

Attachment A

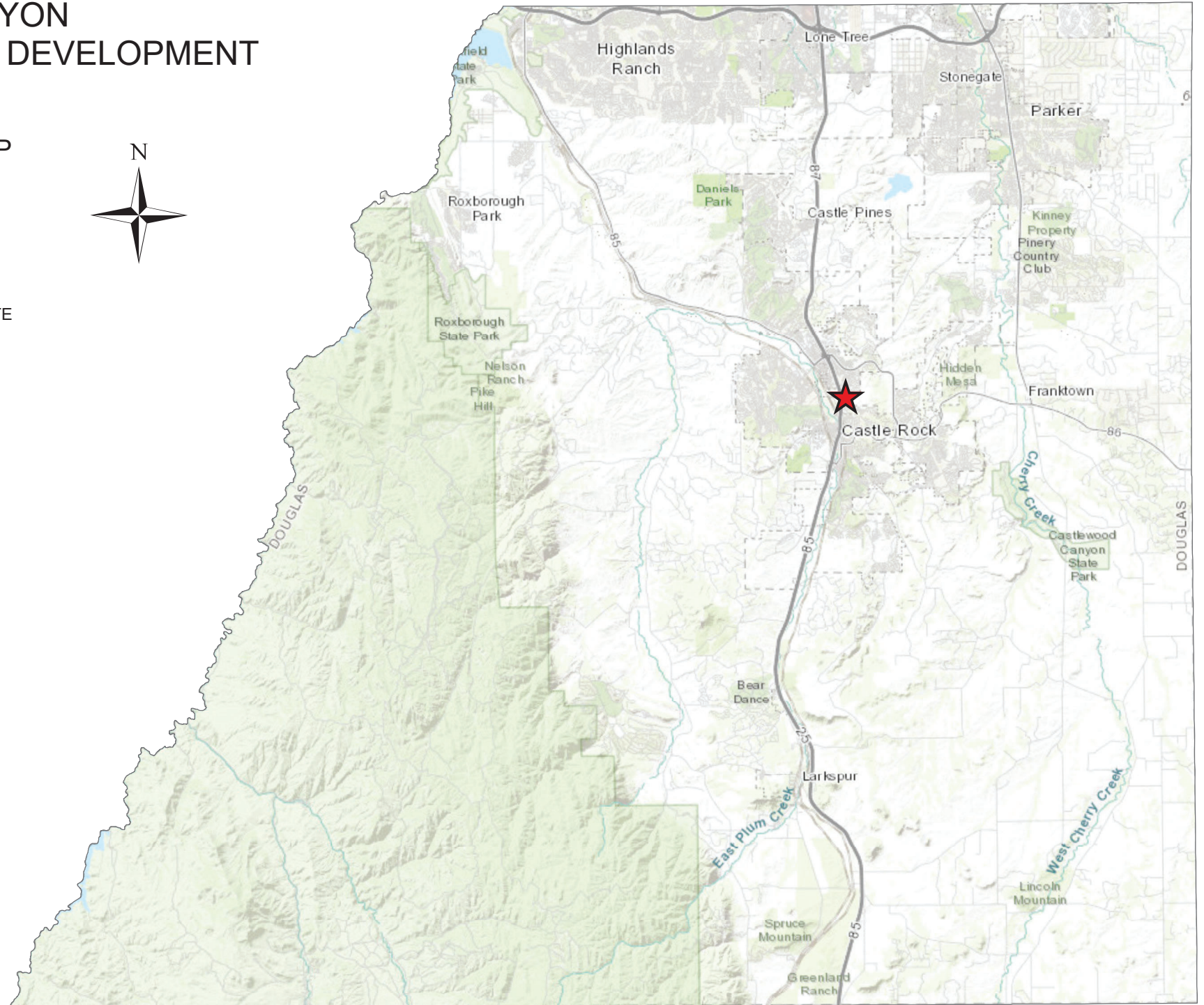
PINE CANYON PLANNED DEVELOPMENT

ZR2020-010
VICINITY MAP



LEGEND

 PROJECT SITE







PINE CANYON PLANNED DEVELOPMENT




















ZR2020-010
ZONING MAP

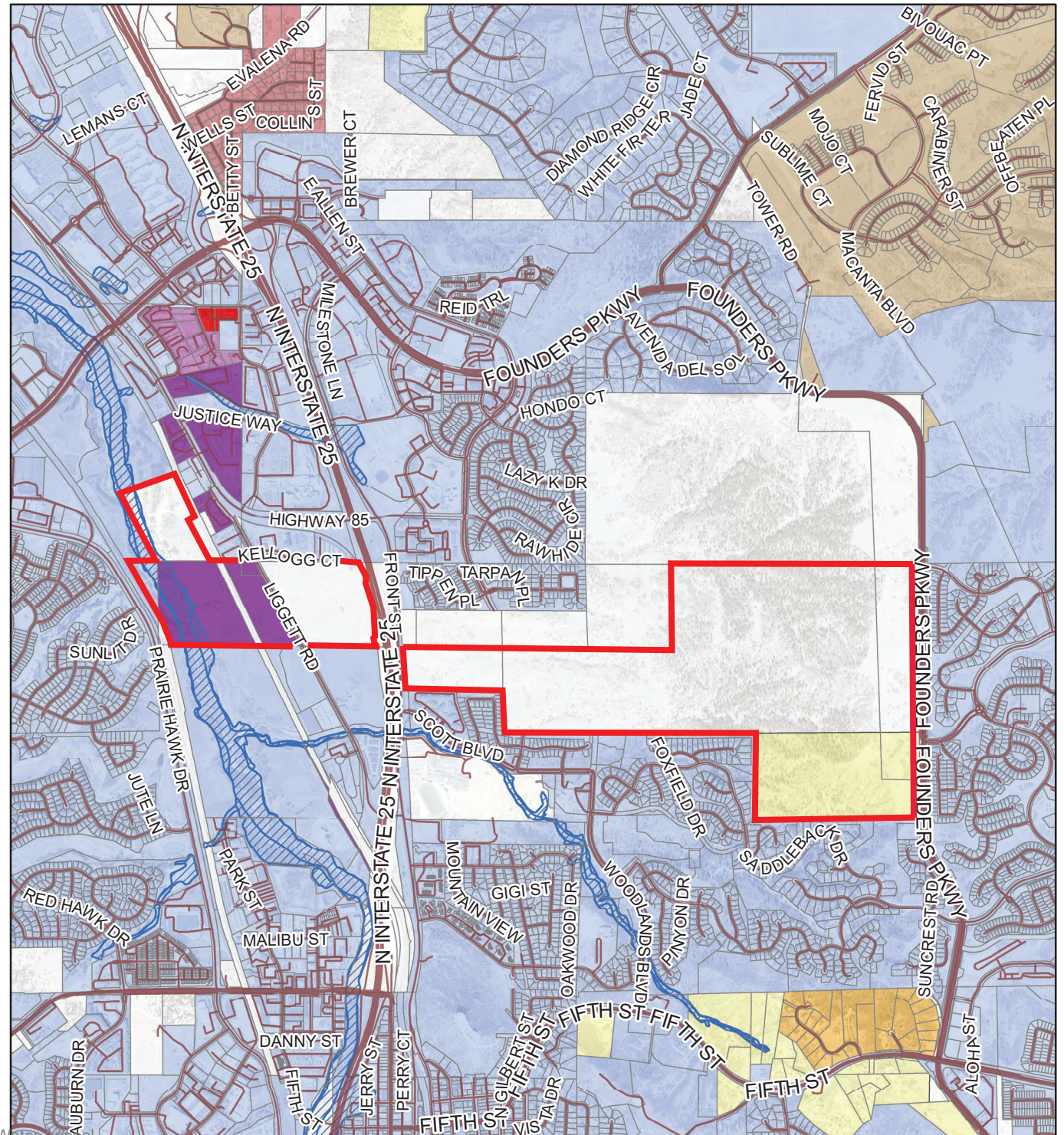


LEGEND

-  MAJOR ROADS
-  OTHER ROADS
-  PROJECT SITE
-  100 YEAR FLOOD PLAIN

ZONE DISTRICT

-  A1 - AGRICULTURAL ONE
-  LRR - LARGE RURAL RESIDENTIAL
-  RR - RURAL RESIDENTIAL
-  ER - ESTATE RESIDENTIAL
-  SR - SUBURBAN RESIDENTIAL
-  MF - MULTIFAMILY
-  LSB - LIMITED SERVICE BUSINESS
-  B - BUSINESS
-  C - COMMERCIAL
-  LI - LIGHT INDUSTRIAL
-  GI - GENERAL INDUSTRIAL
-  CMTY - SEDALIA COMMUNITY
-  D - SEDALIA DOWNTOWN
-  HC - SEDALIA HIGHWAY COMMERCIAL
-  MI - SEDALIA MIXED INDUSTRIAL
-  PD - PLANNED DEVELOPMENT
-  OS - OPEN SPACE CONSERVATION
-  NF - NATIONAL FOREST
-  INCORPORATED AREAS







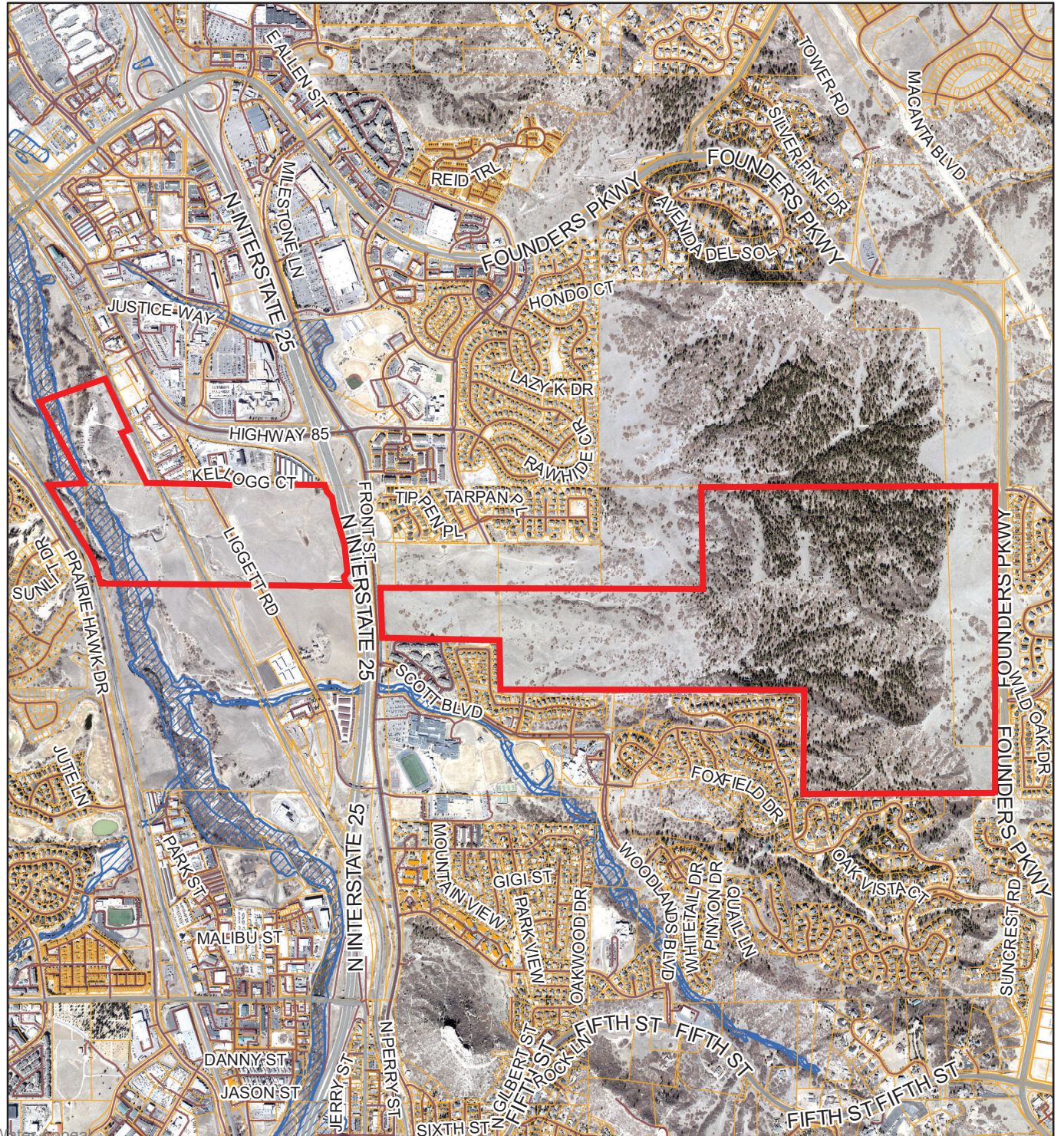
PINE CANYON PLANNED DEVELOPMENT

ZR2020-010
AERIAL MAP



LEGEND

-  MAJOR ROADS
-  OTHER ROADS
-  PROJECT SITE
-  100 YEAR FLOOD PLAIN



LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT NAME: Pine Canyon Planned Development

PROJECT FILE #:
ZR2020-010

PROJECT TYPE: REZONING - Planned Development

PLANNING FEES:
\$19,117.20

MARKETING NAME: PINE CANYON

ENGINEERING FEES:

SITE ADDRESS: 2533 LIGGETT ROAD, CASTLE ROCK CO 80109

TOTAL FEES:

OWNER(S):

RELATED PROJECTS:
PS2018-166
PS2020-078

Name(s): JRW FAMILY LIMITED PARTNERSHIP, LLLP.

Address: 5975 E. JAMISON PL., CENTENNIAL CO 80112

Phone: 303.587.0102

Email: kuwalker@gmail.com

AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)

Name: JAMES WALKER

Address: 5975 E. JAMISON PL., CENTENNIAL CO 80112

Phone: 303.257.5686

Email: jrwalker@att.net

LEGAL DESCRIPTION:

Subdivision Name: Metes and Bounds

Filing #: _____ Lot #: _____ Block #: _____ Section #: 34, 35, 36 Township: 7S Range: 67W

STATE PARCEL NUMBER(S): 2531-340-00-011, 2531-340-00-033, 2531-353-00-019, 2531-353-00-001

ZONING: 2531-353-00-015, 2531-354-00-014, 2531-363-00-002, 2531-364-00-003

Present Zoning: AGRICULTURAL Proposed Zoning: SR, MF, B, OSP Gross Acreage: 531.0

Gross Site Density (DU per AC): 3.39 # of Lots or Units Proposed: 1,800

SERVICE PROVIDERS:

Fire District: CASTLE ROCK FIRE PROTECTION DISTRICT Metro District: PINE CANYON METRO DISTRICT Gas: BLACK HILLS ENERGY

Water: PINE CANYON WATER & SANITATION DISTRICT Sewer: PINE CANYON WATER & SANITATION DISTRICT Electric: IREA

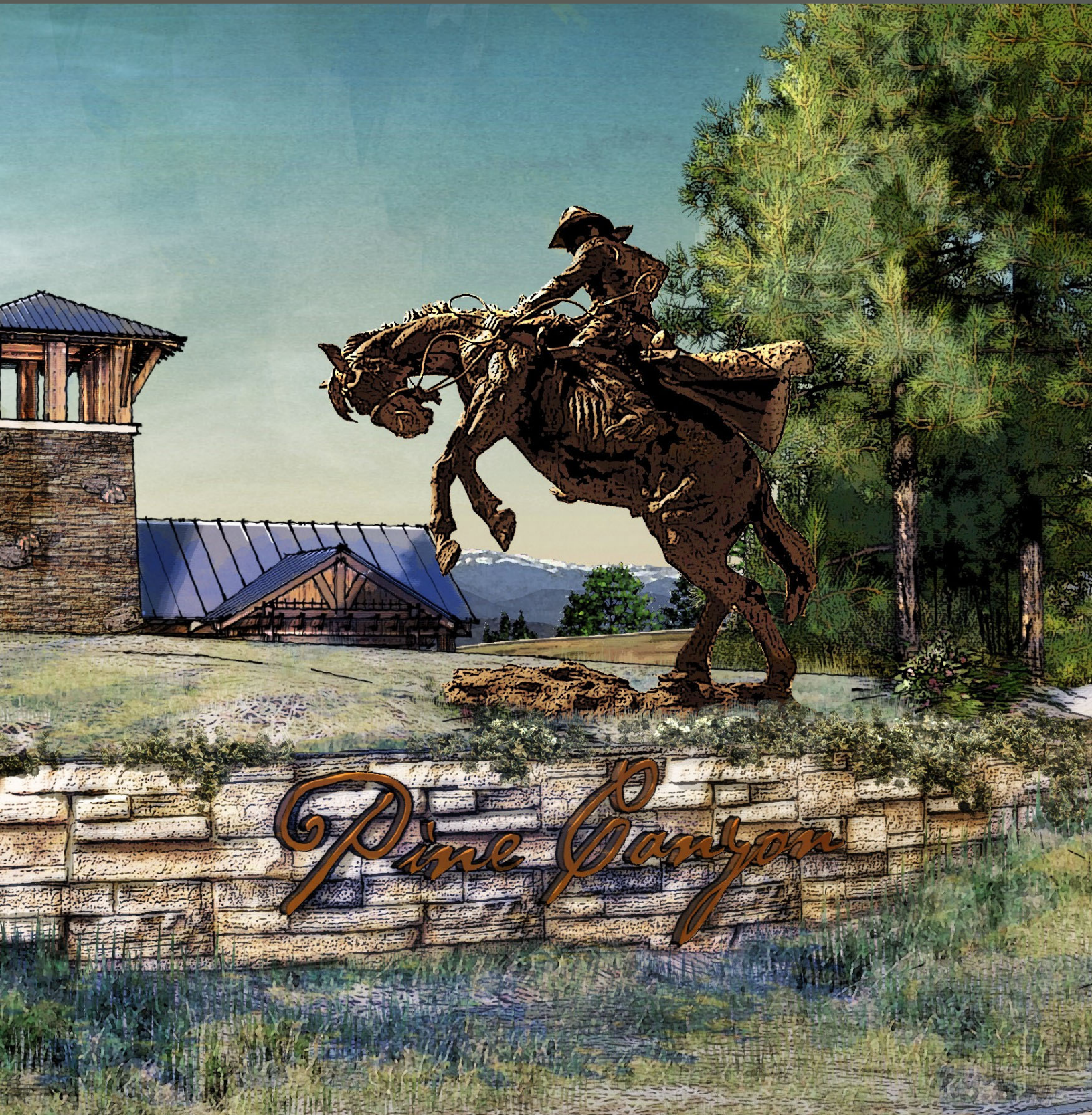
Roads: Public Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.

