

PROJECT SIP-2026-002 – ADVANCE AUTO PARTS
PROJECT NARRATIVE

September 30, 2026

Lisa Roemhildt
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City of Castle Pines Community
Development 7437 Village Square Drive,
Suite 200
Castle Pines, CO 80108

Re: SIP-2026-002, Proposed Advance Auto Parts

Ms. Roemhildt,
Please see the project narrative below for the SIP-2026-002, Advance Auto Parts, project:

Cadence Capital on behalf of Advance Stores Company, Inc. is working on the above site with the intent to construct a new retail building that would be owned by this retailer. Advance Auto Parts is a national general retailer and has a substantial presence in the Colorado market. This use is considered general retail and a use by right given its zoning.

The site noted above is 31,126 square feet and has significant topography and existing easements that create hardships for this site. In spite of that, we have created a site plan that works and creates a harmonious, high-quality development. A variance was approved by Castle Pines Board of Adjustments allowing us to vary from a full 20-foot building setback on the east side. Our approved setback ranges from 11.2 feet to 14 feet along that edge and averages out to be a 13-foot setback. The current submittal has included enhanced landscaping to create an attractive street front presence.

The building is 22' – 2" in height and has attractive 360-degree architecture meeting the Mixed-Use Design Guidelines and we believe it will be an attractive development that brings a successful retailer to that corner.

The proposed elevations are upgraded from their prototype and include stone accents, transparency, awnings and 360-degree architecture. We believe that this building, while opening as an auto parts retailer, could be adapted in the future for other general retail or commercial uses (i.e. it is not a special-use building).

Auto parts retailers typically are in the lowest 25% of traffic activity so will not create undo traffic pressure on this small site. Advance provides environmental services to auto users for responsible disposal of batteries and they provide merchandise to both consumers directly and to existing auto service providers who need parts.

We believe this project meets the City's Comprehensive Plan, the City's Subdivision Ordinance and PUD requirements, Mixed-Use Design Standards, Roadway standards and protects the public health, safety and general welfare of the community. Our architect addresses the criteria in detail but our topline summary is as follows:

The SIP supports the goals and objectives of the City of Castle Pines Comprehensive Plan:

Response: Our proposed development and site plan supports the goals and objectives of the City of Castle Pines Comprehensive plan. The site plans includes a business use that compliments the area's businesses and adds to the economic vitality of the city. The owner and user of the project is a national retailer that will create jobs and produce steady sales and property taxes for the community while serving the retail needs of Castle Pines' growing residential base. But while the business will add economic vitality, the actual site and building is small in scale and respects the unique character of Castle Pines through the use of harmonious and quality architecture. There is attractive landscaping complementing the site and ROW and accessible pedestrian connectivity will enhance the overall intersection, adding to the city's connectivity goals and enhancing public welfare and safety. The use has low traffic impacts (auto parts sales fall in the bottom 25% of traffic generators) and harmonized with other uses anticipated on this PUD. The SIP designed unique rather than prototype architecture to allow the site to meet the unique character of Castle Pines.

The SIP is consistent with the City of Castle Pines Subdivision Ordinance and the development and use standards of the City of Castle Pines Zoning Ordinance and Planned Development, as applicable:

Response: The proposed use is use by right in the Parkway Plaza PUD. The SIP is consistent with Castle Pine's Subdivision Ordinance and the development and use standards of the approved PUD. The only exception is a building setback variance along Lagae that was noticed to the public, presented in a public hearing and then approved by the Board of Adjustments. The SIP works to meet the intent of that setback with a lower building profile and enhanced landscaping that respects pedestrians and has no negative impact on surrounding projects or on the health, safety and welfare of the public.

The SIP complies with and is responsive to the overall intent and vision embodied in the City-adopted Mixed-Use Design Guidelines, as determined by the City:

Response: The SIP is consistent with the goals of a mixed-used community development. The use will serve the local consumers' needs and will also serve regional businesses' needs, ie providing parts to many auto related businesses across the broader region. The site is located at the intersection of a major arterial and utilizes the infrastructure already in place. Parkway Plaza is not specifically anchored by a grocery store as

the remaining commercial pads are still not developed but our site and use compliments the grocery store across the street and the surrounding businesses. Our SIP is part of a horizontal mixed use development and the proposal is consistent with the Park Plaza PUD, utilizing a small parcel with a smaller scale retail building. While small it will have an attractive presence that will activate and harmonize with the corner.

The SIP complies with the city's technical standards and requirements including the City of Castle Pines Roadway Design & Construction Standards Manual; City of Castle Pines Storm Drainage Design & Technical Criteria Manual; and City of Castle Pines Grading, Erosion and Sediment Control (GESC) Manual:

Response: Our submittal conforms to all of these standards. Most of these items have been in place with the construction of the master development but our submittal confirms we comply and meet the standards and requirements.

