow toward Lemon Gulch during high-flow events. If impacts are proposed to Lemon Gulch or the OHWM features, ERO recommends obtaining a jurisdictional determination and pursuing applicable federal and/or state permitting, as required, through the appropriate agencies at the time of design.

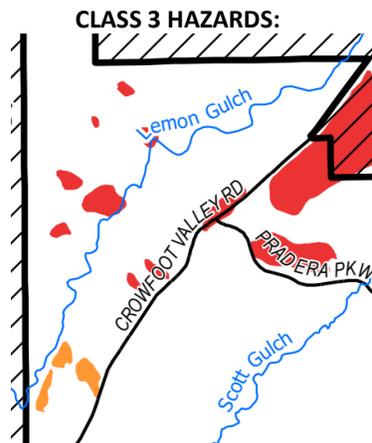
Threatened and Endangered Species. ERO concluded the project area does not contain habitat for federally listed threatened or endangered species. ERO also notes the project area is largely within the Prebles meadow jumping mouse “block clearance zone” and outside the Douglas County Riparian Conservation Zone, and that habitat for Ute ladies’-tresses orchid is not present due to the lack of perennial tributary conditions and other criteria described in the NRA.

Wildlife Considerations (Planning-Level). ERO observed remnants of black-tailed prairie dog colonies with inactive burrows and recommends that, if prairie dogs re-occupy the site and removal is necessary, removal should occur humanely prior to earthwork and consistent with applicable guidance. Because prairie dog burrows can be associated with western burrowing owl habitat, ERO recommends burrowing owl surveys if work would occur within recommended buffers of burrows during the March 15–October 31 season. ERO also observed four potential inactive raptor nests and recommends that vegetation removal/ground clearing occur outside the primary nesting season where practicable and that nest surveys be conducted shortly prior to construction when work must occur during nesting season to avoid impacts protected under the Migratory Bird Treaty Act.

Topography. Crowsnest is characterized by gently rolling terrain with a series of small ridgelines and a drainage corridor (Lemon Gulch) that create a strong natural framework for neighborhood organization, trail connectivity, and integrated open space. The prominent ridgeline along the western portion of the property abuts the Castle Park Ranch residential area and provides an existing topographic separation and visual screen,

functioning as a natural barrier along this edge as planning and future development proceed. Much of the site consists of broad areas with moderate slopes that are well-suited to master-planned development through standard grading, roadway design, and lot layout practices

Localized slope-failure areas have been identified, primarily near and south of the Parker Municipal Planning Area and in a smaller area in the far northwestern portion of the property; similar conditions are present in the surrounding corridor, including the Trails at Crowfoot development. These areas will be addressed through site-specific geotechnical investigation and engineered design at the time of subdivision and construction (e.g., grading plans, roadway alignments, and foundation design), and do not preclude development of the overall PD. No other Class 3 Hazards or environmental constraints have been identified at the planning level for the project area



How the PD is informed by site conditions. The PD’s open space system is organized to preserve and integrate Lemon Gulch as a continuous corridor, which supports drainage functions and provides a framework for trails/open space placement while allowing development areas to be planned around the site’s primary drainage features and topography. Specific drainage crossings, outfalls, and any proposed improvements adjacent to drainages will be designed and refined through subsequent engineering and permitting consistent with the NRA recommendations.

1507.11 Impacts on Existing Flora and Fauna

Based on ERO’s site reconnaissance and database review, the project area contains four primary vegetation communities: upland grasslands, oak shrublands (dominated by Gambel oak), upland shrublands, and riparian drainage corridors dominated by species such as cottonwood and willow along portions of Lemon Gulch. ERO notes that Lemon Gulch and the unnamed drainage serve as riparian corridors for wildlife movement and foraging at a local scale, while the two OHWM features do not function as riparian corridors and lack riparian vegetation.

ERO concluded that no habitat for federally listed threatened/endorsed species is present on-site. To avoid impacts to migratory birds, ERO recommends scheduling vegetation removal outside the primary nesting season where practicable and completing nest surveys shortly prior to construction when needed to verify no active nests would be impacted. If prairie dogs re-occupy the site, ERO recommends conducting burrowing owl clearance surveys in prairie dog towns subject to construction or control activities during the recommended seasonal window, and applying appropriate avoidance buffers if owls are present.

As with any large-scale development, some wildlife species sensitive to disturbance may decline locally, while species adapted to human activity may increase; the PD’s open space and corridor approach is intended to

retain a connected open space/drainage framework while accommodating planned development in defined planning areas

1507.12 Compliance with Plans and Regulations

A. The City's Three-Mile Plan

- The Crowsnest PD is consistent with the City's Three-Mile Plan by providing a coordinated framework for land use, circulation, and open space within this Crowfoot Valley Road influence area. It is structured so that annexation and extension of municipal services can be considered and implemented over time through separate City actions and infrastructure planning decisions.