James R. Walker, General Partner
Applicant Signature JRW Family Limited Partnership, LLLP

April 23, 2020
Date

PINE CANYON - PROJECT SUMMARY



DECEMBER 2023

Introduction

PROJECT INTRODUCTION

Pine Canyon is a property consisting of approximately 530 acres, located in the heart in Douglas County. The majority of the property is currently zoned Agricultural (A-1), and the ownership seeks rezoning. The rezoning proposal embraces multiple varied land uses including a maximum of 1,800 Residential units, which are anticipated to be a healthy mixture of Single Family detached and attached homes, and multi-family units. Proposed Commercial uses such as an allowance for a hotel/ resort anticipating 220 rooms, and up to 600,000 square feet of business/industrial uses. In addition to the Residential and Commercial uses, the proposal highlights a robust assortment of amenities. A third of the entire property – over 175 acres – will be reserved as Parks and Open Spaces. An interconnected network of public pedestrian and bicycle trails traverse the property and connect to regional trail systems. Discussions with the Douglas County School District resulted in locating a 12-acre Elementary school site adjacent to a local park which is planned to include a free-to-use outdoor fitness facility open to the public regardless of their age, skill, or recreational ability.

Providing the highest quality, innovative infrastructure for future residents and businesses has been a top priority throughout the planning process. Planning efforts have focused on three main infrastructure areas:

Transportation, Water Systems, and Natural Resources.

Transportation

Due to its unique location, Pine Canyon creates multiple new roadway connections to the existing public regional transportation network. New connections provide much needed alternatives to the crowded existing roadways for current and future residents of the region.

For the past few years, Pine Canyon ownership has coordinated with CDOT’s Division of Transit and Rail, and is extremely excited that multiple studies have recommended a Mobility Hub on the site, located adjacent to I-25. A regional transit Mobility Hub location would serve long-term plans that CDOT has to provide Bustang services for Castle Rock and surrounding area. This Hub would accommodate CDOT’s statewide Bustang program initially, with capabilities to accommodate future commuter rail service, which would utilize either an existing rail corridor alignment, or a potential I-25 alignment option.

In order to optimize the functionality of the Mobility Hub, we anticipate providing robust Transit Oriented Development around the Hub’s site. Multi-family and commercial uses, including retail and office space, will be woven around transportation amenities with wayfinding stations, bicycle lockers/ maintenance stations, and a pedestrian plaza to create a vibrant neighborhood center where future residents can live, work, and play.

Water Systems

An innovative, cutting-edge water and sanitation system is planned. This system will allow Pine



Canyon to conserve a sizable portion of its water rights portfolio by implementing state-of-the-art treatment and irrigation technologies. The system will treat, recycle, and reuse 100% of Pine Canyon's wastewater and will not discharge to surface or groundwater. The Colorado Department of Public Health and Environment's Water Quality Control Division has thoroughly evaluated and approved the system.

All on-site irrigation will take advantage of this reuse water in accordance with a CDPHE- approved Land Application Management Plan, (LAMP). A combination of the LAMP and a Water Efficiency Plan (WEP) ensure that innovative water conservation techniques are implemented and enforced by the Pine Canyon Water and Sanitation District.

These two binding governance documents detail water conservation requirements, turf limitations, landscape and vegetation standards, and water usage standards for indoor and outdoor use at residential and non-residential areas. The WEP incorporates design guidelines, educational elements, building verifications, inspection standards, and monitoring and enforcement requirements; all of which will use new technology to ensure Pine Canyon's commitment to sustainability. Pine Canyon's Water and Sanitation District includes a Renewable Water Fund in its financial structure which will allow the District to pursue acquiring renewable water resources to supplement this cutting-edge water and sanitation system.

Natural Resources

Another priority in planning has been preserving, maintaining, and improving Pine Canyon's beautiful, unique natural resources. The 175+ acres reserved as Parks and Open Spaces are designed as an interconnected network. The areas have been selected to highlight and preserve the varied terrains throughout Pine Canyon. Some parks and open spaces will preserve the native Ponderosa

Pine forest areas. Others are located to take advantage of the stunning Rocky Mountain views. A unique preserve is set to be established along the East Plum Creek corridor to conserve the creekside environment, the wildlife movement corridor, threatened species habitat, and an award-winning agricultural legacy.

Many different studies and reports were completed to ensure maintenance, protection, and improvement of Pine Canyon's natural resources. A Forest Management, Fire Mitigation, and Tree Preservation Plan was created in conjunction with the U.S. Department of Agriculture to guide forest health and fire safety efforts. A Geological Hazard Evaluation and Geotechnical Inspection confirmed plans to restrict overlot grading and building heights in specific planning areas. A Cultural Resource Report highlighted the agricultural history of the property. Discussions and reporting between the ownership team, Douglas County Natural Resources and Open Space, USDA's Natural Resource Conservation Service, and the U.S. Fish and Wildlife Service are reflected in the Walter J. Scott Riparian Preserve.

Additional studies include a full Traffic Impact Analysis, a Phase 1 Drainage Report, and a Phosphorus Management Plan. All of these studies are included in the Rezoning documentation. Also included are maps depicting the adjacent and surrounding public facilities.

The property is serviced the Castle Rock Fire Protection District and the Douglas County Sherriff's Office., We anticipate continued police service being provided by both agencies.





RELATION TO EXISTING AND ADJACENT LAND USES

The Pine Canyon rezoning proposal includes buffer areas on its borders to transition to older, existing adjacent land uses. Residential land uses are all planned to mirror the residential uses of neighboring communities. This includes a commitment to match or exceed the lot size with 300' of any existing adjacent Single Family Dwelling Unit along the southern property line

The PD includes notation of the adjacent properties zoning and platted densities to further ensure compatibility with older neighboring communities.

Pine Canyon will connect into the regional transportation network with multiple public roadway improvements. These include connections to Founders Parkway at Crimson Sky Drive and Rising Sun Drive, an extension of Woodlands Boulevard through the property, a shared connection to Front Street at the border of Pine Canyon and the Scott Ranch property, a new underpass connection under I-25 from Front Street on the east to Liggett Road on the west, . Pine Canyon anticipates providing both monetary and physical road improvements to multiple, various roadways, as determined in the Traffic Impact Study and coordinated with government agencies through the review process, at timings specified in the Traffic Impact Study.

how this proposal meets the criteria outlined in Section 1501 and 1503 of the Douglas County Zoning Resolution.

GENERAL PROJECT INTENT AND APPROVAL CRITERIA

A Planned Development District (PD) is being proposed to create an innovative and unified community for this special property. The overall community will include a healthy mixture of uses, including Residential, Business, limited Commercial, Recreational, and Open Space uses. Growth will occur in a phased and contiguous manner.

Included in this General Intent statement is an analysis of



Section 1501

1. Ensure that provision is made for ample open space;

The PD proposes over 175 acres, a third of the property, for dedicated Open Space and Park uses. These uses are appropriately located and spaced to. Approximately 72 acres of Open Space and Park uses are west of I-25, and nearly 110 Open Space and Park acres are east of I-25. The design and locations of open spaces and park areas were carefully chosen to harmonize with existing regional recreational systems. A comprehensive, integrated trail system connects the parks and open space network.

2. Ensure that environmentally and visually sensitive areas are preserved;

Pine Canyon commissioned environmental and cultural studies. There are two major environmental and visually sensitive areas: The East Plum Creek riparian corridor which will be preserved as the Walter J. Scott Riparian Preserve. A significant portion of the forested areas on the east side of the property has been incorporated into two local parks, and the network of open spaces and trails. Development standards, overlot grading and building height limits, and a Forest Management Plan have all been crafted to maintain and preserve Pine Canyon's natural beauty and vitality.



- 3. Promote layout, design, and construction of residential development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area;*

This PD includes Development Standards and commits to the creation of Design Guidelines to reflect natural land and environmental conditions. Certain planning areas limit building heights and the use of overlot grading. The PD includes commitments to match or exceed the lot size within 300' of any existing property along the southern property line.

- 4. Provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit;*

Pine Canyon proposes a new employment and activity center on site, with 600,000 square feet of planned Business and Commercial uses. The property is also ideally located in close proximity to existing employment and activity centers. It is less than 2 miles to the Castle Rock Adventist Hospital and the Castle Rock Outlets. Pine Canyon is located less than 1.5 miles to downtown Castle Rock, less than 10 miles to downtown Parker, and less, the Denver Tech Center is approximately 12 miles north. The proposal includes a Mobility Hub to provide multimodal transportation options, including much needed public transit connections, for the entire region.

- 5. Ensure the adequacy of public facilities to accommodate population growth;*

Major public facilities are planned. These facilities include innovative water and sewer infrastructure, transportation improvements including multiple new public roadway connections to the existing network and a Mobility Hub, an elementary school, an outdoor fitness facility, and over

175 acres of parks and open spaces. The property is also closely located existing public facilities.



6. Promote balanced developments of mixed housing types;

Pine Canyon plans to provide a wide range of housing opportunities. These opportunities range from custom homes sites to areas more suited for move-up or second move-up homes to areas that could include more modest detached and attached single family homes. Planning also includes areas of Multi-Family uses which provide a healthy mix of housing types.

7. Encourage the provision of dwellings with a range of affordability; and

A wide range of planned housing opportunities allows for a wide range of affordability at Pine Canyon.

8. Otherwise implement the stated purpose and intent of this Resolution and the Douglas County Comprehensive Master Plan

This document details compliance with the purpose and intent of the Zoning Resolution, and the Rezoning documentation includes a section detailing how the proposal complies with the 2040 Douglas County Comprehensive Master Plan.



Section 1503 (Amended 11/18/14)

The following criteria shall be considered by the Planning Commission and Board in the review of planned development rezoning applications:

1503.01 – Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan;

This summary details compliance with this Resolution. Douglas County Comprehensive Master Plan compliance is addressed in a separate, enclosed section

1503.02 – Whether the application is in compliance with all applicable statutory provisions;

The Application has been through multiple rounds of review to ensure its compliance with all applicable statutory provisions.

1503.03 – Whether there has been a substantial change in the character of the neighborhood, since the land was last zoned;

There have been many significant changes to the character of the surrounding property. Pine Canyon is one-third of an original ranch; the adjacent property to the south that is now the Woodlands and Escavera communities, and Douglas County High School, was another third of the original property. The Terrain community across Founders Parkway to the east is a newly developed community neighboring Pine Canyon. On the west side of I-25, self-storage and other light industrial uses have been built on both the north and south of the property. A portion of the Meadows community has been built to the west of Pine Canyon. All of these uses are substantial changes in the character of the neighborhood.

1503.04 – Whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development;

The Application has been carefully reviewed by multiple federal, state, and local agencies throughout the planning process. Many community services will be provided by the community itself (via metro districts or HOAs). Detailed reports and approvals are included in the Application attesting to the viability of proposed facilities and services. Other services, such as emergency services and educational facilities, will be coordinated with existing providers.

1503.05 – Whether the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development;

The Application includes a detailed Traffic Impact Study. The study includes an in-depth analysis of the regional roadway infrastructure network and thorough recommendations for impact mitigation improvements to ensure the required roadway capacity and appropriate levels of service are provided.



1503.06 – Whether the proposed rezoning is compatible with the surrounding land uses;

All planned land uses and densities mirror existing adjacent land uses. Planning areas include transition buffering to create contiguous uses between Pine Canyon and its neighbors. Development Standards include setbacks, building separation requirements, maximum densities, and other restrictions that ensure compatibility. Commitments regarding overlot grading and building height limitations for particular planning areas protect the natural resources of the Property.

1503.07 – Whether the subject land is suitable for the intended use and is compatible with the natural environment;

Pine Canyon is intended to be developed in a manner similar to adjacent properties. Land uses and densities mirror existing, adjacent communities. The property to the south has similar natural character and environment. The edge of the property adjacent to Founders Parkway is proposed to be follow a similar development pattern to the neighboring Terrain community. On the west side of I-25, self-storage and other Light Industrial type uses have been developed on the gently sloping property, which is consistent with the proposed land uses.

The Applicant commissioned multiple environmental, geological, and cultural studies to ensure the land is suitable for intended uses. The major environmental and visually sensitive areas are found along the East Plum Creek corridor and the Ponderosa Pine treed areas. Both of these areas have been carefully addressed. The Plum Creek corridor is being preserved as the Walker J. Scott Riparian Preserve, and particular portions of the treed areas on the have been incorporated into two local parks, open spaces, and trail corridors. Development standards, overlot grading limits, view plane considerations, and The Applicant's Forest Management Plan have all been crafted to maintain Pine Canyon's natural environment.

1503.08 – Whether the proposed Development Plan complies with the general requirements in 1502 herein;

The Application provides Development Standards and an appeal to Section 18A, otherwise the Development Plan complies with the general requirements in Section 1502.