The SIP furthers the public health, safety and welfare of the community:

The site furthers the public health, safety and welfare of the community. It does so by providing improvements to the row sidewalk system and pedestrian accessibility. It will engage the site with respectful lighting and business activity rather than being dormant. Landscaping and trees will add to shade and attractiveness at a busy intersection. Care has been given to create safe traffic movements and to avoid any negative impacts to the surrounding neighbors. It will enhance the welfare of the community by bringing new jobs and sales and property tax to the community. The specific use is in balance with the other uses with respectful hours of operations and a national company's attention to maintenance and upkeep.

We appreciate your consideration and look forward to working with the City of Castle Pines for a positive addition to its community.

The following is a detailed description that enumerates and addresses each criteria specifically:

City of Castle Pines Section 27 Site Improvement Plan Narrative

2706.08.1 Name and address of the landowner, the developer or representative, and the person or firm preparing the SIP, if different than the owner.

Response: The following information is as follows:

- Name and address of landowner: CP Commercial, LP, 8678 Concord Center Drive, #200, Englewood, CO 80112
- Developer or representative: Cadence Capital on behalf of Advance Stores Company, Inc.
- Firm preparing the SIP: Vermilion Peak Engineering & Kinetic Design, Inc.

2706.08.2 The subdivision name, filing number, (planning area number when located in a Planned Development), and lot and block number; or street address and section, township, range if not in a subdivision.

Response: The following information is as follows:

- Subdivision name: Lagae Family Trust Minor Development
- Filing number / Planning area: SW ¼, Sec. 3, T7S, R67W, 6TH P.M.
- Lot / Block number / Street address: Lot 5
- Section, Township, Range: Quarter: City of Castle Pines, County of Douglas

2706.08.3 Zoning of the site and the zoning and current uses of adjacent land.

Response: Zoning is part of the Planned Development – Parkway Plaza.

The uses that are adjacent to this property are as follows:

- North: Open Land – Business
- East: Developed – Business
- South: Open Land – Part of the Lagae Family Trust Minor Development
- West: Open Land – Part of the Lagae Family Trust Minor Development

2706.08.4 Source of water and sanitation facilities. If the water source has irrigation limitations, describe the manner in which landscape irrigation is to be accomplished. If irrigation water is from an offsite source, provide the following: Name, address, and phone number of water provider

Response: The following information is as follows:

Castle Pines North Metropolitan District – 7404 Yorshire Dr., Castle Pines, CO 80108 – (303) 688-8550

2706.08.5 Describe overall impacts of the proposed development to adjacent land.

Response: The proposed development is contained within the established Lot 5 development area and is organized to provide appropriate vehicular and pedestrian circulation, landscaping, utility access, and

setbacks from surrounding improvements. The site plan identifies adjacent development, including Lot 6 and Tract A, and incorporates landscape improvements and site features along the property edges. The landscape plans also require protection of adjacent property improvements and replacement of any construction-related damage to adjacent landscaping or utilities. Utility easements are maintained unobstructed and accessible. The project will enhance the surrounding neighborhood by strengthening its overall character, improving the visual quality of the area, and providing thoughtfully integrated retail services that responds to local needs and complements the community.

2706.08.6 Describe how the development complies with the Comprehensive Plan, the Mixed-Use Design Guidelines, as adopted by City Council and as amended, from time to time, and the intent of this Section.

Response: Please see below for our responses to the goals of The City of Castle Pines comprehensive plan

LU-1.1 Encourage compact or clustered development patterns that conserve and minimize the impact of development on natural resources, and ensures a natural buffer between communities.

Response: The project utilizes an established commercial development parcel and concentrates the building, parking, circulation, and service functions within the existing Lot 5 development area. Approximately 29 percent of the site is designated as landscape area, providing a balance between development and landscaped open areas. The project therefore provides an efficient commercial site layout while maintaining landscape areas and pedestrian connections.

LU-1.2 Protect scenic views to and from significant natural features.

Response: The proposed development is situated in an area without significant scenic views or prominent natural features that would be affected by the project. The site design has been developed with consideration of surrounding public and private views. The landscape plan identifies sight-line areas and incorporates landscaping, landscape boulders, retaining walls, and other site features to create an appropriately designed transition between the building, roadway, and adjacent properties. The architectural design further reduces the visual impact of the building through façade articulation, material changes, glazing, canopies, and landscaping.

LU-1.3 Minimize development impacts on wildlife and the natural terrain.

Response: The proposed development is designed to minimize impacts to wildlife and natural terrain by concentrating improvements within a defined development footprint and preserving existing vegetation around the site where feasible.

LU-1.5 Support the management of wildlife populations to maintain viable populations, species health, and to minimize human/wildlife conflicts.

Response: The proposed development supports the management and protection of local wildlife populations by minimizing disturbance to existing habitats and limiting opportunities for human/wildlife conflicts.

LU-1.6 Carefully consider important wildlife habitat in connection with new development and open space purchases/ conservation.