B. The City's Comprehensive Plan

The Crowsnest PD advances the Comprehensive Plan and the City's five key interests as follows:

- **Community character and quality of life.** Crowsnest extends Castle Pines' established pattern of master planned neighborhoods, leverages Lemon Gulch as a signature open space corridor, and provides new trail and park amenities that reinforce the community's scenic, active lifestyle identity.
- **Housing and neighborhood diversity.** The PD provides for a range of housing types and densities—single-family, attached, and higher-density residential that would support residents at different life stages and income levels to live in Castle Pines while maintaining cohesive neighborhood form.
- **Economic development and fiscal health.** The Crowsnest PD includes substantial commercial and mixed-use land along the Crowfoot Valley Road corridor, creating a meaningful, long-term revenue engine for the City through new sales and property tax generation and local job creation. This commercial platform is designed to fund itself: required public infrastructure and improvements are constructed and financed through the development and associated funding mechanisms, so the City can realize significant fiscal upside and expanded service capacity without relying on City capital outlay. In short, Crowsnest pairs housing with a strong commercial component that materially strengthens the City's tax base and operational resilience while keeping the cost burden on the project, not existing residents.
- **Parks, trails, open space, and connectivity.** The plan centers on the Lemon Gulch corridor and a connected system of neighborhood parks and trails, expanding regional trail connections and helping realize the City's vision for increased public open space and citywide and inter regional trail connectivity
- **Transportation, infrastructure, and efficient growth.** Crowsnest coordinates development phasing with backbone infrastructure, Crowfoot Valley Road improvements, and regional utility service, supporting the Comprehensive Plan objective of managing growth in a way that uses transportation and utility investments efficiently and prepares for future transit and multimodal connections.

1507.13 Recreational Facilities, Park/Open Space, and Accessibility

The Lemon Gulch corridor is the organizing spine and signature amenity of Crowsnest—an approximately 70-acre continuous open space that preserves the site’s defining natural feature while delivering a cohesive, usable, and visually compelling public amenity network. Anchored by the Crowsnest overlook – a conceptual but intentionally designed linear “main street of open space”: roads are anticipated to run along both sides of the gulch so that open space reads as a shared community asset (not a line of private backyards), while also creating continuous frontage, multiple access points, and seamless trail connectivity.

In practical terms, the overlook concept establishes a walkable, legible edge condition—more “river mile” than rear-lot drainage—where the trail experience is continuous, activated, and connected to daily destinations. This framework allows Lemon Gulch trail system to tie directly into the project’s commercial and mixed-use areas, supporting a true car-optional internal network and reinforcing Lemon Gulch as a destination rather than a residual buffer.

As development phases come online, the community’s interconnected trails and neighborhood-scale parks build westward from Lemon Gulch, creating loop options and intuitive connections between planning areas and toward future regional linkages. At build-out, this structure positions Crowsnest as a regional amenity trail hub, with planned connectivity west toward Rueter-Hess, east toward Hungry Horse open space and the Cherry Creek Trail system, north toward Salisbury Park, and south toward Macanta Regional Park.

1507.14 Any Other Required Information (coordinated submittals)

Concurrent annexation petition filed with the City.

1507.15 Comparison Analysis

TOPIC	CASTLE PINES BASELINE ORDINANCE	PROPOSED CROWSNEST PD
Uses	City Zoning Ordinance Section 11, B – Business District	All uses permitted within the Business District zoning district pursuant to the City of Castle Pines Municipal Code are hereby permitted within PA-8 (Commercial) whether specifically enumerated herein, except where expressly prohibited or modified by the provisions of this PD.
Minimum lot area	Set by the applicable zoning district.	As shown on PD Dimensional Standards Table: Commercial (PA-8): No minimum lot area (shown as "NA"). Flexibility for master-planned commercial development.
Principal structure setbacks	Set by the applicable zoning district.	As shown on PD Dimensional Standards Table by land use type/planning area: - PA-8 Commercial: Front 0', Side 0', Side Adj. Street 0', Rear 10' Intent: pedestrian-oriented street frontage with buildings placed close to sidewalk.
Accessory structure setbacks	Set by the applicable zoning district.	Conforms to City Requirements.
Maximum building height	Set by the applicable zoning district.	As shown on PD Dimensional Standards Table: - PA-8 Commercial: 60' maximum

TOPIC	CASTLE PINES BASELINE ORDINANCE	PROPOSED CROWSNEST PD
Parking	Off-street parking is governed by the City's zoning ordinance.	Crownest will have the same parking standards as the City.

Application Compliance Summary

This PD Zoning Application complies with all requirements of **Castle Pines Municipal Code Section 1507 (Rezoning Application)**, including:

- ✓ **1507.01** – Landowner, mineral owner, and water rights owner identification
- ✓ **1507.02** – General project concept and development program
- ✓ **1507.03** – Development staging and phasing (10-15 year build-out)
- ✓ **1507.04** – Relationship to existing/adjacent land uses
- ✓ **1507.05** – Changes in neighborhood character supporting rezoning
- ✓ **1507.06** – City services impact analysis (net positive fiscal benefit)
- ✓ **1507.07** – Traffic study (prepared by Galloway & Company, Inc., on file)
- ✓ **1507.08** – Sanitation capability (PWSD Will-Serve confirmed)
- ✓ **1507.09** – Fire protection (South Metro Fire Rescue coverage)
- ✓ **1507.10** – Site characteristics and environmental analysis
- ✓ **1507.11** – Flora and fauna impact assessment
- ✓ **1507.12** – Comprehensive Plan compliance
- ✓ **1507.13** – Recreation facilities and open space
- ✓ **1507.14** – Additional requirements (concurrent annexation)
- ✓ **1507.15** – Comparison analysis to zone district standards

Conclusion and Recommendation

The Crowsnest Planned Development represents a **strategic opportunity** for the City of Castle Pines to:

- Capture economic growth
- Provide needed housing diversity and commercial services
- Ensure coordinated infrastructure with high-quality civil design
- Preserve natural resources and enhance recreation access
- Generate substantial ongoing revenue supporting citywide services

The application **fully complies with all statutory and municipal requirements** for PD zoning concurrent with annexation. All infrastructure, services, and fiscal impacts have been thoroughly analyzed and addressed.

We respectfully request approval of the Crowsnest Planned Development Zoning Application concurrent with annexation into the City of Castle Pines.