1503.09 – Whether the planned development provides for unified development control under a unified plan; and

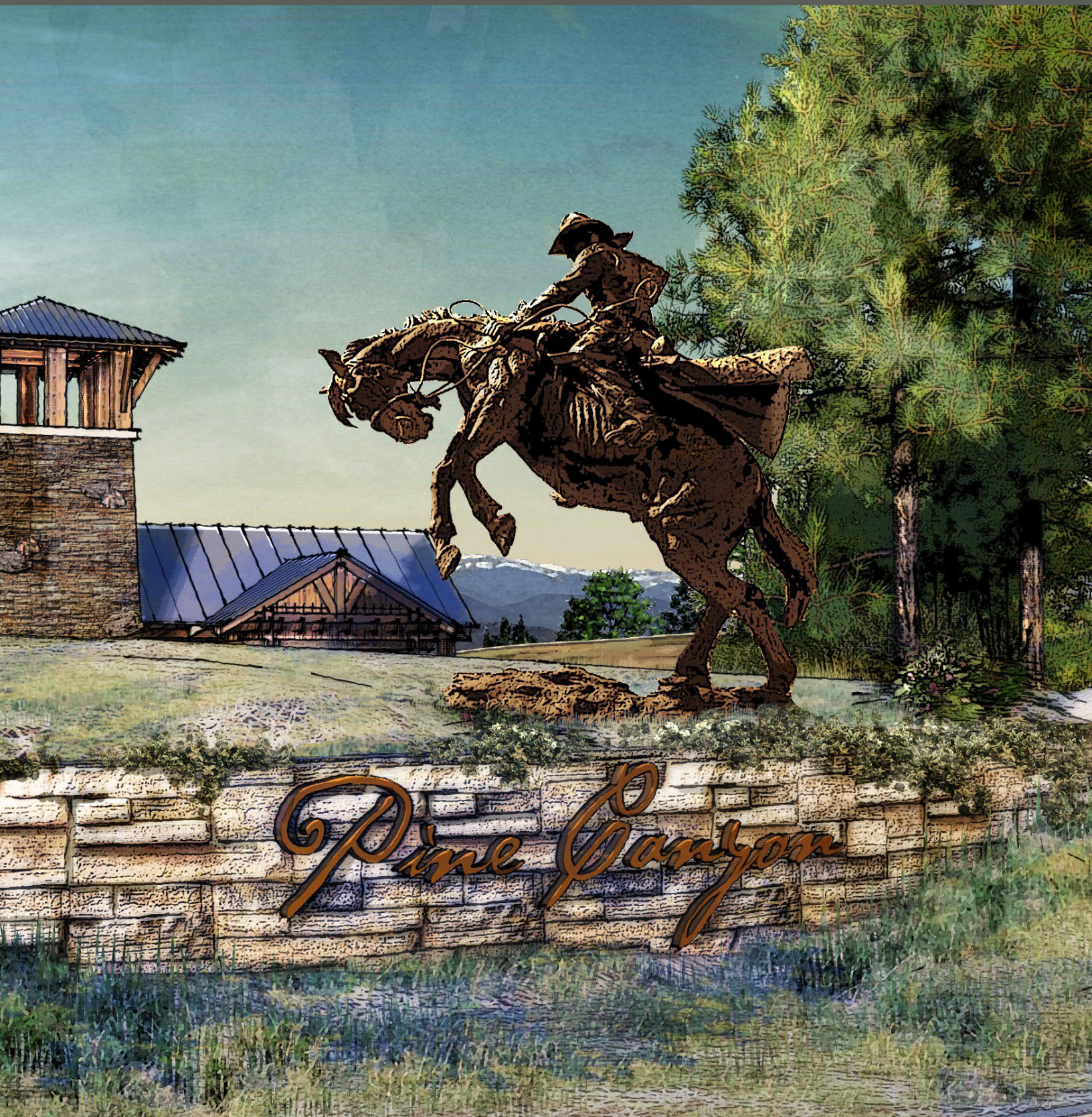
The Application a unified, quality planned development, with the full property covered under a comprehensive unified plan.

1503.10 – whether the application is in conformance with Section 18A, Water Supply - Overlay District, herein. (Amended 5/26/2015)

A Section 18A appeal is included with the Application.



PINE CANYON - PROJECT NARRATIVE



SEPTEMBER 2023



PROJECT TEAM:

Ownership:

JRW Family Limited Liability Limited Partnership



Real Estate Advisory:

Sinclair McLean



Planning and Landscape

Architecture: PCS Group, Inc.



Civil Engineering:

CORE Consultants



Traffic Engineering:

Kimley-Horn



Water and Wastewater

Engineering: Aqua Engineering



Water Resources Consulting:

Jehn Water Consulting



Irrigation Demand Analysis:

Hydro Systems





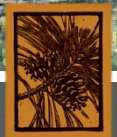
The following text, photographs and illustrations contained within this document are a compilation of the project team’s work, as well as photographs produced by others for the sole purpose of communicating a vision and design concept for the community of Pine Canyon.





PART ONE:

Introduction



Introduction

PROJECT INTRODUCTION

Pine Canyon is a property consisting of approximately 530 acres, located in the heart in Douglas County. The majority of the property is currently zoned Agricultural (A-1), and the ownership seeks rezoning. The rezoning proposal embraces multiple, varied land uses including a maximum of 1,800 Residential units, which are anticipated to be a mix of Single Family detached and attached homes, and multi-family units. Proposed Commercial uses include an allowance for a hotel/ resort anticipating 175 rooms, and up to 600,000 square feet of business/industrial uses. In addition to the Residential and Commercial uses, the proposal highlights a robust assortment of amenities. A third of the entire property – over 170 acres – will be reserved as Parks and Open Spaces. An interconnected network of public pedestrian and bicycle trails traverse the property and connect to regional trail systems. Discussions with the Douglas County School District resulted in locating a 12-acre Elementary school site adjacent to a local park which is planned to include a free-to-use outdoor fitness facility open to the public regardless of their age, skill, or recreational ability.

PROJECT THEME

The Pine Canyon ownership team has explored many different design alternatives over the last several decades. These design alternatives have ranged from a private, high-end golf course residential community to some portions of the property as exclusively office/commercial, and several variations in between.

Over the past couple of decades, ownership has created both very high-density and very low-density plans for this property, and it is apparent from market testing that neither of those plan options are viable. This PD Application proposes an exceptionally designed neighborhood of the highest quality, while maintaining feasibility based on current and foreseeable market conditions. This remarkable project will be achieved through the creation of a unique mixed-use community via a flexible zoning proposal that will allow the project to respond to changing market conditions.

Pine Canyon’s overall theme and character ensures visual harmony throughout the community, with a consistent image, and a richness of exceptional visual quality. The master plan is inspired by National and State Parks, where active uses are successfully integrated into exceptional natural places. Pine Canyon’s project theme and character is derived from architectural and landscape concepts built in harmony with nature, and to develop settings where people can spend their lives in:

“wild, scenic, beauty... as a sanctuary from the turmoil and artificiality of the city.”

Pine Canyon upholds a parallel intent. The goal is “to create a wholistic community where residents can live, work, and play while enjoying the pleasures of a spectacular Colorado environment in a community that feels like a natural extension of the landscape.” In order to achieve this goal, Pine Canyon relies upon two integral guiding principles: Tradition and Innovation.



The Tradition - The Pine Canyon design concept continues a distinctive American architectural and landscape tradition evolved from four primary sources:

- *The Rustic buildings of pioneers.*
- *The Adirondack style, where the desire to enhance the sense of living-in-the woods led to highly developed rustic architecture and managed landscapes.*
- *The Arts and Crafts movement, which drew on traditions of craftsmanship developed over centuries here and in other cultures.*
- *The Naturalistic approach to landscape design.*

Pine Canyon's specially crafted Design Guidelines, ensure that this unique architectural concept is implemented effectively.

The Tradition extends beyond architectural designs. The distinct creekside terrain, wildlife, and vegetation of the East Plum Creek corridor, and Pine Canyon's award-winning agricultural heritage will all be maintained as part of the Walter J. Scott Riparian Preserve. Residents will be able to explore a vibrant network of Open Spaces, designed to preserve the land's natural foliage and features, by traversing a vast, interconnected trail system. Trails stretch from one end of the project to the other, and connect into the larger, regional public trail system.

Pine Canyon, seeks to honor tradition with architecture and landscape styles that capture the spirit of those historic sources, while taking the next, innovative step to meet the needs of a new contemporary community.

The Innovation - Pine Canyon's infrastructure incorporates the spirit, and characteristics of, traditional styles as these practices still make sense. At the same time, modern codes and technology, combined with residents' lifestyles and visions, will create new ways of "building in harmony with nature".

Cutting-edge infrastructure throughout the community will maintain and protect natural resources while providing excellent services. 100% of Pine Canyon's wastewater will be treated in a cutting-edge facility, recycled, and reused. No recycled water will be discharged to surface or groundwater. This new reuse system conserves water resources and protect water quality for the entire region. An integrated Mobility Hub will provide much needed transit solutions that will improve air quality while reducing travel times and congestion. Residents can enjoy the natural beauty of the area while hiking the expansive trail system, or recreating in an outdoor fitness facility.

To respect tradition while embracing innovation, Pine Canyon is carefully designed to fulfill the following goals:

- *To design a community with creative solutions to the age-old issues of mountain conditions.*

These solutions are often represented in Colorado's traditional alpine communities. Buildings shall not be designed as reproductions or literal translations of historic vernacular styles, but reflect the sound design principles of historical or regional precedent. Buildings shall not stand out as an identifiable "style" from a different time or place.

- *To provide compatibility between buildings and their natural setting.*

The siting and massing of structures shall create a comfortable fit between architecture and landscape thereby blending human-made improvements into the natural setting.



- *To establish an overall image or “feel” to the architecture that meets the expectation of this Colorado landscape.*

As a contrast to more urbanized developments, Pine Canyon’s Design Guidelines ensure the feel of a mountain retreat; a place to enjoy a balance between nature and human-built environments. New structures will use materials that visually link the architecture to the surrounding environment, colors that blend buildings into the natural earth and vegetation, and artistry details that portrays the cultural and natural history of Colorado.

- *To respond to the opportunities and demands of the climate.*

Water conservation is Pine Canyon’s top priority. Everything from yard size and plant selection to the size and vegetation of neighborhood parks and community recreational spaces and the placement of green spaces maximize water efficiency and longevity. A specially crafted Water Efficiency Plan, ensures water usage efficiency and conservation. The WEP includes guidelines and enforceable restrictions on acceptable irrigation techniques, proper faucet selection, community water efficiency education, and evolving conservation technology. Irrigation will come 100% from recycled reuse water, and will be managed by a CDPHE-approved Land Application Management Plan that ensures water quality, application rates, and usage.

Community design includes functional and visual responses to climate considerations, such as solar orientation of warm decks and view windows, wind protection, sheltered entries and pedestrian areas, roof overhangs and thermal protections, and evolving energy conservation techniques.

- *To respect the community context.*

Pine Canyon’s overall community and the particular individual areas, all have an existing identity. Planned land uses and densities mirror existing, older, adjacent communities, while building design reinforces essential images central to the region’s consistent identity.



PART TWO:

character



Hillside Village - SFd

The Hillside Village area (noted as SFd in the PD Zoning document) consists of a combination of larger lots and clustered homesites. The character of this special area is enhanced by more heavily vegetated areas with elevation changes. Natural terrain will define logical areas for breathtaking, secluded Home sites. Typical buildings are custom or semi-custom homes. The Applicant will create effective Design Guidelines for these residences, including massing, height, color, materials and overall appearance. This special Architectural character will encourage a diversity of design within the general project theme, while at the same time producing a unified and consistent look to the community, reflecting this distinctive property setting. The Design Guidelines will be crafted to preserve the natural resources of the area. Limits on building heights and overlot grading will also help ensure the natural beauty of the vegetation and terrain remain throughout the Hillside Village area. All improvements will be integrated into this special setting.



The 'Ranch House' Concept

Any highly visible homes (as determined in the more detailed planning stages after rezoning approval) will have low profiles, with horizontal building massing. To maintain the low profile, single story look, houses may be designed with a main level and either a lower level 'walk out' or garden level basement, expressed as a part of the foundation, and may include an upper level with 'rooms in the roof', which utilize dormer windows.

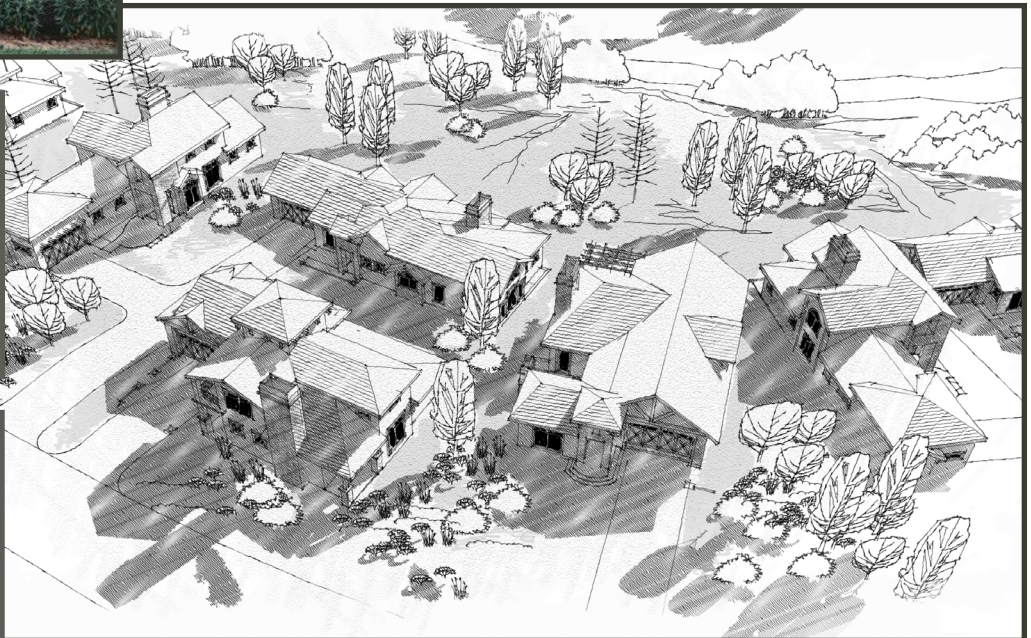


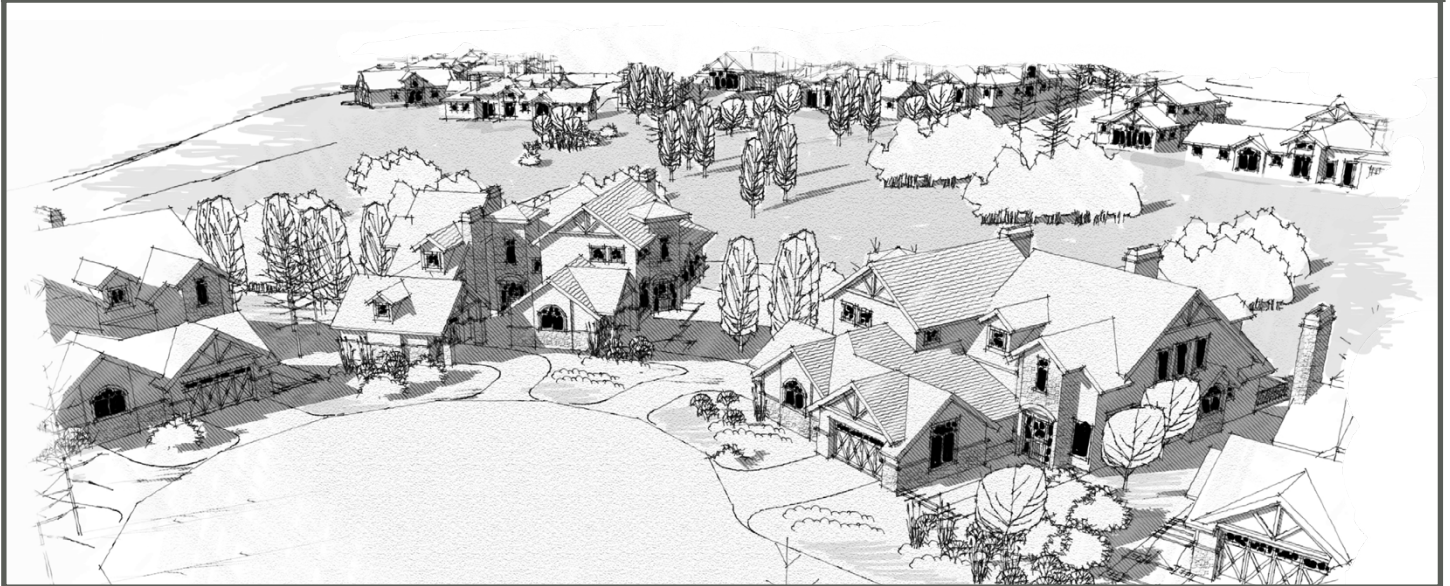
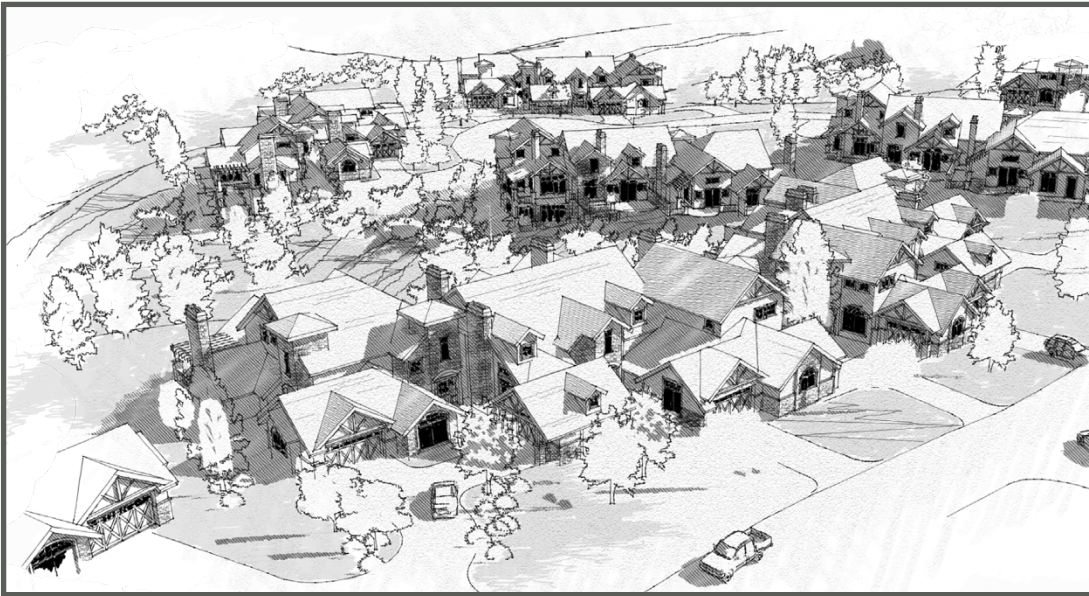


Village Areas - SFe

The Village areas (identified as SFe on the PD Zoning document) consist of a mix of residential uses - generally as a transition from the Hillside area - to the more intensive uses closer to the main roadways that surround the property. Planting is naturalistic, blocks may be large and the roads irregular to accommodate natural conditions.