Response: The project site is an established commercial development lot within the Lagae Family Trust Minor Development. No significant wildlife habitat has been identified within the project limits on the submitted plans, however consideration has been given to ensure the project coexists with the natural environment.

LU-2.1 Use design techniques and land use elements to create a sense of community identity.

Response: The architectural design has been developed to complement the established character of Castle Pines through the use of varied building materials, façade articulation, landscaping, glazing, canopies, trellis elements, and coordinated exterior colors. The material palette includes stone, stucco, metal, and other complementary finishes intended to provide an attractive and durable commercial building consistent with the surrounding community.

LU-2.2 Ensure non-residential building design, scale, and orientation are compatible with the surrounding natural and built environment.

Response: The proposed Advance Auto Parts building incorporates architectural articulation, varied materials to complement the existing surrounding buildings, storefront glazing, awnings/canopies, trellis elements, and landscape improvements to create an attractive and functional commercial development.

LU-2.3 Promote multifamily housing in proximity to economic development and employment opportunities.

Response: The proposed retail development will contribute to the economic vitality of the surrounding community and provide jobs near existing and future multifamily housing.

LU-2.4 Promote development patterns and community design that meet the needs of residents as they age.

Response: The project provides accessible pedestrian circulation and site improvements consistent with applicable accessibility requirements. The civil plans include dedicated accessibility details, and the site provides pedestrian walkways connecting the building and site improvements.

LU-2.5 Maintain high-quality standards in planning for utility sites that minimize impacts to the surrounding area.

Response: Utility facilities have been coordinated with the overall site and building design. The landscape plan identifies utility easements and requires those easements to remain unobstructed and accessible. The civil plans coordinate water, sewer, electric, gas, internet/communications, storm sewer, and related infrastructure with the proposed development.

LU-3.3 Blend the existing character of adjoining developments with the design of new developments to create a seamless and unified community.

Response: The proposed building and site improvements have been designed to integrate with the existing Lagae Family Trust Minor Development and the surrounding buildings. The architectural design incorporates stone, stucco, metal elements, coordinated colors, glazing, canopies, and native landscaping to provide a cohesive relationship with surrounding development. Site improvements are coordinated with Castle Pines Parkway, Lagae Road, the private drive, and adjacent lots for a seamless integration with adjacent developments.

LU-3.4 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.

Response: The project is being developed as Lot 5 within the Lagae Family Trust Minor Development and is being processed through Site Improvement Plan No. SIP-2026-002. The architectural, civil, landscape, accessibility, utility, and lighting components have been coordinated as part of the overall development application. The project aligns with the existing and planned character of the surrounding area while utilizing the site efficiently.

LU-5.1 Minimize negative impacts of light and noise pollution, using energy efficient measures and dark sky practices.

Response: Exterior lighting has specifically been designed to minimize light trespass, glare, sky glow, and impacts to adjacent properties. The proposed fixtures utilize energy-efficient LED sources, full-cutoff/full-shielded luminaires, and appropriate mounting heights. The lighting design directs illumination downward toward intended areas and limits unnecessary illumination beyond the site. Automatic controls, including photocells and programmable time scheduling, are incorporated to limit lighting operation to periods when illumination is necessary. Where appropriate, nonessential lighting may be reduced or shut off during late-night hours. The proposed development is not anticipated to generate significant noise pollution or result in adverse noise impacts to surrounding properties. The retail use is a typical commercial use, with operations conducted primarily within the enclosed building. Noise mitigation strategies have been integrated to reduce any disturbance to neighboring properties. Site activities will be managed in accordance with applicable City noise standards and regulations, and the project has been designed to minimize potential noise impacts to the surrounding area.

LU-5.2 Coordinate regionally and locally on initiatives to improve air quality and protect water quality.

Response: The proposed development is consistent with regional and local objectives for the protection and enhancement of air and water quality. The project incorporates sustainable site and building design measures intended to minimize environmental impacts, including efficient stormwater management, low-impact and water-efficient landscaping, and energy-efficient building systems and technologies. These measures will reduce stormwater runoff, conserve natural resources, and promote efficient use of energy and water. The project's location and site design also support connectivity and accessibility to surrounding uses and amenities, providing opportunities for pedestrian and alternative modes of travel. By integrating efficient land use, sustainable development practices, and multimodal connectivity, the project supports the City's goals for responsible growth while minimizing potential impacts to air and water resources. The civil plans incorporate coordinated grading, drainage, storm sewer, utility, and erosion-control measures to appropriately manage construction and post-development site conditions.

LU-5.3 Encourage green building practices to the extent practicable and financially feasible, including elements such as energy efficiency, solar access, and construction techniques.