The Village areas will contain a mix of Detached Single Family, Cluster Single Family, Townhouses, and Attached Single Family Houses, with a balance between natural landscape and structures, and a strong interaction of pedestrian and vehicular access.



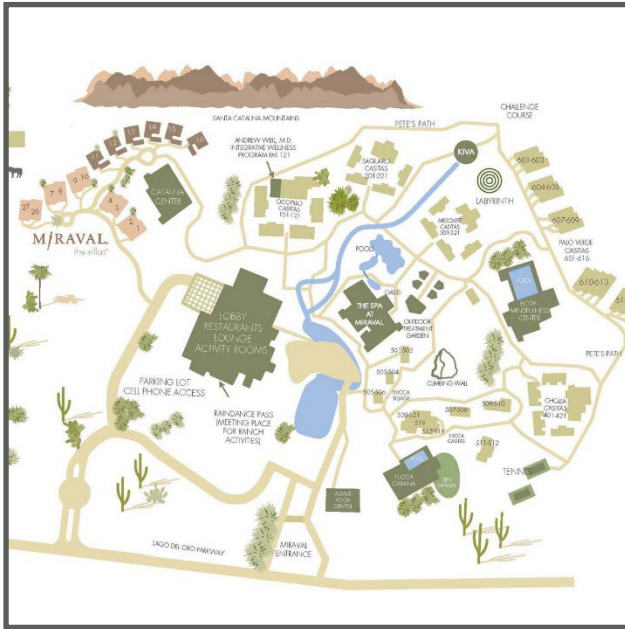


Village Resort Character - Resort/SFe

The Village Resort area (noted as Resort/SFe in the PD Zoning document) is centrally located. The character of this planning area is to be informal, typical of a mountain style resort. A Resort/Spa use with potential lodging in either a central building or smaller clustered structures. The Resort/Spa is intended to integrate seamlessly into the surrounding residential community through the alpine aesthetic and thoughtful Design Guidelines.

While the desired use is for a Resort/Spa, this planning area can support a mix of complimentary uses if a Resort/Spa developer is not willing to commit to use of this area. The complimentary uses would allow for the potential of Detached Single Family Cluster and Attached Single Family Homes with an interaction of pedestrian and vehicular access.





Village Core - Mixed Use, MFa, Business/Light Industrial

The Village Core area is generally identified as the Mixed Use/MFa and Business/Light Industrial planning areas (PA-16, -17, -18, -19), adjacent to existing public roads (Front Street and Liggett Road,). While these planning areas include a wide variety of possible uses (Multifamily Residential, Office, Retail), the focus is on Employment or Educational uses. This area may have a tighter network of streets, larger blocks with wide sidewalks and plazas, streets may have steady street tree planting and structures may be set close to wide sidewalks. The area consists of a higher density mix of uses that accommodate retail, offices, townhomes, and apartments.

Medium-/High-Density Mixed-Use buildings, Entertainment, Civic, and Cultural uses are desired surrounding the Mobility Hub. Attached structures housing a variety of Employment uses can form public spaces to enhance the community feel for residents taking part in pedestrian and transit activities.

The Mobility Hub

The Mobility Hub (noted as a potential use in PA-17 in the PD Document) is a multi-modal transportation center that will provide a much needed reliable, statewide transit solution for the entire region. CDOT defines a Mobility Hub as transportation infrastructure which goes beyond the parking lot and bus shelter conventionally associated with park- n-rides. They are focal points in the transportation network that seamlessly integrate different transportation modes, multi-modal supportive infrastructure, and place-making strategies that create activity centers and maximize first/last mile connectivity.

Mobility hubs include: parking spaces, electric vehicle charging stations, bicycle and pedestrian connections, Bustang and other regional transit service connections, local transit service connections, and WiFi for first/last mile services such as taxis/Transportation Network Companies (TNCs). Where supported by market conditions, mobility hubs can offer retail or other commercial services to create a destination beyond just a transportation facility.



CDOT’s Division of Transit Rail (DTR) has identified the following goals for mobility hubs:

1. Increase transit ridership and multimodal options
2. Improve safety, trip reliability, economic vitality and air quality
3. Decrease the number of vehicle miles traveled by Colorado residents
4. Decrease or mitigate growing congestion times on corridors throughout the state

On the I-25 Front Range Corridor, CDOT has conducted numerous studies between Fort Collins to Pueblo and there are a multitude of opportunities to develop mobility hubs along this corridor, north and south of Denver. DTR is prioritizing expanding Bustang service along this corridor and investing in new transit stations and mobility hubs to achieve 10 mile spacing and support future Front Range passenger rail.

Elements	Attributes						
Bike Connections	Bike/Scooter Sharing	Bike Lockers and Parking		Bike Maintenance Facilities		Connections to Regional Trails	
Pedestrian	Connections	Public Space	Artistic Elements	Wheelchair Accessible	Restrooms	Welcome Center	Shelters
Vehicle Connections	TNC Pick up/ drop off	Car share	Parking spaces	EV charging stations		Non- emergency medical transport	
Info/ Signage	Wayfinding	Real-time information		Wi-Fi/ Smartphone Connectivity		Available Spaces counter	
Transit Connections	Bustang/ Outrider	Local Transit	National Bus Service	Existing/ Future Rail		Airport/ Resort Shuttles	
Transit-Oriented Development	Retail	Office Space	Residential	Parcel Pickup and Delivery			

The Mobility Hub will function as a transit center with key elements to enhance connectivity between transportation modes. Uses beyond transportation could include mixed retail, residential and office uses. The intent of these mobility amenities is to improve mobility and complement retail, office and residential uses adjacent to the hub.

The CDOT team evaluated Pine Canyon and has identified the following mobility amenities to support a successful hub in this area. Amenities in green are essential to the hub’s success and amenities in yellow are not essential but would be beneficial:

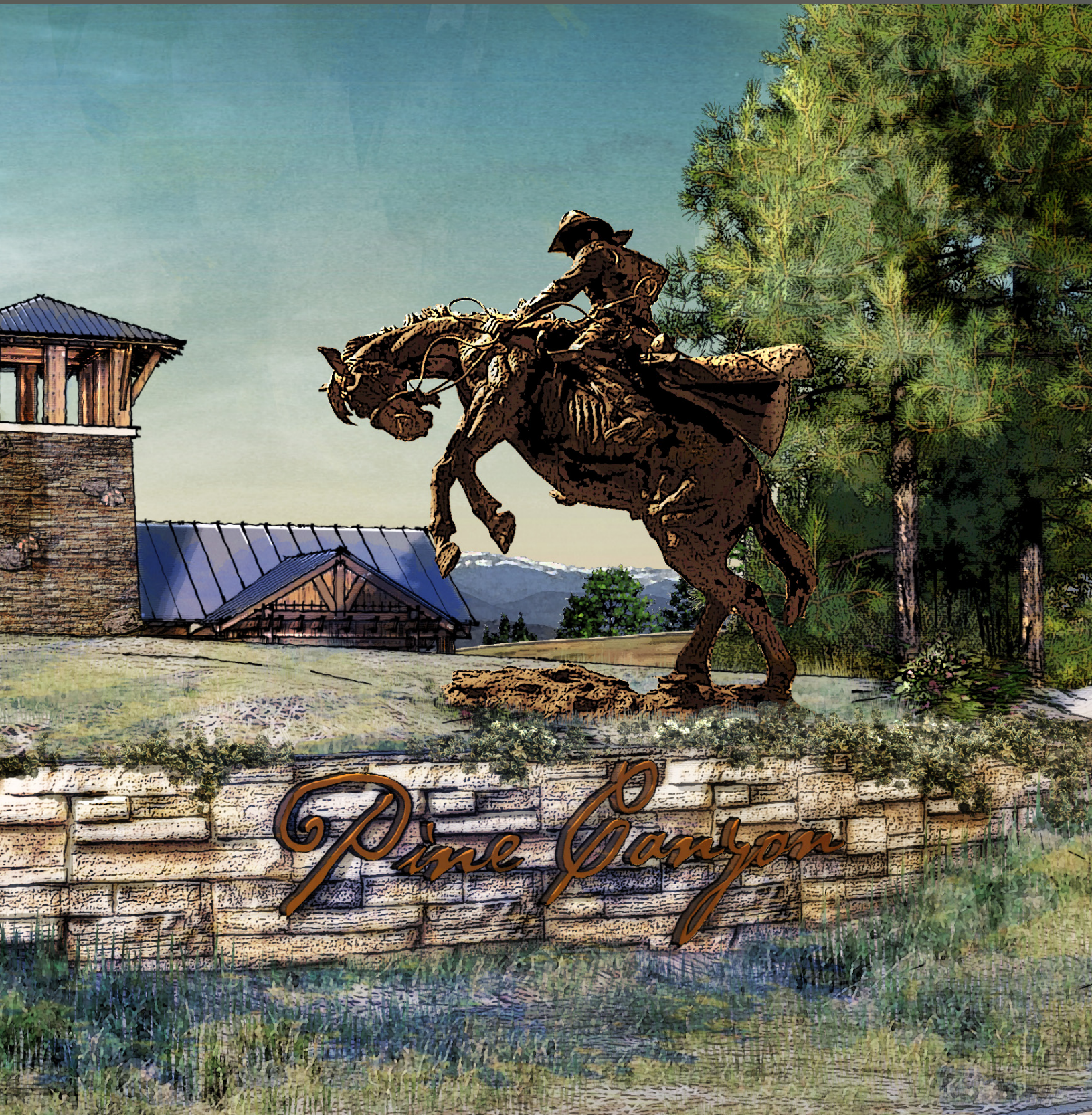


Mobility Hub Amenities –Pine Canyon							
Bike Connections							
Bike/ Scooter Share	Bike Lockers	Bicycle Racks	Bike Maintenance Facilities				
Pedestrian							
Sidewalk Connection	Wheelchair Accessible	Shelter	Bench	Connection to Regional Trails	Public Space	Welcome Center / Restrooms	Artistic Elements
Vehicle Connections							
Parking spaces	EV Charging Stations	TNC Pick up/ drop off	Car Share	Non- emergency medical transport			
Info/Signage							
Wayfinding	Real-time information	Route Info	Available spaces counter	Wi-Fi Connectio n			
Transit Connections							
Bustang/ Outrider	Local Transit	Existing/ Future Rail	National Bus Service	Airport/ Resort Shuttles			
Transit-Oriented Development							
Retail	Office Space	Residential	Parcel Pick-up and Delivery				





PINE CANYON - COMPREHENSIVE PLAN ANALYSIS



JANUARY 2023

COMPREHENSIVE PLAN CONSISTENCY

This section describes the Application's consistency with the 2040 Douglas County Comprehensive Plan (CMP). The blue text is taken directly from the CMP.

URBAN LAND USE

Urban development is generally characterized by residential uses at a gross density greater than one dwelling unit per 2.5 acres, although densities of a particular development within an urban area may be lower. Commercial, business, and industrial zoning, including uses within a planned development that are of a similar scale and character, are also considered to be urban.

Urban land uses are directed primarily to the northern portion of the County, including the Primary Urban Area, Chatfield Urban Area, and municipalities, as well as existing Separated Urban Areas as depicted on the Land Use Map.

The Plan includes information and ideas compiled from public input and planning staff analysis conducted in the preparation of this update. The urban land use section also draws from the Metro Vision 2040 Plan, adopted by the Denver Regional Council of Governments (DRCOG) in recognition and support of regional goals and objectives for open space, freestanding communities, a balanced transportation network, urban centers, environmental quality, and senior-friendly development.

Urban development in Douglas County should consider environmental and visual resources that include wildlife, habitat, recreation, and sense of place. Balancing these values as the County grows will ensure a high quality of life for current and future citizens.

Pine Canyon's application reflects a high-quality,

stand-alone community with over a third of the property preserved as open space. The Property's distinct vegetation and natural terrain, as well as its strong character will contribute to the creation of a special sense of community, and ensure a high quality of life for current and future citizens.

GENERAL URBAN LAND USE

Goal 2-1

Improve and enhance existing infrastructure; support healthy living; reduce vehicle miles travelled; maintain air quality standards; and conserve open space.

The Pine Canyon proposal contains cutting-edge technological infrastructure achievements and enhancements of existing surrounding infrastructure. The Applicant anticipates providing its fair share towards mitigating impacts. The proposal contains a unique opportunity for a CDOT-sponsored Mobility Hub. The ownership group has coordinated with CDOT's Division of Transit and Rail for years, and is extremely excited to propose a Mobility Hub adjacent to I-25. CDOT's Mobility Hub will serve residents and businesses throughout the County as a regional transit location for CDOT's statewide Bustang program, as a first phase. A consistent transit service for Douglas County will not only provide residents with a dependable commuting option up and down the Front Range, it will also mitigate traffic, reduce single-occupancy vehicle miles, assist in maintaining air quality standards, and will help make travel times on I-25 more reliable. The CDOT Mobility Hub is being designed so that when subsequent different modes of high-speed transit come online along the Front Range, the Hub can adapt so that it can best accommodate the needs of any new form of transportation, which will reduce vehicle miles, and assist in maintaining air quality standards.

The application includes over 170 acres of Open Space/Park uses, a portion of which will complete an important link of Open Space along the Plum Creek corridor. The design and locations of open spaces and park areas were carefully chosen to harmonize with existing regional recreational



systems. A comprehensive, integrated trail system connects the 170+ acres of parks and open space.

Objective 2-1A

Direct urban-level development to designated urban areas.

The Pine Canyon property is located within a designated urban area.

POLICY 2-1A.1

Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map.

The Pine Canyon property is located within the Municipal Planning Area identified on the CMP Land Use Map.

POLICY 2-1A.2

Prioritize the build-out of existing urban areas over approval of new urban development.

The Pine Canyon property is located within an existing urban area.

Objective 2-1B

Encourage development that supports healthy communities.

The Pine Canyon proposal includes a healthy mixture of connected Park and Open Space areas with trail corridors, housing alternatives, a CDOT-sponsored transit Mobility Hub with associated Transit Oriented Development, and anticipated non-residential uses which, when taken in combination, all contribute to the creation of a healthy community.

POLICY 2-1B.1

Encourage health-promoting design through the development review process.

With approximately 173 acres of Open Space/ Park areas woven through the community, the Application includes many opportunities for healthy outdoor activities and opportunities.

Further details will be identified in future design phases.

POLICY 2-1B.2

Support community efforts that provide healthy lifestyle choices.

We anticipate having a robust system of HOAs and Metro Districts which can encourage community efforts that provide healthy lifestyle choices through community events, trail and park maintenance, etc.

Objective 2-1C

Ensure development in designated urban areas is consistent with the CMP.

This proposal includes a discussion of the Application’s consistency with the CMP.

POLICY 2-1C.1

Achieve consistency among land use and development regulations, the Capital Improvements Program, and this Plan through careful review and coordination during the development review process.

As part of the submittal of this application, the Applicant has carefully reviewed and tailored its Application. The Applicant anticipates that County agencies review and coordination will continue throughout the review process.

POLICY 2-1C.2

Determine the actual density or intensity of development at time of subdivision or site improvement plan by considering the potential environmental and visual impacts; availability of community facilities and services; and compatibility with existing, adjacent or planned uses.

The Application reflects a mirroring of adjacent land uses where possible. The proposal is compatible both in terms of the type of use, residential on the east side of the property, and Mixed Use on the east side of the property, and reduced density at our property boundaries.



POLICY 2-1C.3

Support the rezoning of urban zoned lands to be consistent with the Plan's goals, objectives, policies, and Land Use Map.

As part of its submittal of the Applicant carefully reviewed the CMP's goal, objectives, policies, and Land Use Map. This Document is a point by point analysis.

Goal 2-2

Support environmental systems comprised of water, wildlife, wildlife habitat, recreation and sense of place.

In addition to the extensive trail system, which was designed to limit wildlife impacts, Pine Canyon is proud to propose establishment of the Walter J. Scott Riparian Preserve. This 60+ acre section of the land will be dedicated and protected through a conservation easement which will preserve the Property's riparian features and its agricultural history. The Preserve's location was specifically selected to protect the County's identified Wildlife Migration Corridor, the County's Riparian Conservation Zone (RCZ), threatened species habitat, cultural points of interest, and the natural, sensitive character of the riparian wetland landscape.

Objective 2-2A

Balance development with preservation of environmental and visual resources.

The Application's character and style are intentional, complimenting the Property's valued environment and visual resources. The major environmental and visually sensitive areas are found along the East Plum Creek corridor and the Ponderosa Pine treed areas. Both of these areas have been carefully addressed. The Plum Creek corridor is being preserved as the Walter J. Scott Riparian Preserve, and particular portions of the treed areas have been incorporated into two local parks, open spaces, and trail corridors. Development standards, overlot grading limits, view plane considerations, and the Applicant's Forest Management Plan have all been crafted to reflect Pine Canyon's natural beauty and resources.

POLICY 2-2A.1

New development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats, movement corridors, and habitat linkages.

While none of the property is identified as high value wildlife habitat, a wildlife study was conducted. The only wildlife movement corridor is in the East Plum Creek corridor, which is being preserved as the Walter J. Scott Riparian Preserve. The remainder of the property is planned with an interconnected network of trails and open spaces.

POLICY 2-2A.2

New development should support, through the provision of significant open space, the conservation of habitats, movement corridors, and habitat linkages as indicated in the study.

With over 170 acres of preserved Open Space, the Application carefully limits the impact upon wildlife habitat. The only movement corridor is the East Plum Creek corridor, which the Application preserves as the Walter J. Scott Riparian Preserve. This area represents the highest concentration of wildlife habitats and only identified movement passageway on the property. The Application's winding network of interconnected trails was designed to limit impacts upon wildlife and habitats.

POLICY 2-2A.3

Any new development should include a comprehensive trail study that considers wildlife, habitat, wetlands, and local and regional connections for all users. Studies should account for off-site conditions and impacts.

The Application features a comprehensive trail network. The Applicant seeks to connect to the existing off-site trail networks and thereby secure a robust, regional connected trail network.

Goal 2-3

Provide connected parks, trails, and recreational facilities appropriate to the scale of the development.

The Application provides a well-connected Park



and Open Space network. The County requirement is for Local Parks to be provided for at a size requirement of 0.015 acres per unit, and Regional Park are to be provided for at a size requirement of 0.030 acres per unit. These requirements are being met on site, and the PD Plan reflects these dedications. The Application contains over 170 acres being of Park/Open Space uses, including the 60+ acres Walter J. Scott Riparian Preserve. The Application also proposes recreational improvements in the form of a dedicated Outdoor Fitness Facility (modeled after the Highlands Ranch Metro District's Outdoor Fitness Court) which will provide the public with a free-to-use facility for a variety of ages, skill-levels, and recreational abilities.

Objective 2-3A

Demonstrate the provision of neighborhood and community parks, trails, and recreational facilities.

The Application features a robust trail network, with connected Park and Open Space areas, and an Outdoor Fitness Facility. The Applicant anticipates that more detailed design will emerge after initial rezoning.

POLICY 2-3A.1

Ensure new development proposals provide parks and trails that are accessible to all, including young children, teenagers, the disabled, and older adults.

After rezoning, the Applicant intends to work with the County to ensure that the 170+ acres which are being set aside for Parks, Open Spaces, and Trail corridors are accessible to all.

POLICY 2-3A.2

Strongly encourage multi-use trails to connect urban residential development to parks, open spaces, schools, recreational facilities, neighborhood and community activity centers, to other neighborhoods, and to a network of public trails. Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate.

Even at this early design state, the Application proposes Open Space corridors and trails where they are the most practical. These trails are designed to connect into a greater regional network

to ensure that residents are easily connected to any desired destination they choose. The Applicant intends to work with the County at the appropriate time to ensure that the appropriate amenities are included within the well-connected, multi-use trail network.

POLICY 2-3A.3

Encourage the construction of recreation centers in new residential development or contributions toward the expansion of the existing facilities, to lessen the burden on existing public facilities.

The Application includes a dedicated Outdoor Fitness Facility within the local parks system. This fitness facility will offer a free-to-use recreational experience to the public of all ages, abilities, and skills. At future stages, the Applicant intends to analyze additional appropriate locations and recreational type uses.

POLICY 2-3A.4

Ensure that tot lots, pocket parks, and other recreational facilities are provided in urban developments.

The Applicant agrees that tot lots, pocket parks and other recreational facilities are important amenities of quality, healthy and marketable community. The details of the design and location of these elements will be defined later in the entitlement process.

Goal 2-4

Establish public spaces or gathering places in new and existing neighborhoods.

Public spaces and gathering spaces will be provided within the Pine Canyon community.

Objective 2-4A

Locate gathering places and activity centers to serve as the heart of a community, to provide a sense of identity, and a place for services.

Even at this early stage, the Application depicts a connected Park and Open Space network that include gathering places and activity areas that will provide the community with a unique identity.

POLICY 2-4A.1



Consider existing or planned, adjoining development when designing neighborhood centers.

The Application reflects buffering of adjacent existing and planned adjoining development throughout the entire planning process. The Application contains several varied neighborhood centers, all of which will be connected to the trail network through a combination of off-street trails and sidewalks where appropriate. The Applicant also anticipates that the area surrounding CDOT's Mobility Hub will act as the primary Neighborhood Center, and the proposal includes a connection from the more residential eastern portion of the property underneath I-25, providing a much needed direct linkage for the entire regional community.

SECTION 2 URBAN LAND USE

POLICY 2-4A.2

Plan neighborhood centers as a focal point and a gathering space for residents, including, but not limited to, the following uses:

- Elementary school
- Neighborhood park
- Small single- and mixed-use retail and residential development
- Recreation center or other public or neighborhood facility
- Open space
- Linked trails and pedestrian paths

The Application includes all of these uses within close proximity to each other to create a community focal point. A centrally located Elementary School is planned adjacent to a neighborhood park area, which the Applicant anticipates will include a recreational improvement. These amenities are all connected to Mixed Use retail and residential area at the Mobility Hub by the extensive trail and pedestrian path network.

POLICY 2-4A.3

Link neighborhood centers to residential development through a system of trails and sidewalks.

The Application reflects that residential areas are linked to the Neighborhood Center areas with a

combination of trails and sidewalks.

POLICY 2-4A.4

Plan neighborhood centers that are easily accessible, centrally located, and visible to the community.

Neighborhood center type uses include the Elementary School, Neighborhood Parks, and the TOD mixed-use area adjacent to CDOT's Mobility Hub. All of these areas are easily accessible, centrally located, and visible to the community.

POLICY 2-4A.5

Design neighborhood centers to reflect and enhance surrounding development by using high-quality design that considers compatible scale, form, color, materials, and other architectural characteristics.

The Application includes imagery and design intent statements that will be utilized in the creation of architectural Design Guidelines that will ensure a cohesive and unique high-quality design for the community. Additionally, specific design standards have been included within the PD documents.

POLICY 2-4A.6

Design neighborhood centers to be pedestrian oriented and supportive of a wide range of transportation choices.

Pine Canyon will have several varied neighborhood centers, all of which will be connected to the trail network through a combination of off-street trails and sidewalks where appropriate. The most significant neighborhood center is likely to be surrounding CDOT's Mobility Hub, which provides an alternate transportation choice.

Goal 2-5

Design development to complement both the natural and historic landscape.

The Application's overall theme and character establish visual harmony throughout the community, and a consistent image within its setting. The master plan was inspired by national and state parks, where active use has been successfully introduced into exceptional natural places. For that reason, the project's theme and character are found most often in



those parks, where the overriding objective was to build in harmony with nature. Additionally, the riparian aesthetic and the Property's award-winning agricultural history will both be honored and maintained via the Walter J. Scott Riparian Preserve.

Objective 2-5A

Minimize the impact of development on natural and historic resources.

The Application maintains significant areas of natural resources. The Walter J. Scott Riparian Preserve maintains the vibrant natural habitats around East Plum Creek, and honors the historic agricultural uses that the ownership family has perpetually stewarded for more than 100 years. Additionally, Pine Canyon has completed various studies including a Cultural Resources Report, a Geological Hazard Evaluation and Geotechnical Investigation, a Forest Management Plan, and others to guide land use decisions.

POLICY 2-5A.1

Locate development away from environmentally and visually-sensitive lands, including, but not limited to, primary ridges, bluffs, and horizon lines.

The Application reflects environmentally- and visually-sensitive designs. The Application's design guidelines and character designations reflect natural resources. Primary ridges have been incorporated into the connected Open Space network. Overlot grading is prohibited and building heights are restricted in particular planning areas to appropriately honor primary ridgelines and view planes.

POLICY 2-5A.2

Protect the integrity of urban areas by protecting, where appropriate, views to and from significant natural features.

The Application protects the Property's natural features. Overlot grading is prohibited and building heights are restricted in particular planning areas to honor view planes.

POLICY 2-5A.3

Design drainageways to reflect or complement the natural landscape, incorporate and enhance natural

vegetation, minimize hard improvements, and provide wildlife habitat and recreational amenities.

The primary drainage way is East Plum Creek, which the Application proposes to protect as an Open Space area. Additionally, the smaller natural drainage areas on the property are generally incorporated into the connected Open Space network, and specific commitments in the Plan ensure naturalized drainages. Additional design will occur after rezoning.

POLICY 2-5A.4

Use creative design and planning approaches to mitigate environmental and visual impacts on the natural terrain, such as bluff lines, open spaces, hogbacks, major drainageways, or other adjacent topographical features.

The Application contains an Open Space network, including the large East Plum Creek corridor area and areas designed to incorporate the forested areas. Drainage plans have all been planned to mitigate environmental and visual impacts to the natural terrain.

POLICY 2-5A.5

Encourage compact development patterns that conserve natural resources.

The Application includes a mix of housing opportunities that include more compact development patterns surrounded by the coordinated Open Space network.

POLICY 2-5A.6

Encourage new development to incorporate, conserve, and re-use historic structures and cultural resources.

The historical structure on site, the homestead, will be preserved as part of the Walter J. Scott Riparian Preserve. This homestead includes a home built in 1912 and a blacksmith shed used by Ivan Cramer in the 1940s while he served as the Douglas County blacksmith. Additionally, the Applicant expects additional cultural resources identified in the Cultural Resources Report will be investigated later in the entitlement process.

POLICY 2-5A.7



Minimize impacts of new development adjacent to state parks through the establishment of appropriate land uses, provision of open space, visual buffering and screening, and other techniques.

The Pine Canyon property is not adjacent to a State Park.

Goal 2-6

Achieve compatibility between residential and nonresidential land uses, in terms of land use and design.

The Application reflects land use designations designed for compatibility between all uses. Residential uses are strategically located to create a community for residents to be able to live, work, and play. Compatibility with existing, older land uses outside the Property was also heavily considered in all planning, as all planned uses mirror those already built adjacent to this new community.

Objective 2-6A

Locate new residential development adjacent to compatible land uses.

Residential uses are all planned in areas to achieve compatibility with existing outside communities.

POLICY 2-6A.1

Locate residential development away from areas that exceed an outside noise level of 65 DNL.

The Applicant coordinated with CDOT regarding noise studies. The Application reflects that all residential development is located outside areas impacted by noise levels over 65 DNL.

POLICY 2-6A.2

Mitigate noise using setbacks, berms, and building materials. High sound walls located adjacent to the street pavement or sidewalks without landscaping or berming, that limits important views, is inconsistent with this Plan.

The Application does not propose sound walls.

POLICY 2-6A.3

Locate residential development away from intensive industrial uses that emit noise, dust, fumes, odors, refuse, smoke, vapor, light, and

vibration, including wastewater treatment plants, environmentally hazardous areas, or other land uses that pose a threat to public health and safety.

There are no planned residential areas planned in proximity to intensive industrial uses, or other land uses that would pose a threat to public health or safety.

Objective 2-6B

Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.

Land uses have been specifically designed to facilitate a sense of community identity. This design is exhibited in the neighborhood center areas around the CDOT Mobility Hub and the elementary school site. These amenities will help bring future residents together in places to work and play as a community. Later, after rezoning, the Applicant intends to identify design techniques that will provide additional compatibility between residential and non-residential uses.

POLICY 2-6B.1

Use natural landscape features to define development boundaries where appropriate.

The natural topography and vegetation have been used to aid in defining the areas of development, and the coordinated Open Space network. Overlot grading and building height limits have been placed on specific planning areas, which reflect distinctive natural landscape features.

POLICY 2-6B.2

Blend the existing character of adjoining developments with the design of new developments.

Land uses are planned to mirror existing developments around the Property. The Applicant anticipates similar design patterns adjacent to the older, existing residential projects along the Property's southern boundary.

POLICY 2-6B.3

Support the establishment and enhancement of community separators by creating open space buffers, utilizing natural landforms and tree



plantings to screen views and provide wildlife habitat.

We have incorporated a significant open space buffer along the southern portion of the east side of Pine Canyon as a separator to the adjacent residential uses. This buffer will act preserve the natural landforms and existing Ponderosa Pine vegetation to help with screening views for both future Pine Canyon residents and neighbors, and will protect wildlife habitat.

Objective 2-6C

Design urban streets to provide an aesthetically-pleasing environment while maintaining conveyance, convenience, and public safety.

These details will be provided after rezoning.

POLICY 2-6C.1

Establish a street hierarchy that provides a sense of order and scale with a pattern that allows for users to find their way.

The Applicant anticipates a street hierarchy through the property and such hierarchy is included in the Applicant’s Traffic Impact Study.

POLICY 2-6C.2

Encourage neighborhood connectivity. Connect local and collector streets, where appropriate, and minimize the use of cul-desacs.

The Application reflects excellent road and street access providing much needed neighborhood connectivity. A new east/west connection will be provided through the Property to connect Front Street and Founders Parkway. Likewise, Woodlands Boulevard will be extended north of Scott Boulevard through the property for a future north/south connection between Fifth Street and Founders Parkway once the area to the north of Pine Canyon develops. These two roadways will intersect on site to provide new linkages for all directions. Additionally, Pine Canyon anticipates an underpass connection underneath I-25 which will provide access to the CDOT Mobility Hub and a new east/west connection for the entire region.

POLICY 2-6C.3

Provide landscaped medians within arterial streets,

where possible, to break up street expanse and provide safety islands where pedestrians can pause when crossing the streets.

The details of the street designs will be provided following rezoning. The Applicant looks forward to working with the County to ensure the Proposal contains safe streets for the community.

POLICY 2-6C.4

Create interesting streetscapes along arterials and collectors using plantings, lighting, special paving, etc.

While Pine Canyon anticipates meeting this policy in multiple ways, the details of the street designs, including planting, lighting and any special paving will be provided after rezoning, as the project proceeds to detailed design.

Objective 2-6D

Integrate site and architectural variety, and provide housing choices in neighborhood design.

The Application contains a cohesive overall design character with a variety of housing choices.

POLICY 2-6D.1

Encourage diversity in residential design through variation in color, facade treatment, and lot size.

The Application incorporates visual harmony throughout the community, and a consistent image within its setting. Design diversity will be ensured by the mix of housing types and sizes. Design guidelines are incorporated in the Statement of Commitments and will be established and enforced by Pine Canyon Metro Districts.

POLICY 2-6D.2

Design a varied and interesting streetscape that includes the use of street trees.

The Applicant anticipates that streetscape designs will include the use of street trees, as well as natural plantings consistent with the beautiful natural property.

POLICY 2-6D.3

Provide transition, through appropriate design techniques, from residential development to open



space and adjacent nonurban areas.

Transitions have been planned throughout Pine Canyon. Open Space buffer areas, integrated Local Parks, and an extensive trail network all aid in transitions. Additional details of these transition areas will be included in subsequent land use approval phases.

POLICY 2-6D.4

Encourage house design that places the garage behind the front entrance plane of the building.

This policy will be analyzed with the future planning efforts, and will be balanced with the importance of siting the homes within the natural terrain and vegetation.

POLICY 2-6D.5

Encourage mixed residential densities to create a diversity of housing types, sizes, and price ranges.