Response: The proposed development will incorporate green building and sustainable construction practices designed to improve energy and water efficiency, conserve natural resources, and minimize environmental impacts. Building materials and systems will be selected with consideration for durability, energy efficiency, and long-term operational performance. The project will incorporate energy-efficient lighting and mechanical systems, efficient plumbing fixtures, and water-efficient landscaping to reduce overall energy and water consumption. Construction practices will also emphasize responsible management of construction materials and waste, including recycling. The project will incorporate appropriate stormwater management measures to reduce runoff and protect water quality. Additionally, the use of durable, low-maintenance materials and efficient building systems will contribute to the long-term sustainability and operational efficiency of the development. Collectively, these measures support the City's goals for sustainable development, resource conservation, energy efficiency, and responsible management of environmental resources while providing a functional and durable commercial development.

LU-5.4 Establish landscaping standards and development practices that encourage and support water conservation, reuse, and quality.

Response: The landscape plan provides approximately 9,028 square feet, or 29 percent, of the total 31,126-square-foot site as landscape area. The landscape palette includes deciduous trees, ornamental trees, evergreen trees, shrubs, ornamental grasses, and perennials. Landscape installation and long-term maintenance requirements are established within the landscape documents, including soil preparation requirements intended to support successful plant establishment.

LU-5.6 Ensure that new development maintains and improves water quality in accordance with all adopted clean water regulations.

Response: Stormwater management measures, including applicable Best Management Practices (BMPs), will be incorporated to manage runoff, reduce pollutants, and promote infiltration where feasible. These

measures, together with appropriate site planning and landscaping, will help minimize impacts to water quality and protect local waterways. The project's stormwater management approach will support the long-term health of the surrounding environment and community while complying with applicable regulatory requirements.

LU-5.7 Use “best management practices” (BMP) to control soil-erosion sediments.

Response: The proposed development will incorporate applicable Best Management Practices (BMPs) to minimize soil erosion and control sediment during both construction and post-construction activities. Measures may include silt fencing, sediment control devices, stabilized construction entrances, temporary erosion control measures, and appropriate site stabilization practices. These measures will help minimize soil disturbance, protect adjacent properties and waterways, and maintain site stability. The project will implement appropriate erosion and sediment control measures in accordance with applicable City, regional, and state requirements.

LU-5.8 Encourage waste reduction recycling, reuse, and composting programs.

Response: A dedicated trash enclosure is provided on the site and is incorporated into the overall site and landscape design. The enclosure provides an appropriately screened location for collection and management of solid waste. The proposed Advance Auto Parts retail store will support responsible resource management through the company's established recycling programs. Advance Auto Parts provides customers with opportunities to recycle used automotive batteries and used motor oil and transmission fluids at participating locations, helping to divert potentially hazardous materials from improper disposal and landfills. Automotive batteries are collected for recycling, allowing valuable materials such as lead and plastic to be recovered and incorporated into the production of new batteries.

The company also provides for the collection and recycling of used motor oil and other automotive fluids, including transmission fluid, hydraulic fluid, gear oil, and power steering fluid, where permitted. Recovered oil may be re-refined into lubricating oil products or processed for other beneficial uses. Used oil filters may also be recycled at participating locations, with the metal, oil, and other components recovered for reuse or energy recovery. In addition, Advance Auto Parts utilizes core-return programs for qualifying automotive components, encouraging customers to return used or replaceable components so that recyclable materials can be recovered rather than discarded. These established recycling practices will help reduce waste, conserve natural resources, and promote responsible handling and reuse of automotive materials. The proposed store will therefore contribute to the City's broader goals for waste reduction, resource conservation, and environmentally responsible commercial operations.

LU-5.9 Support opportunities for alternative and renewable energy utilization.

Response: The proposed development supports opportunities for alternative and renewable energy utilization through the incorporation of energy-efficient building systems and site design practices. The building will utilize energy-efficient lighting, mechanical equipment, and building systems designed to reduce overall energy consumption and improve operational efficiency. The project also provides opportunities for the future incorporation of renewable energy technologies, such as rooftop

solar photovoltaic systems, where feasible and consistent with applicable building and electrical requirements. By incorporating energy-efficient technologies and allowing for the potential integration of renewable energy systems, the project supports the City's goals for energy conservation, reduced energy consumption, and increased utilization of alternative and renewable energy resources.

LU-6.1 Design appropriate scale and massing of buildings related to neighborhood context with regards to side wall articulation, changes in planes, set backs, step backs, and roof lines.

Response: The building design incorporates multiple architectural elements to break down the scale and massing of the commercial building. These include changes in exterior materials, storefront glazing, canopies and awnings, trellis elements, accent colors, and articulated façade components.

The building elevations also demonstrate compliance with the applicable transparency requirement. Rooftop mechanical equipment is required to be screened in accordance with the Castle Pines Zoning Ordinance.

LU-6.2 Utilize building and site materials and colors that reflect a natural character in both private and public sector development. See the Mixed-Use Design Guidelines.