The Application includes a diversity of housing types, sizes, and price ranges.

Objective 2-6E

Ensure nonresidential development is compatible with surrounding land uses and the natural environment.

The Application is compatible with the adjacent existing residential land uses both in terms of use and intensity. The Application’s planning areas have been defined to incorporate the natural environment, and to respect that environment with forest management and tree preservation plans, and overlot grading limitations.

POLICY 2-6E.1

Locate nonresidential development in the PUA, SUAs, Chatfield Urban Area, and the municipalities. Concentrate this development in nodes, clusters, or centers. Strip or isolated development is inconsistent with this Plan.

The entire property is within a municipal urban area, non-residential portions of the plan are coordinated into the overall community design. The Application does not contain any strip or isolated developments.

POLICY 2-6E.2

Encourage uses such as office, institutional, and open space as a transition area between residential and major commercial or industrial areas.

The area surrounding CDOT’s Mobility Hub is anticipated to include Office type uses. The Applicant believes this use will provide a smooth transition between the residential and commercial areas. Open Spaces enclose the Resort area providing a natural transition from the residential areas.

POLICY 2-6E.3

Locate and design intensive nonresidential land uses to minimize conflicts with residential developments, agricultural uses, wildlife areas, and environmentally or visually-sensitive areas.

The area surrounding the CDOT Mobility Hub is likely to include the most intensive non-residential uses. The CDOT Mobility Hub area is bounded by existing light industrial uses or zoned property on the north and south, I-25 on the east, and Liggett Road on the west. The compatible land uses on the north and south, and the major roadways to the east and west provide significant identifiable boundaries for this area.

Objective 2-6F

Ensure residential and nonresidential building design, scale, and orientation are compatible with the natural and built environment.

The Application reflects an overall character and theme that facilitates compatibility with the natural and built environment.

POLICY 2-6F.1

Design large structures to visually break up building mass.

These details will be analyzed after rezoning approval.

POLICY 2-6F.2

Encourage the use of high-quality materials in the construction of buildings.

These details will be analyzed after rezoning approval.

POLICY 2-6F.3



Design nonresidential development to emphasize human scale and create pedestrian and transit connections, where appropriate.

These details will be analyzed after rezoning approval. The area around CDOT's Mobility Hub will facilitate pedestrian and transit connections.

POLICY 2-6F.4

Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.

These details will be addressed after rezoning approval.

Objective 2-6G

Design lighting as an integral element of development.

These details will be addressed after rezoning approval.

POLICY 2-6G.1

Design lighting to minimize off-site illumination into residential and public-use areas, in conformance with the Douglas County Zoning Resolution.

These details will be analyzed with future designs. The Applicant will conform with the Douglas County Zoning Resolution.

POLICY 2-6G.2

Encourage the use of light fixtures that adhere to dark-sky practices in residential and nonresidential development.

Light fixtures that adhere to dark-sky practices will be incorporated into the Pine Canyon community.

Goal 2-7

Foster a balanced community and robust economy.

The Application includes a balance of residential and non-residential uses. The planned Mixed Use, Commercial, Business/Light Industrial areas will bolster Douglas County's economy. CDOT's Mobility Hub will be an valuable transportation amenity for both prospective residents and businesses.

Objective 2-7A

Promote development patterns and community design that meet the needs of residents.

The Application reflects a balance of residential and non-residential uses, including a School site, Park areas, and Open Space trail networks that will meet the needs of residents.

POLICY 2-7A.1

Encourage a variety of housing that fits different lifestyles and needs.

The Application contains a variety of housing opportunities for a variety of lifestyles and needs throughout the community.

POLICY 2-7A.2

Incorporate mixed-use development in new and existing communities.

Over 35 acres are identified as mixed-use, which will be available to both existing and future residents and businesses.

POLICY 2-7A.4

Encourage building and site design that provides safety and security.

The mix of uses, variety of residential types, Open Space and Park areas all contribute to the creation of a community that will provide safety and security through the diversity of the community.

POLICY 2-7A.5

Promote community gardens, farmers markets and produce stands, where appropriate, within urban areas.

Pine Canyon strongly supports the goal of showcasing innovative approaches to agriculture in the 21st century and believes incorporating these ideas into urban areas is an excellent goal which we look forward to working on with the County in future designs.

Objective 2-7B

Promote the availability of community services.

These details will be addressed after rezoning.

POLICY 2-7B.1



Encourage the use of private activity bonds (PABs), in partnership with municipalities, to create opportunity for diverse housing development.

These details will be addressed after rezoning.

POLICY 2-7B.2

Support the Douglas County Housing Partnership's efforts to provide attainable housing.

Pine Canyon supports the County's efforts to provide attainable housing and looks forward to working on with the County.

POLICY 2-7B.3

Create opportunities for residents to access transportation and community services.

CDOT's Mobility Hub and connection from the east portion of the property will provide current and future residents access to reliable, statewide transportation infrastructure to which they would otherwise not have immediate access.

POLICY 2-7B.4

Establish partnerships to provide enhanced access to community services.

Over the past few years, Pine Canyon and CDOT have formed a strong partnership supporting a CDOT Mobility Hub on the property which will provide access to statewide transportation infrastructure for current and future residents and businesses throughout Douglas County. The CDOT Mobility Hub will integrate into the overall development of Pine Canyon to help provide a cohesive environment within which residents can live, work, and play. Pine Canyon looks forward to creating additional partnerships throughout the region in the future.

Objective 2-7C

Promote economic development and employment opportunities.

Pine Canyon looks forward to bringing economic development to the region by adding 600,000 square feet of commercial and industrial uses which will be enhanced and optimized by the adjacent CDOT Mobility Hub. Additionally, the Resort Spa area will offer a unique, welcoming amenity that will both provide and attract economic

development. Finally, the design and construction efforts for the entire project will all stimulate economic development for the region.

POLICY 2-7C.1

Establish economic development partnerships that enable residents and businesses the opportunity to prosper.

Pine Canyon is open and excited to establish economic development partnerships as we continue through the design and development processes.

POLICY 2-7C.2

Foster relationships with businesses to encourage their retention and expansion.

Pine Canyon very interested in fostering the vitality and growth of existing businesses throughout the region, and we look forward to deepening local business relationships as we continue through the design and development processes.

POLICY 2-7C.3

Provide incentives to foster a vibrant business environment.

Pine Canyon very interested in fostering the vitality and growth of existing businesses throughout the region, and we look forward to deepening local business relationships as we continue through the design and development processes.

POLICY 2-7B.4

Support workforce development efforts to meet the needs of area residents and businesses.

Pine Canyon very interested in fostering the vitality and growth of existing businesses throughout the region, and we look forward to deepening local business relationships as we continue through the design and development processes.

Goal 2-8

Conserve resources.

Pine Canyon is keen to ensure the conservation of its resources. Our innovative water supply plan seeks to use only a portion of our available water rights portfolio. Water use on site will be governed by both a Water Efficiency Plan and a Land Application Management Plan to ensure



conservation. 100% of Pine Canyon’s wastewater will be treated, recycled, and reused. A Forest Management Plan was commissioned which has already been used, and will continue to be used to ensure the healthy and vitality of the forested parts of the Property, while mitigating the risk of potential devastating wildfires. A tree preservation plan is incorporated in the Forest Management Plan. The entirety of the riparian area and wildlife movement corridor within the property is going to be preserved as Open Space via a conservation easement. Pine Canyon will continually be searching for new ways to conserve resources, and additional details will be addressed after rezoning approval.

Objective 2-8A

Minimize energy use in residential and nonresidential development.

Pine Canyon supports minimizing energy use in development and looks forward to analyzing the details of how to help achieve the goal.

POLICY 2-8A.1

Encourage energy- and resource-efficient design in development and building construction.

Pine Canyon’s innovative water plan was designed to maximize the efficiency of our vital water resources throughout the lifespan of the entire community. Pine Canyon supports energy- and resource-efficient design in development and looks forward to analyzing the details of how to help achieve the goal in the future.

POLICY 2-8A.2

Provide opportunities for solar energy utilization through subdivision and building design.

Pine Canyon supports solar energy utilization and looks forward to analyzing the details of how to help achieve the goal in the future.

POLICY 2-8A.3

Support the development and use of renewable energy resources.

One of the hallmark aspects of the Mobility Hub is the integration of alternative methods of transportation. While this includes multimodal

transportation options, it also focuses on providing enough infrastructure to promote electric vehicle use via designated parking spots and charging stations. Pine Canyon supports renewable energy use and looks forward to analyzing the details of how to help achieve the goal in the future.

POLICY 2-8A.4

Encourage development patterns that conserve energy resources.

The variety of land uses and housing types have been planned to conserve energy through access to transit and non-residential uses in proximity to the residential portions of the community.

POLICY 2-8A.5

Encourage on-site recycling centers and the recycling of building materials.

Pine Canyon supports local recycling efforts and looks forward to analyzing the details of how to help achieve the goal in the future.

Goal 2-9

Ensure development occurs concurrently with essential services and infrastructure.

The Pine Canyon property is well located in close proximity to existing infrastructure. An innovative water and sanitation system has received CDPHE Site Approval. This system will allow Pine Canyon to conserve a significant portion of its water rights portfolio, while recycling 100% of wastewater by implementing state-of-the-art treatment and irrigation technologies.

Objective 2-9A

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

The Pine Canyon property is located in close proximity to existing services and infrastructure. While the Property is close to existing infrastructure, the developed community will also provide both its own services and infrastructure (water, sanitation, recreation, etc.) and will mitigate its impact upon existing, older services and infrastructure

POLICY 2-9A.1



Evaluate the capacity of existing services and facilities to support development.

The Application contains reports evaluating the services and facilities that will be required for the creation of this community. As part of the Applicant's review, the capacity of existing services and older facilities was appraised.

POLICY 2-9A.2

Ensure that new development mitigates impacts to existing services and infrastructure.

The Application reflects the Applicant's mitigation efforts and proposals.

MUNICIPAL PLANNING AREAS

Municipal development plays a key role in the evolving landscape of Douglas County. The impact of municipalities on the natural and built environment, on adjoining communities, and on the provision of services can have far-reaching consequences. Similarly, development in the unincorporated County can have the same impacts. Municipal influence areas are planning areas established by the municipality's master plans. Municipal influence areas often surround, or are adjacent to, a municipality's municipal planning area. While municipal development is not planned for these areas, they are considered important to jurisdictions because of the potential impact development could have from an economic, visual, environmental, urban service, or water quality perspective.

The following goal, objectives, and policies are intended to guide development decisions by the County for proposed land uses within the unincorporated lands located in designated municipal planning and influence areas. Policies affecting unincorporated residents are also established to provide direction to municipalities. These policies serve as a framework for a cooperative relationship between jurisdictions.

The Pine Canyon property is located within a Municipal planning area. The ownership group is comprised of descendants of the Scott family, who have been County residents for over 150 years. The family, now in its 6th generation in Douglas County,

originally settled in by way of the Homestead Act. The property in this application was formed out of the center portion of the historic Scott ranch that is still used for active agricultural operations today. A large additional portion of the Scott ranch is located on Pine Canyon's northern border. The proposed residential uses match densities and housing options of the older Woodlands and Escavara residential communities, both of which were built upon land which was also part of the original Scott ranch. With generous trails, open space, and a special riparian preservation concept, the Application enhances important economic, environmental, and aesthetic values which are held highly by both the County and the Town.

Goal 2-16

Encourage coordinated Comprehensive Master Plans between the County and municipalities.

The County's CMP and the Town of Castle Rock's Plans coordinate nicely, and this proposal is compatible with both. The Pine Canyon team has worked with the Town in the past. However, given the Applicant's long-standing relationship with County staff, the ownership team ultimately decided to create this exciting wholistic community where residents can live, work, and play, while enjoying a spectacular Colorado environment, in a community and in homes that feel like a natural extension of the landscape. By doing so, Pine Canyon can more completely embody its two defining principles of upholding tradition and championing innovation.

Objective 2-16A

Mutually agree upon major land use planning concepts.

The County and Town agree on the major land use concepts as reflected in both County and Town documents which show very similar land uses.

POLICY 2-16A.1

Coordinate with municipalities to address major land use issues such as annexation and adjacent development.

We understand that this application will be reviewed in the context of coordination with the municipality to address major land use issues.



Through a previous unsuccessful, extensive, multiyear annexation petition, Town staff and Council are familiar with the property and the major land use proposals. Coordination will continue throughout the planning and referral processes.

POLICY 2-16A.2

Maintain open communication, build relationships, and address areas of mutual concern between the County and municipalities.

The Applicant will continue to work with the County to address potential areas of mutual concern between the County and other municipalities.

Objective 2-16B

Ensure development inside Municipal Planning Areas (MPAs) is consistent with the Douglas County Comprehensive Master Plan.

Pine Canyon exists entirely within a MPA. The Application includes this analysis of how the proposal is consistent with the CMP.

POLICY 2-16B.1

Support the annexation of existing, unincorporated planned developments within MPAs.

Pine Canyon will create a new planned development community. We anticipate interfacing often with the County and the Town throughout the lifespan of the development.

POLICY 2-16B.2

Protect the municipal sales-tax base by encouraging owners of undeveloped, unincorporated lands within MPAs to petition municipalities for annexation and development.

The Town of Castle Rock has recently approved projects that provide significant municipal sales-tax. While the Pine Canyon proposal is not requesting annexation, the proposed residential and commercial projects would enhance local municipal sales tax revenue by adding new residents, businesses, and workers who would take part in local economic opportunities.

POLICY 2-16B.3

Municipal annexations by non-Douglas County-based municipalities that may adversely impact the fiscal viability of special districts, municipalities, or planned communities, or that do not conform to Non-urban designations and uses, are inconsistent with this Plan.

This policy does not impact Pine Canyon, as it will never consider annexation to a non-Douglas County-based municipality.

POLICY 2-16B.4

Support annexation of a total community into a municipality to give residents a greater say in land use issues affecting their community. Annexations of only commercial development, leaving the residential component under County jurisdiction, are inconsistent with this Plan.

Pine Canyon is not requesting annexation. While annexations of just commercially planned areas have been proposed and accepted by municipalities in the past, Pine Canyon did not consider this path. Pine Canyon’s Application proposes a whole, complete community with a remarkable mixture of residential, commercial, and recreational uses in which residents can live, work, and play.

POLICY 2-16B.5

Mitigate potential land use impacts of new unincorporated development adjacent to municipalities. Encourage municipalities to mitigate land use impacts on adjacent unincorporated Douglas County development.

Pine Canyon has taken great care to understand its potential impacts with multiple studies addressing potential impacts. All impacts will be mitigated to the standards and recommendations presented in these, and any future, studies. We look forward to working with the County and municipalities to understand and mitigate impacts from adjacent communities upon Pine Canyon.

POLICY 2-16B.6

Land use applications for development on unincorporated lands within the MPAs shall be consistent with the goals, objectives, and policies of this Section 2, Urban Land Use.



The Application is consistent with the Douglas County CMP.

COMMUNITY RESOURCES - SECTION 5

Community resources refer to services and amenities provided to the Douglas County community. The services discussed in this section are special districts, educational facilities, emergency services, utilities, and waste disposal. (Transportation and water supply have their own sections in the Plan.) The amenities considered are libraries, cultural arts facilities, and cultural and historic resources. (Parks and trails are covered in the Parks, Trails and Open Space Master Plan.) The CMP expresses the community values regarding these resources through the following goals, objectives, and policies.

While most community resources are not provided by county government, this Plan encourages coordination between service providers and the County during development review to ensure services are provided in the right places and at the right time.

GOAL 5-1

Ensure the provision of adequate community resources in an efficient and cost-effective manner.

The Application includes abundant community resources and amenities.

OBJECTIVE 5-1A

Review existing and projected development to ensure that it does not overwhelm existing services.

The Application has been carefully reviewed by multiple federal, state, and local agencies throughout the planning process. Many community services will be provided by the community itself (via metro districts or HOAs). Other services, such as emergency services and educational facilities,

will be coordinated to ensure that providers are not overwhelmed.

POLICY 5-1A.1

Consider buildout rates, projected demand, and capacity when evaluating proposed development.

The Application reflects strategic phasing and buildout rates triggered by market demand as part of the planning and formation of the various Special Districts.

POLICY 5-1A.2

Coordinate service needs with relevant special districts, authorities, and municipalities.

Multiple special districts will serve Pine Canyon. Outside authorities and municipalities have been coordinated with during the planning process, and will continue to be consulted during construction and project completion.

OBJECTIVE 5-1B

Maintain a development pattern of contiguous and logical extensions of Community resources and infrastructure.

The Application reflects connections to and extensions of the existing network of Community resources and infrastructure. The Applicant and its special districts will continue coordination with resource providers as reflected in land use plans.

POLICY 5-1B.1

Encourage new development to be contiguous to existing development and infrastructure.

The Application reflects contiguous land uses and infrastructure.

POLICY 5-1B.2

Encourage multi-purpose use of public lands, facilities, or services to promote efficiencies.

The Application includes multiple land uses which maximize efficiencies.

GOAL 5-2

Provide educational facilities that serve the county's population.



The Applicant continues to work with the Douglas County School District. An Elementary School site will be dedicated as part of this PD. The Application also allows for potential higher education facilities or services.

OBJECTIVE 5-2A

Maintain a cooperative approach to planning for educational facilities.

The Pine Canyon team has demonstrated its cooperative approach to working with the Douglas County School District on planning for educational facilities, and will continue this cooperation throughout the project’s lifespan.

POLICY 5-2A.1

Encourage cooperation between the municipalities and the County to ensure adequate school facilities.

The Pine Canyon team supports the cooperation of municipalities and County regarding school facilities.

POLICY 5-2A.2

Support the school district’s ability to finance new schools as part of the development review process.

The Application proposes a new elementary school site and cash-in-lieu commitments. We look forward to future opportunities to continue our support of the School District.

POLICY 5-2A.3

Support tax incentives or other benefits to create partnerships between businesses and educational institutions.

Pine Canyon strongly supports partnerships between educational institutions and businesses and looks forward to opportunities to support such partnerships.

OBJECTIVE 5-2B

Schools should be safe, accessible, and prominent in the community.

The Application’s Elementary School site location reflects multiple discussion with the School District and is well served by both road and trail connections, so that students and families can

access the school by any means of transportation. The site is located a safe distance from state highways and is adjacent to a local park which will help ensure the school’s safety and prominence.

POLICY 5-2B.1

Encourage multiple uses of public school facilities.

The Pine Canyon team supports this concept and has included a local park on the east side of the proposed Elementary School site to help facilitate multiple uses for the school and site.

POLICY 5-2B.2

Encourage schools to locate adjacent to other community facilities to create neighborhood centers.

The Elementary school site has been planned with a park site immediately adjacent to it. This park is accessed easily by the trail network that will run throughout the property and region. The school site will also have easy access to other community facilities located at the mixed-use planned areas via pedestrian and biking trails.

POLICY 5-2B.3

Ensure that schools are accessible to the community via a connected network of roads and trails.

The Application includes an Elementary School site in a prominent location that is well served by both road and trail connections.

SPECIAL DISTRICTS

GOAL 5-3

Promote the sustainability of special districts.

Pine Canyon will be developed with the integral help of special districts to construct and operate cutting-edge and cost-effective facilities. Multiple reports demonstrate the sustainability of the proposed special districts.

OBJECTIVE 5-3A

Ensure special districts are financially sound.

Pine Canyon will be developed with the integral help of special districts. As part of the full review process, the financial viability of the proposed



districts has been analyzed and found sufficient by multiple parties, including the County's financial consultant.

POLICY 5-3A.1

Require a detailed, independent evaluation of all special district financing plans.

All special district financial planning documents have been, and will continue to be reviewed as part of the County's robust review process.

OBJECTIVE 5-3B

Ensure district management is in the best interest of county residents.

All special district service plans will be reviewed and approved by the County and its Board of Commissioners. All Special Districts will file yearly reports with the County detailing their operations, financial viability, and consistency with adopted service plans.

POLICY 5-3B.1

Ensure district activities and operations are consistent with the service plan.

All special district service plans will be reviewed and approved by the County and its Board of Commissioners. All Special Districts will file yearly reports with the County detailing their operations, financial viability, and consistency with the service plan.

LIBRARIES

GOAL 5-4

Ensure library resources are available to all county residents.

Douglas County Library's Castle Rock location is less than 3 miles from Pine Canyon, and the Castle Pines location is less than 7 miles from Pine Canyon. Future residents will have excellent access to library resources.

OBJECTIVE 5-4A

Develop a coordinated approach to provide library resources.

The Pine Canyon team supports this concept and looks forward to future opportunities to assist in

providing library resources.

POLICY 5-4A.1

Cooperate with the Douglas County Libraries Board of Trustees to mitigate growth-related impacts through planning, growth monitoring, and the land development review process.

The Pine Canyon team supports this concept and looks forward to opportunities to achieve this goal.

OTHER UTILITIES

GOAL 5-5

Maintain high quality standards in planning for utility sites.

The Application includes utility safety buffering per County standards.

OBJECTIVE 5-5A

Minimize impacts to the surrounding area.

At this time the largest utility being planned is the wastewater reclamation facility. The facility will be self-contained with limited and low impact upon the adjacent open space area. The Application reflects a location that is not close to any planned or existing residences.

POLICY 5-5A.1

Apply design standards to ensure compatibility.

Pine Canyon has carefully crafted its plan to be compatible with its neighboring communities and their various uses. Design Guidelines will be created by Pine Canyon special districts to apply property design standards. All Douglas County standards will be met to further ensure this compatibility.

POLICY 5-5A.2

Recognize the technological, operational, maintenance, and safety constraints of these uses while balancing community desires to mitigate impacts to the natural and built environment.

Utilities within Pine Canyon are being designed to take advantage of the natural environment so as to mitigate impact, while paying special attention to any constraints. The Application conforms to all applicable Douglas County standards.



POLICY 5-5A.3

Encourage high tension power lines and electrical substations be located away from residential and visually significant areas, where feasible.

The closest sub-station is approximately 1.2 miles south of the southeast corner of the Pine Canyon property. Existing powerlines parallel the southern boundary on the eastern side of the property, and the Founders Parkway frontage. The Application includes significant buffering of all such powerlines.

POLICY 5-5A.5

Encourage the joint use of utility corridors for new or upgraded major transmission lines.

The Pine Canyon team fully supports this and is coordinating with energy providers regarding utility corridor plans.

POLICY 5-5A.6

Provide adequate right-of-way or setbacks to dissipate electromagnetic fields and noise and to mitigate visual and other land use concerns.

The closest planning area boundary adjacent to an old power line is approximately 138 feet from the center of the powerline easement. The Applicant anticipates that the provider will replace the poles on this line in the near future, and will seek additional safety and aesthetic measures at that time. The powerlines sit approximately centered in a 75' easement.

POLICY 5-5B.1

When feasible, locate facilities on existing structures, e.g., buildings, communication towers, water towers, smokestacks, windmills, silos, sign structures, or light poles, or in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening and backdrop.

If telecommunication facilities are required, this policy will be met.

POLICY 5-5B.2

Balance the need for telecommunication services and the desire to preserve the visual environment.

Pine Canyon agrees with this policy, and we look forward to working with the County to ensure that this policy is met.

EMERGENCY SERVICES

GOAL 5-6

Provide quality emergency services to county residents in the most efficient and cost-effective manner possible.

The Application includes new infrastructure for emergency service use and allowances for emergency services uses in select planning areas.

OBJECTIVE 5-6A

Provide coordinated law enforcement resources that correspond with population growth.

The Application reflects new financial resources for existing law enforcement providers through future property tax levies, and has included allowances for law enforcement uses in select planning areas.

POLICY 5-6A.1

Integrate safety improvements with new development projects.

The Application includes road upgrades and trail connections which will improve the community's safety features, particularly by providing additional connections in the event of a wildfire. Further safety improvements will be incorporated throughout the design and planning processes.

POLICY 5-6A.2

Require adequate emergency access in all developments with two points of access and connections between neighborhoods, where feasible.

The Application reflects multiple points of public access. These public access points support emergency services activities with new strategic connections between new and existing neighborhoods and communities.

POLICY 5-6A.3

The location and design of emergency service substations should be efficient and compatible with the surrounding area.



There are no emergency substations anticipated at rezoning.

OBJECTIVE 5-6B

Ensure emergency services for new developments are available.

Emergency service providers are part of the referral process, as Pine Canyon is already served by both the Douglas County Sherriff Office and the Castle Rock Fire Protection District service areas. The Applicant will continue to work with these service providers following rezoning approval.

POLICY 5-6B.2

Require new development to be served by a fire district with adequate fire protection facilities, equipment and service capabilities, unless determined impractical.

The Castle Rock Fire Protection District currently protects the Property. The Fire District and the Town of Castle Rock entering into an IGA which ensures funding and extension of additional fire protection services to new communities developed within the Fire Protection District’s Service Area. Pine Canyon has, and will continue to coordinate with the Fire Protection District following rezoning approval.

HEALTH CARE

GOAL 5-7

Integrate health care facilities into new and existing communities to support improved quality of care.

Castle Rock Adventist Hospital is approximately 1.5 miles to the north of the Pine Canyon property. Health care uses are permitted in select planning areas within the PD.

OBJECTIVE 5-7A

Support zoning for health care facilities.

Health care facilities are permitted in select planning areas within the PD.

POLICY 5-7A.1

Encourage private health care facilities to locate in Douglas County.

Health care facilities are permitted in select planning areas within the PD.

POLICY 5-7A.2

Support health care facilities and supportive industries.

Health care facilities are permitted in select planning areas within the PD.

CULTURAL RESOURCES

An important component of Douglas County’s sense of place is its historic legacy. This legacy is evident in our heritage of agriculture, mining, industry, and transportation and in our cultural resources. Cultural resources include historic roads, buildings, structures, sites, districts, landscapes, archaeological sites, as well as cultural practices.

GOAL 5-8

Preserve Douglas County’s cultural resources for future generations.

The PD proposes the preservation of the East Plum Creek corridor as the Walter J. Scott Riparian Preserve, in part to honor one of Douglas County’s most prominent ranching families. As part of the Preserve, the historic ranch homestead will continue its agricultural operations.

OBJECTIVE 5-8A

Support the preservation and protection of cultural resources.

The Applicant has secured a Cultural Resource study which analyzed the property and discovered limited areas of potential cultural significance. The study found little in the way of cultural artifacts. However, the areas that it did highlight as having potential for more discoveries will be preserved either as part of the Walter J. Scott Riparian Preserve or as open space. The only structure of cultural significance, the ranch homestead, will also be preserved for continued agricultural operations.

POLICY 5-8A.1

Encourage partnerships and community-based efforts to plan for the preservation of cultural resources.

Pine Canyon supports this policy and looks forward to working with the County and others regarding this policy. Currently, the County houses and displays all of Ivan Cramer’s original



blacksmithing tools at another County ranching facility. Pine Canyon hopes to eventually have those tools restored to their original shop on the homestead. We would anticipate forming a partnership with the County's office of Open Space and Natural Resources where they could continue to use and showcase the equipment where it was originally used.

POLICY 5-8A.2

Identify and support the preservation of sites and artifacts with historic, prehistoric, or cultural significance.

Pine Canyon strongly supports this policy. As part of the PD process, we have commissioned a Cultural Resource study which analyzed the property and discovered a few areas with low potential to have some artifacts of cultural significance. The study found little in the way of cultural artifacts. However, the areas that it did highlight as having potential for more discoveries will be preserved either as part of the Walter J. Scott Riparian Preserve or as open space. The only structure of cultural significance, the ranch homestead, will also be preserved for continued agricultural operations.

POLICY 5-8A.3

Encourage the incorporation of historical and cultural resources into development plans.

Pine Canyon strongly supports this policy. The Application preserves the Property's agricultural legacy with the creation of the Walter J. Scott Riparian Preserve. A Cultural Resource study for the property discovered a few areas with low potential to have some artifacts of cultural significance. The areas that it did highlight as having potential for more discoveries will be preserved either as part of the Walter J. Scott Riparian Preserve or as open space. The only structure of cultural significance, the homestead, will also be preserved for continued agricultural uses.

POLICY 5-8A.4

Cooperate with the Historic Preservation Board, historical societies, and archaeological organizations to promote the preservation of cultural resources.

Pine Canyon team has met with local preservation organizations and looks forward to future opportunities to coordinate efforts to promote Pine Canyon's rich historical values.

CULTURAL FACILITIES

GOAL 5-9

Provide opportunities for cultural experiences.

The PD proposes the preservation of the Walter J. Scott Riparian Preserve to honor one of Douglas County's most prominent ranching families. As part of the Preserve, the historic homestead may be used to facilitate cultural and agricultural experiences.

OBJECTIVE 5-9A

Establish cultural facility locations in new and existing communities.

The PD proposes the preservation of the historic homestead.

POLICY 5-9A.1

Encourage land dedication for cultural facilities within urban development.

The PD proposes the preservation of Walter J. Scott Riparian Preserve to honor one of Douglas County's most prominent ranching families.

POLICY 5-9A.2

Encourage developers to include small-scale cultural facilities such as outdoor theaters or gazebos through appropriate land use application processes.

Pine Canyon supports this policy, and following rezoning approvals anticipates that these small-scale cultural facilities will be integrated into local park and open space planning.

TRANSPORTATION

GOAL 6-1 - Develop an efficient, multi-functional transportation network designed to ensure safety, promote user access, and facilitate cost-effective operations and maintenance.



The Application helps develop a safe and improved regional transportation network, including the region's first CDOT sponsored multimodal Mobility Hub. CDOT's Mobility Hub facilitates greater access to transit options for current and future residents and businesses, mitigating traffic congestion and reducing commute times. Upgrades to existing road networks, as identified in the Traffic Impact Study, offer much needed roadway connections and improvements to the region's transportation network.

Transportation infrastructure will improve regional east/west and north/south connections. A new east/west connection connect Front Street and Founders Parkway. An extension of Woodlands Boulevard, north of Scott Boulevard, will create a critical safety connection for the region. Following rezoning approval, the Applicant will continue to work with CDOT and the County on the design of the internal transportation network to ensure that safety, user access, and with cost effective operations and maintenance are prioritized.

OBJECTIVE 6-1A - Ensure consistency between the transportation master plan and local and regional transportation plans.

The Applicant's Traffic Impact Study reflects regional and local transportation plans. The transportation plans from Douglas County and Town of Castle Rock were used as a basis of determining future traffic volume projections, street network connections, and overall transportation vision for this area of the County and Town. The Applicant has worked closely with willing state and local transportation officials throughout our rezoning process in order to coordinate our visions, and has integrated their ideas and designs into our plans. The Applicant intends to continue these important efforts after rezoning.

POLICY 6-1A.1 - Coordinate planning and development review efforts with municipalities and other agencies to ensure integration and continuity of the transportation network.

The Application reflects a proactive approach to reviewing of the transportation elements. We have worked with state and local transportation officials throughout our planning process in order to coordinate our visions, and have integrated their ideas and designs into our rezoning plans. We seek to continue efforts with these officials through the entire development process.

POLICY 6-1A.2 - Support partnerships at the local and regional level, and between the public and private sector, to improve the transportation network.

The Application reflects partnerships as an effective approach to improving the regional transportation network. We have built a strong partnership with CDOT as part of the process of bringing a CDOT Mobility Hub to the region. Part of our partnership with CDOT has included integrating any eventual statewide high-speed rail system into CDOT's Mobility Hub. We believe that CDOT's Mobility Hub is only the first outcome of this partnership and are excited to continue to work closely with CDOT and local governments to add new regional transportation solutions.

OBJECTIVE 6-1B - Integrate all appropriate modes of travel within the transportation master plan.

The Application contains multimodal solutions. We are excited to bring transit operations, beginning in the form of a statewide bus system, to the heart of Douglas County via CDOT's Mobility Hub. Part of our partnership with CDOT has included the exploration of integrating any eventual statewide high-speed rail system into CDOT's Mobility Hub to create a unified transit station for the region. CDOT's Mobility Hub will also offer amenities for a wide range of transportation methods. The Application's integrated project-wide trail system will facilitate additional public access for those who choose to walk, bike, or use other modes of transportation.



POLICY 6-1B.1 - Provide a comprehensive multi-modal transportation network plan and prioritization framework within the Transportation Master Plan.

The Application reflects carefully planned multimodal transportation solutions. We are excited to bring transit operations, beginning in the form of a statewide bus system, to the heart of Douglas County via CDOT's Mobility Hub. Part of our partnership with CDOT has included the exploration of integrating any eventual statewide high-speed rail system into CDOT's Mobility Hub to create a unified transit station for the region. CDOT's Mobility Hub will also offer additional transportation amenities. The Application's integrated project-wide trail system will facilitate access for those who choose to walk, bike, or use other modes of transportation.

OBJECTIVE 6-1C - Consider safety a major element of transportation improvements in the County.