Response: The proposed exterior material palette includes Arriscraft Cape Cod Coastal thin flat stone, stucco over smooth-face CMU, metal components, muted-green metal accents, bronze precast caps, and coordinated neutral exterior colors. The selected colors provide a contemporary interpretation of the area's natural character while complementing the architectural aesthetics of the surrounding neighborhood. The coordinated use of complementary materials, colors, and finishes creates a cohesive visual appearance and contributes to a clean, durable, and timeless architectural design. These materials and colors provide a durable, complementary palette appropriate to the Castle Pines setting.

LU-7.1 Ensure development is appropriate when weighed against hazard risks and natural constraints.

Response: The proposed development is appropriate when considered in relation to potential hazards and natural site constraints. The project has been designed to respond to existing site conditions and will incorporate applicable engineering, building, grading, drainage, and stormwater management requirements to address potential risks associated with the development of the site. Site improvements, including grading, drainage, erosion control, and stormwater management measures, will be designed to maintain site stability and minimize potential impacts to surrounding properties and natural resources. The project will also comply with applicable building codes, safety standards, and regulatory requirements intended to protect the site, future occupants, and surrounding community from potential natural and environmental hazards. By incorporating appropriate site design, engineering measures, and regulatory safeguards, the proposed development can be accommodated without creating significant additional risk and is compatible with the site's natural constraints and surrounding conditions. In addition, the landscape and civil documents coordinate site drainage and identify the 100-year water surface elevation for purposes of site planning.

LU-7.2 Discourage and avoid development in areas with high potential for wildfire, where mitigation is impractical or excessive, or other significant constraints and hazards are present.

Response: The proposed development is located on an established commercial development parcel within an existing development framework. The submitted plans do not identify a designated high-hazard area requiring specialized site mitigation beyond the applicable building, civil, fire, and landscape requirements. The project incorporates engineered site improvements and coordinated emergency access and fire-protection considerations appropriate to the proposed commercial use.

LU-7.3 Identify and mitigate wildfire hazards in areas determined appropriate for development.

Response: Although the proposed development does present a significant wild-fire hazard, the proposed development will identify and address potential wildfire hazards through compliance with applicable fire safety, building, and site development requirements. The project will incorporate appropriate site planning, access, emergency vehicle circulation, landscaping, and building construction measures to reduce potential exposure to wildfire hazards and provide for the safety of occupants and emergency responders. Building materials and construction will comply with applicable fire-resistance and ignition-resistant construction requirements, as required by the applicable codes and regulations. The project will also provide appropriate emergency access and maintain required defensible space and landscape management measures where applicable. Through these measures, the proposed development will minimize potential wildfire risks and support the City's objectives for safe and appropriate development in areas subject to wildfire hazards.

LU-7.4 Coordinate with local fire and emergency service providers, as well as county and state level wildlife departments on pertinent wildlife management issues.

Response: The proposed development will coordinate with applicable local fire and emergency service providers and comply with requirements established by the appropriate County and State agencies regarding wildlife management and protection.

LU-8.1 Review projected development to mitigate negative impacts on existing services and infrastructure.

Response: The project is located within the established Lagae Family Trust Minor Development and utilizes any available and existing/planned infrastructure serving the development. The civil plans coordinate water, sewer, electric, gas, internet/communications, storm sewer, access, and other required site infrastructure. Utility easements are maintained as unobstructed and accessible areas.

LU-8.2 Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.

Response: The proposed development will maintain a contiguous and logical development pattern by utilizing and connecting to existing community infrastructure and public services serving the surrounding area. The project will be integrated with existing roadways, utility systems, and other available infrastructure, allowing the site to function as a natural extension of the established development pattern. The project's location and design are intended to complement surrounding commercial and

residential uses while making efficient use of existing infrastructure and community resources. By locating development within an established and planned growth area, the project avoids creating an isolated development pattern and supports the orderly and efficient expansion of community services and infrastructure.

LU-8.3 Encourage urban development in areas with existing and planned capacity in services and infrastructure.

Response: The project directly supports this guideline by utilizing Lot 5 within the existing Lagae Family Trust Minor Development. The site is located along established/planned roadway infrastructure, including Castle Pines Parkway, Lagae Road, and the private drive, and is served by coordinated utility infrastructure. This allows the proposed commercial use to utilize an area already planned for development rather than extending development into an unserved area.

LU-8.4 Ensure new development pays its fair share.

Response: The Developer acknowledges that the project will be subject to all applicable City development fees, infrastructure requirements, and other financial obligations established through the City's review and approval process. Any required fair-share contributions will be addressed in accordance with applicable City requirements and conditions of approval.

LU-8.5 Consider the capacity of community services and facilities, environmental resources, education, and transportation to accommodate development when annexing new lands into the City.

Response: The development is located on Lot 5 within the existing City of Castle Pines and within the established Lagae Family Trust Minor Development. The project therefore represents development of property within the City's existing jurisdiction rather than expansion of City boundaries and does not involve the annexation of new land into the City. Therefore, the annexation-specific provisions of this policy do not apply to the proposed project. The project's location within an established development area allows it to take advantage of existing community resources and transportation infrastructure, minimizing the need for expansion of services into undeveloped areas. The development will also incorporate appropriate site planning and environmental measures to minimize impacts to natural resources. Through coordination with applicable service providers and compliance with City and agency requirements, the project will support orderly growth while ensuring that community services, facilities, environmental resources, and transportation infrastructure can adequately accommodate the proposed development.

LU-9.1 Coordinated law enforcement resources and emergency services to correspond with new developments and anticipated population growth.

Response: As a commercial development within an established area, the project will utilize existing community emergency services and infrastructure and will comply with applicable requirements established by the City and service providers. Through coordination during the development review process, the project will support the City's efforts to ensure that law enforcement resources and emergency services are appropriately coordinated with new development and anticipated growth.

2706.08.6 Describe how the development complies with the Comprehensive Plan, the Mixed-Use Design Guidelines, as adopted by City Council and as amended, from time to time, and the intent of this Section.

Response: Please see below for our responses to the goals of The City of Castle Pines Mixed Use Design Guidelines:

The proposed Advance Auto Parts development has been designed to respond to the City of Castle Pines' Mixed-Use Design Guidelines through a coordinated approach to site planning, building placement, pedestrian access, architectural character, façade articulation, materials, colors, parking, landscaping, and overall site integration.

The Mixed-Use Design Guidelines are intended to establish a cohesive community identity while allowing flexibility for individual projects to respond appropriately to their specific site and development program. The Guidelines specifically recognize that their application will vary based on the nature and scope of each project and are intended to provide a framework for quality development rather than a "one size fits all" design solution.

The proposed development is located on approximately 0.71 acres and includes an approximately 6,912-square-foot Advance Auto Parts commercial building. The project has been planned as a coordinated development in which the building, parking, vehicular circulation, pedestrian facilities, site grading, drainage, landscaping, and architectural features work together to create an attractive and functional commercial site.

2.1.1 - Community Character and Unified Site Design

The Mixed-Use Design Guidelines encourage development to respond to the site's natural topography, landscape, surrounding context, and existing built environment in order to create a unified and identifiable place.

The proposed site plan responds to the existing site conditions and surrounding roadway network, including Castle Pines Parkway, Lagae Road, and the existing private drive. The building is positioned within a defined site envelope with parking, pedestrian circulation, utilities, storm drainage, and access coordinated around the building. The civil plans demonstrate that the proposed development has been designed around the existing grades, drainage patterns, easements, utilities, and adjacent roadway conditions rather than treating the building as an isolated structure.

The architectural design establishes a consistent material and color palette throughout all building elevations. Stone, stucco, metal elements, glazing, and controlled accent colors are repeated throughout the building to create a cohesive architectural identity.

2.4 - Building Placement and Orientation

The Guidelines encourage building placement that contributes to pedestrian-oriented spaces, maximizes pedestrian connectivity, and uses building massing, landscape, and architectural elements to create visual interest along streets and public spaces.

The proposed building is oriented to address the public street environment, with the principal customer entrance and primary architectural elevation oriented toward the public-facing portion of the site. The building's prominent entrance is reinforced through a combination of substantial storefront glazing, stone architectural elements, canopy/awning features, signage, and changes in material and color.

The building is not designed as a featureless rectangular box. Although the project is a single-story commercial building, the elevations incorporate changes in plane, architectural projections, contrasting materials, stone elements, horizontal accent bands, awnings/canopies, glazing, and differentiated building elements to break down the overall building mass. These features create a more pedestrian-scaled and visually articulated building consistent with the intent of the Guidelines.

3.2 - Parking and Vehicular Design

The Mixed-Use Design Guidelines encourage parking areas to be organized to minimize the visual impact of large paved areas, incorporate landscaping, provide pedestrian connections, and screen parking and headlights from adjacent streets and properties where appropriate.

The civil site plan provides a defined parking and circulation system surrounding the building, with access coordinated from the existing roadway/private-drive network. Parking is arranged to provide convenient access to the building while maintaining defined vehicular circulation through the site. The site design also incorporates landscaped areas around portions of the building and along the site's street frontage. The architectural rendering demonstrates that landscaping is used to soften the edges of the parking areas and building, reduce the visual prominence of pavement, and integrate the project into the surrounding streetscape.

The project also incorporates required accessible parking and pedestrian accessibility improvements. The civil plans include accessible parking signage, accessible parking striping and related accessibility details.

3.3 - Pedestrian Connectivity and Accessibility

Pedestrian connectivity is an important component of the Mixed-Use Design Guidelines. The Guidelines call for accessible, direct and convenient pedestrian connections between parking areas and building entrances, as well as safe pedestrian circulation throughout the development.

The proposed development provides pedestrian connections from the parking areas to the primary building entrance and incorporates accessible routes throughout the site. The civil plans specifically include site accessibility details and accessible parking improvements.

The primary building entrance is highly visible and is emphasized architecturally through large areas of storefront glazing, stone framing, awnings/canopies and building-mounted signage. This approach supports the Guidelines' objective of creating a clear transition between the vehicular environment, pedestrian circulation areas and the building entrance.

The project also provides bicycle parking. The plans include a bicycle rack detail, demonstrating that bicycle facilities have been incorporated into the overall site design consistent with the Guidelines' direction to integrate bicycle parking into new mixed-use development.

4.1 - Architectural Relationship and Building Character

The Guidelines emphasize coordinated architectural character, consistent material rhythms, articulation, and a well-composed building form rather than overly busy or visually disconnected architecture.

The proposed building incorporates a restrained and coordinated architectural vocabulary. The elevations utilize recurring stone elements, stucco, metal accents, storefront glazing, horizontal accent bands, awnings and canopies to establish a consistent architectural rhythm.

The design incorporates differentiated primary and secondary elevations while maintaining complementary materials and colors throughout all sides of the building. This approach is consistent with the Guidelines' objective for 360-degree architecture, which encourages secondary façades to incorporate materials, colors, windows, faux windows, landscaping or other architectural features to avoid the appearance of blank walls.

4.2 - Façade Modulation and Transparency

The Mixed-Use Design Guidelines require particular attention to façade differentiation on buildings exceeding 50 feet in length and encourage changes in color, pattern, texture, material, projections, recesses, reveals, awnings and other architectural features to provide articulation. Primary façades are also expected to provide pedestrian interest through display windows, entry areas, awnings and similar features.

The proposed elevations incorporate multiple forms of façade differentiation, including:

- Changes in exterior materials;
- Contrasting stone and stucco elements;
- Horizontal accent bands;

- Projecting awnings and canopies;
- Recessed and projecting building elements;
- Storefront glazing;
- Defined building entries;
- Contrasting architectural colors; and
- Changes in façade planes and massing.

The architectural elevations also document the required transparency calculation for the north elevation. The plans identify 498 square feet of required glazing and 499.3 square feet of provided glazing, resulting in approximately 40% transparency within the identified transparency zone.

Accordingly, the principal street-facing elevation provides a substantial amount of transparent glazing and avoids presenting a continuous blank wall to the public realm.

4.3 - Building Height and Massing

The Guidelines encourage building forms that maintain a coherent visual character while incorporating variation and pedestrian-scaled architectural elements. They also encourage buildings to frame streets and open spaces and provide visual interest at the pedestrian level.

The proposed building is a relatively low-profile, single-story commercial structure. The elevations identify a maximum top-of-masonry height of approximately 22'-3", with lower roof/parapet and accent elements incorporated into the overall composition.

The building's relatively modest height, combined with its articulated façade, varied materials, projecting elements and landscaping, reduces the perceived scale of the building and provides an appropriate transition between the commercial building and surrounding site improvements.

4.4 - Rooftop Design and Mechanical Screening

The Guidelines call for roof design and roof components to be integrated into the architecture and specifically require roof-mounted mechanical equipment to be screened to at least the height of the equipment.

The architectural elevations specifically demonstrate the intended screening of rooftop mechanical equipment. The plans state that the building elevations are intended to demonstrate how HVAC equipment will be screened in accordance with City requirements, and the applicant has committed to maintaining that screening in the field.

This approach ensures that rooftop mechanical equipment does not become a visually dominant element when viewed from surrounding streets or properties.

4.6 - Building Materials and Colors

The Guidelines encourage high-quality, durable materials that reflect the local character, including stone, brick, stucco, wood and low-reflectivity metal, as well as low-reflectivity glazing and matte-finish metal frames. They also encourage cohesive, complementary color palettes with limited use of accent colors.

The proposed architectural palette responds directly to these objectives. The elevations specify:

- Wall stone – Arriscraft Cape Cod Coastal Thin Flat;
- Exterior stucco;
- Pre-finished metal;
- Clear anodized aluminum storefront framing;
- Low-E insulated glazing;
- Matte-finish metal frames;
- Dark bronze metal accents;
- Alabaster and Jubilee exterior colors;
- Black architectural/sign band elements; and
- Limited yellow and green accent elements associated with the tenant identity.

The use of stone, stucco, low-reflectivity glazing, matte-finish metal and a controlled palette provides a durable and cohesive architectural appearance while incorporating the tenant's established branding in a manner that remains integrated with the overall building design.

4.5 - Relationship of Building to Pedestrians

The Guidelines encourage buildings to create pedestrian interest at the street/sidewalk level through windows, displays, signage, lighting, awnings and canopies. Primary entries are to be visible and accessible from adjacent streets or sidewalks.

The proposed building directly addresses these objectives through its prominent customer entrance, extensive storefront glazing, architectural stone surround, projecting awnings/canopies, signage and pedestrian access.

The architectural rendering demonstrates the intended relationship between the building, sidewalk, parking, landscaping and public street environment. The primary entrance is visually prominent and readily identifiable from the surrounding circulation system.

5.1 - Landscape Integration

The Mixed-Use Design Guidelines call for landscaping to contribute to the overall site character, provide parking-area screening, define transitions between public spaces, provide year-round

interest, and respond to the regional climate and natural setting. Xeric and water-efficient planting is specifically encouraged.

The proposed site design incorporates landscaped areas around the building and along the site's perimeter and parking areas. These areas help soften the visual impact of the building and parking, establish a transition between the development and surrounding streets, and reinforce the project's relationship to the natural character of Castle Pines. The civil/site plans also demonstrate that landscaping and site improvements have been coordinated with existing grades, drainage and access conditions.

2.5 - Signage

The Guidelines require signage to relate to the location and character of the building and to utilize durable, high-quality materials that complement the architecture.

The proposed building-mounted signage is integrated into the architectural elevations and is located within defined architectural sign bands. Signage is coordinated with the building's stone, stucco and metal materials rather than being treated as a separate or unrelated element.

The architectural plans also identify signage as being subject to separate permitting and installation by Advance Auto Parts, allowing final signage to be reviewed for compliance with the applicable City requirements.

2.4 - Lighting and Site Safety

The Guidelines establish a lighting hierarchy that places the greatest emphasis on building and site entrances, followed by pedestrian areas, walkways, parking and landscaping. Full cut-off fixtures and measures to minimize light pollution are encouraged.

The project incorporates wall-mounted exterior lighting at the building, with site lighting coordinated with pedestrian and vehicular circulation. Lighting will be designed to direct illumination downward and minimize off-site spill in accordance with City requirements.

2.6 - Stormwater and Site Infrastructure

The Guidelines encourage integration of Low Impact Development and green infrastructure practices into site design and encourage stormwater management to be coordinated with the overall landscape and site design.

The project incorporates a coordinated storm drainage system, including proposed storm sewer infrastructure, inlets and drainage facilities that respond to existing site grades and drainage patterns. The civil design has been coordinated with the existing utilities, easements and surrounding roadway improvements.

Overall Compliance

Overall, the proposed Advance Auto Parts development responds to the City's Mixed-Use Design Guidelines by creating a cohesive commercial development that integrates the building, site circulation, pedestrian access, parking, landscaping, signage, architectural materials and site infrastructure.

The project provides a pedestrian-accessible and visually articulated commercial building, substantial storefront transparency, coordinated architectural materials and colors, defined building entrances, bicycle parking, accessible parking and circulation, rooftop mechanical screening, landscaped site areas, and a coordinated civil/site design.

The architectural elevations demonstrate particular attention to the Guidelines' objectives for façade modulation, transparency, pedestrian-scale design, building materials, colors,

roof/mechanical screening and 360-degree architectural treatment. The site plan similarly addresses the Guidelines' objectives for vehicular circulation, pedestrian connectivity, bicycle facilities, parking organization, accessibility, landscaping and stormwater management.

The resulting development is intended to provide a high-quality, cohesive commercial project that is compatible with the surrounding Castle Pines community and advances the City's stated goal of establishing a consistent and authentic community character within its mixed-use areas. The City's Guidelines identify community character, balance, placemaking, pedestrian activity and sustainability as the core principles for mixed-use development; the proposed project incorporates these principles to the extent appropriate for a single-tenant, single-story commercial development of this scale.

Based on the submitted documents, the proposed development substantially complies with the applicable intent and design standards of the City of Castle Pines Mixed-Use Design Guidelines.

2706.08.7 Describe the proposed development schedule and phases of development for all proposed construction.

Response: The proposed development is anticipated to be constructed as a single-phase project. Following completion of the applicable entitlement, plan review, and permitting processes, construction will proceed with site preparation, grading, installation of required utilities and infrastructure, building construction, parking and site improvements, landscaping, and final site improvements. The project is anticipated to proceed in an orderly manner consistent with the approved construction documents and applicable City requirements. Construction activities will be coordinated to minimize disruption to surrounding properties and existing community infrastructure. Upon completion of construction and required inspections, the site will be prepared for occupancy and commencement of retail operations.

In conclusion, the Architect and Developer have designed the proposed Advance Auto Parts development to be compatible with the existing and planned character of the Lagae Family Trust Minor Development and the broader Castle Pines community. The project makes efficient use of an established commercial development parcel while incorporating substantial landscaping, pedestrian improvements, coordinated infrastructure, architectural articulation, energy-efficient lighting, appropriate stormwater and erosion-control measures, and emergency access provisions. The proposed development therefore demonstrates consistency with the applicable City of Castle Pines development guidelines based upon the submitted plans.