The Application reflects careful planning and design of regional transportation solutions to prioritize safety. The Application's street designs and intersection locations reflect safe and efficient traffic movements. Roundabouts and grade separation of the new east/west roadway from Front Street under I-25 will provide for a safe connection into and out of CDOT's Mobility Hub area. The Applicant looks forward to working with the County to implement these transportation solutions after rezoning approval.

POLICY 6-1C.1 - Design transportation corridors that are safe for all users and sensitive to the community context.

The Application reflects safety as a core principle through planning and design of the regional transportation solutions – including both roadway and trail infrastructure plans. The Applicant looks

forward to implementing regional transportation solutions following rezoning approval.

POLICY 6-1C.2 - Encourage design solutions to enhance both vehicular and non-vehicular user safety, including, but not limited to pedestrian, bicycle, and wildlife corridor grade-separated crossings, and roundabouts, where feasible, as an alternative to traffic lights.

The Application reflects this policy as set forth in proposed transportation and wildlife improvements. Multiple roundabouts are proposed in the Application. Pine Canyon's trail system will connect into the regional Plum Creek trail system in the Plum Creek corridor in ways which mirror existing trail systems (like the Hangman's Gulch trail). We look forward to implementing these improvements.

GOAL 6-2 - Develop and maintain an efficient and safe road network in harmony with natural features and existing neighborhoods.

The Application reflects this goal with internal neighborhood designs which support the natural terrain and the Property's outstanding features. Roadway curvature following natural grade lines provides a traffic calming effect to lower vehicle speeds and improve safety for all road users. We look forward to achieving a harmonious balance between creating safe and efficient roads and maintaining the Property's natural features.

OBJECTIVE 6-2 A - Plan and construct an efficient road network.

The Application's general road alignment reflects a logical extension of existing offsite roads, and an efficient road network. The Applicant looks forward to implementing a more efficient regional road network with new east/west and north/south connections for the area after rezoning approval.



POLICY 6-2A.1 - Through the design process, ensure that collector and arterial road rights-of-way are wide enough to accommodate all identified street users and functions. These may include vehicles, transit, pedestrian facilities, bike lanes, off-street shared use trails, landscaping and roundabouts. Traffic calming features should be included to improve safety and increase pedestrian and bicyclist safety.

The Application's roadway designs accommodate all road users and functions. The Applicant looks forward to working with the County on this after rezoning approval.

POLICY 6-2A.2 - Promote connectivity and continuity in local, collector and regional roads between adjacent neighborhoods, commercial and employment areas to minimize unnecessary driving.

The Application's public road alignments create logical extensions of existing off-site public roads and connections to neighborhoods, and commercial and employment areas. Pine Canyon anticipates an eventual connection under I-25 which will serve not only to connect the primarily residential areas of the property to CDOT's Mobility Hub and the associated potential commercial and employment uses, but will also serve as an integral regional east-west connection. From this roadway, the Application includes roadway connections to Founders Parkway to the east. The public road known as Woodlands Boulevard will be extended through the property.

POLICY 6-2A.3 - Prior to road widening as a means to improve capacity, evaluate the costs and benefits of alternative capacity enhancement strategies.

The Application supports this policy. Studies show that adding lanes is not always the right approach to alleviating traffic or capacity concerns. Recognizing this, the Application pursued all types

of transportation solutions, including CDOT's Mobility Hub. By giving Douglas County residents an alternative option to single-occupancy vehicle trips, the Application optimizes the current public infrastructure.

OBJECTIVE 6-2B - Ensure new development pays its fair share.

Pine Canyon looks forward to working with the County on this objective as part of the review process.

POLICY 6-2B.1 - Ensure development-generated road construction is consistent with the Douglas County Capital Improvements Plan.

Pine Canyon looks forward to working with the County on this policy as part of the review process.

POLICY 6-2B.2 - Ensure that developers cause construction of, or provide fair-share financial contributions to, development-required public capital improvements and facilities.

Pine Canyon looks forward to working with the County on this policy as part of the review process.

POLICY 6-2B.3 - Ensure developers contribute to, and mitigate, impacts to off-site transportation infrastructure. Studies should account for off-site conditions and impacts.

Pine Canyon looks forward to working with the County on this policy as part of the review process. The Applicant's Traffic Impact Studies reflect mitigations for quantifiable off-site impacts.

OBJECTIVE 6-2C - Provide adequate primary, secondary, and emergency connections for subdivisions.



The Application includes two public connections to Founders Parkway, aligned with existing access locations into the Terrain community. The Applicant has coordinated with CDOT regarding Founders Parkway access points as it is a state-owned highway (SH-86). The Application includes connections to Woodlands Boulevard, and Front Street, both public roads. Finally, the application reflects public access points along Liggett Road.

POLICY 6-2C.1 - Provide connections between residential neighborhoods with collector and local roads, and future road connections, where appropriate, to support alternative travel routes.

The Application reflects logical road extensions. Two existing public roads are essentially stubbed into the Pine Canyon property. One is what will be the extension of Woodlands Boulevard. This road has significant regional benefits, and will provide a much-needed additional north-south regional connection. The other road is a public road connection called Prairie Lane, which will provide the adjacent neighborhood access to Pine Canyon's planned Elementary school site.

POLICY 6-2C.2 - Ensure road layouts and connections support desired response requirements for emergency services and efficient school bus service.

Efficiency and safety are two of the guiding principles which we have followed throughout our design and planning process. We anticipate working with the County through the review process on this policy.

POLICY 6-2C.3 - Plan major new roads to minimize negative impacts on existing neighborhoods.

The Application reflects a minimization of impacts on existing neighborhoods. The extension of the publicly-owned Woodlands Boulevard has

significant regional benefits including critical wildfire safety exits for Town of Castle Rock residents. The Application reflects includes much-needed additional north-south regional connection when it is completed. Likewise, the new east/west public road connection from Liggett Road on the west and Founders Parkway on the east.

POLICY 6-2C.4 - Evaluate requests for right-of-way vacation in light of current and future transportation needs, which may include road network modifications, multi-use trail corridors, and other public purposes.

Pine Canyon is not requesting any right-of-way vacations.

OBJECTIVE 6-2D - Design local roads to serve the purpose and scale of the neighborhood or local environment.

Pine Canyon supports this objective which will be reflected in post-rezoning planning.

POLICY 6-2D.1 - Support local road designs that encourage walkable environments and foster sense of place.

Pine Canyon supports this objective which will be reflected in post-rezoning planning.

POLICY 6-2D.2 - Design neighborhood streets to calm traffic and discourage traffic volumes in excess of adopted standards.

Pine Canyon supports this objective, there are no local roads shown at the PD level. The Application's public roadways will be designed horizontal curvature to calm traffic. Roundabout intersections are also reflected within the Application.



POLICY 6-2D.3 - Ensure that land area is provided to allow adequate berming for visual relief and noise abatement, outside of the right-of-way, as necessary.

All planning areas are outside of the 66dBA noise contour in the Application, with adequate potential berming and visual relief.

POLICY 6-2D.4 - Road designs should complement and minimize impacts to natural features and landscapes.

The Applicant supports this policy, while internal streets are not designed at this level, the primary streets that are depicted on the PD have been planned to complement and minimize the impact to natural features to the extent possible while still meeting engineering criteria.

POLICY 6-2D.5 - Design transportation corridor improvements to carefully minimize impacts to and allow coexistence with significant open space, riparian areas, and wildlife movement corridors.

The Application includes internal public transportation corridors designed for minimal impact to the open space network. Additionally, all of the riparian and wildlife movement corridors will remain unimpacted by the transportation network.

GOAL 6-3 - Support enhanced public transit in Douglas County.

Pine Canyon strongly supports this goal and we are pleased to propose the first full-scale multimodal CDOT Mobility Hub in the region. CDOT's Mobility Hub will offer statewide, inter-city transit options in the form of CDOT's Bustang service. The Applicant's efforts span many years and the Applicant will continue to work with

state and willing local officials to ensure that CDOT's Mobility Hub can be used by Douglas County citizens for safe, reliable, efficient transit. Eventually, as a high-speed rail system becomes a reality in Colorado, the Applicant anticipates that CDOT's Mobility Hub will be facilitate both bus and rail services.

OBJECTIVE 6-3A - Facilitate an integrated transit plan as a component of the DCTMP.

Pine Canyon strongly supports this goal and we are pleased to propose the first full-scale multimodal CDOT Mobility Hub in the region. CDOT's Mobility Hub will offer statewide, inter-city transit options in the form of CDOT's Bustang service. The Applicant's efforts span many years and the Applicant will continue to work with state and willing local officials to ensure that CDOT's Mobility Hub can be used by Douglas County citizens for safe, reliable, efficient transit. Eventually, as a high-speed rail system becomes a reality in Colorado, the Applicant anticipates that CDOT's Mobility Hub will be facilitate both bus and rail services. The Applicant looks forward to working with the County to further integrate transit into the County's Transportation Master Plan.

POLICY 6-3A.1 - Coordinate and support existing and future transportation services provided by other agencies to fulfill service demands of County residents, including older adults and people with disabilities.

Pine Canyon strongly supports this goal and we are pleased to propose the first full-scale multimodal CDOT Mobility Hub in the region. CDOT's Mobility Hub will offer statewide, inter-city transit options in the form of CDOT's Bustang service. The Applicant's efforts span many years and the Applicant will continue to work with state and willing local officials to ensure that CDOT's Mobility Hub can be used by Douglas County citizens for safe, reliable, efficient transit. Eventually, as a high-speed rail system becomes a reality in Colorado, the Applicant anticipates that CDOT's Mobility Hub will be facilitate both bus



and rail services. These transit solutions include extra attention and services for the elderly and for people with disabilities.

OBJECTIVE 6-3B - Incorporate transit facilities within development in urban areas.

Pine Canyon strongly supports this goal and we are pleased to propose the first full-scale multimodal CDOT Mobility Hub in the region. CDOT's Mobility Hub will offer statewide, inter-city transit options in the form of CDOT's Bustang service. The Applicant's efforts span many years and the Applicant will continue to work with state and willing local officials to ensure that CDOT's Mobility Hub can be used by Douglas County citizens for safe, reliable, efficient transit. Eventually, as a high-speed rail system becomes a reality in Colorado, the Applicant anticipates that CDOT's Mobility Hub will be facilitate both bus and rail services. The facility will be incorporated seamlessly into both the planned development and the regional transportation network.

POLICY 6-3B.1 - Support land development patterns and practices that strengthen and create multi-modal transportation options and TOD within the Primary Urban Area, and in the Separated Urban Areas, as appropriate.

As Pine Canyon lies within the CMP's Primary Urban Area, the Application reflects a development pattern that incorporates multiple multi-modal transportation options, from pedestrians to bicycles to traditional and electric vehicles to transit services. TOD planning areas around the Mobility Hub optimize the transit opportunity so as to best serve the entire region by providing a setting where residents can live, work, and play.

GOAL 6-4 - Coordinate transportation and land use planning design, programs, and policies to reduce traffic congestion, provide alternatives to automobile use, improve air quality, and create healthy, desirable living environments.

Approval of this Application will play an important role in securing an option for an alternative to automobile use along the I-25 corridor via the integrated CDOT Mobility Hub and its transit operations. Part of the defining characteristics of CDOT's Hub will be amenities for alternative transportation options ranging from bicycle amenities to electric vehicle charging stations. Promoting these multi-modal options will help create healthy, desirable living environments, will attract innovative economic development, and will help achieve environmental goals like improving air quality.

OBJECTIVE 6-4A - Reduce traffic congestion through implementation of TDM and Land Planning principles.

CDOT's Mobility Hub, the planned interior roadway network, and the improvements to existing transportation infrastructure, including a connection between the east and west sides of the Pine Canyon property, will all aid in Transportation Demand Management, while securing housing, employment, and business opportunities in close proximity to transit all in support of this objective.

OBJECTIVE 6-4B - Use land use planning to reduce travel by automobile and improve access to Community resources.

The Application reflects design opportunities reducing automobile travel through an integrated trail system and public access to parks and open spaces and other community resources within, and outside of, the property. The Application seeks to reduce the reliance on automobile travel by integrating CDOT's Mobility Hub and its multi-modal amenities into the planned development.

POLICY 6-4B.1 - Ensure all new development and redevelopment projects incorporate bicycle and pedestrian facilities that connect community uses and destinations, including employment centers, residential areas, shopping, parks, transit facilities, schools and other community activity centers,



where possible.

The Pine Canyon PD includes a robust trail network connecting the community to existing trail infrastructure. The trail network also connects to the proposed School site, and under I-25 to CDOT's Mobility Hub and associated potential employment, as well as providing a connection to the Regional Trail along the East Plum Creek corridor.

POLICY 6-4B.2 - Encourage mixed-use development, with appropriate scale and pattern of uses, that supports a variety of travel options and connects community uses and destinations.

The Pine Canyon PD includes a healthy mixture of uses, utilizing existing adjacent development patterns as a guide along the edges of the Pine Canyon property. The Application proposes a robust trail network, and CDOT's multi-modal Mobility Hub which provide alternatives to driving within the community.

POLICY 6-4B.3 - Coordinate and provide multi-modal links with the County's regional trail system.

The Application contains an intricate trail system throughout the property which will connect to the regional East Plum Creek trail.

POLICY 6-4B.4 - Ensure new and existing developments promote connectivity through road and off-street path design to reduce trip lengths, provide multiple alternative travel routes between community uses and destinations, and provide alternatives to automobile use.

The Application promotes street connectivity to the greater regional transportation network by creating new public north-south and east-west connections which will provide significant new alternative routes for current and existing residents. The PD

contains trail connections between the various land uses which connect into regional and local trail systems. These trails will also connect into CDOT's Mobility Hub to help promote alternatives to automobile use.

GOAL 6-6 - Achieve compatibility between the railways, other transportation corridors, and surrounding land uses.

Pine Canyon is in close proximity to two railroad corridors, both on the west side of the property. The Union Pacific rail corridor runs along the western boundary of the Pine Canyon proposed Light Industrial area, and there is an existing box culvert location that can be utilized to provide grade separated trail access to the East Plum Creek trail corridor. The Burlington Northern rail corridor is to the west of the property and runs adjacent to the East Plum Creek trail corridor.

OBJECTIVE 6-6A - Reduce at-grade crossings involving Public roads as well as private roads, where possible.

Pine Canyon does not anticipate any Public Road crossings of the rail corridors. There is an existing private crossing that will be maintained, and provides emergency access.

POLICY 6-6A.1 - Encourage grade-separated crossings for both new and existing development to enhance public safety and efficiency.

There is an existing box culvert underneath the Union Pacific railway which can be utilized to provide a grade separated connection between Pine Canyon's internal trail system and the regional East Plum Creek trail corridor.

OBJECTIVE 6-6B - Achieve land use compatibility between the railways and adjoining land uses.



The Application secures compatibility between railways and adjoining land uses by providing an extension of the open space corridor to the north and south along the East Plum Creek corridor, and utilizing Light Industrial zoning as a buffer to the adjacent Mixed Use Zoning surrounding CDOT's Mobility Hub.

POLICY 6-6B.1 - Ensure all new land uses located in the vicinity of rail lines are compatible with railway noise, air quality, visual, fire, and access impacts.

The Application includes land uses consistent with its neighbors. The Application's land uses will all be compatible with the noise, air quality, visual, fire, and access impacts.

POLICY 6-6B.2 - Recognize the need for rail-related uses in the county and allow them to make effective use of rail facilities.

Pine Canyon agrees with this policy.

OBJECTIVE 6-6C - Continue to pursue commuter rail service.

The Applicant has worked with the Front Range Rail Commission in hopes of bringing commuter rail service to the region as part of the eventual full build out of CDOT's Mobility Hub. We have appreciated these conversations, even though they are very early in the process of realizing a statewide commuter rail system, and we are hopeful that they are just the beginning of Pine Canyon's involvement in making this long-term goal a reality.

POLICY 6-6C.1 - Support commuter rail that connects the County with other areas in the Front Range.

Pine Canyon ownership has coordinated with CDOT's Division of Transit and Rail, and is extremely excited to have support for a CDOT-sponsored Mobility Hub on the site, located adjacent to I-25. This regional transit Mobility Hub location serves both immediate and long-term plans that CDOT has to provide Bustang services for Castle Rock and surrounding area. This Hub will accommodate CDOT's statewide Bustang program initially, with capabilities to accommodate future commuter rail service, which would utilize either an existing rail corridor alignment, or a potential I-25 alignment option.

WATER SUPPLY - SECTION 7

GOAL 7-1

Prolong the life of water resources.

The Application reflects this goal. The Applicant's innovative water plan was specifically designed to maximize efficiency, longevity, and sustainability. The plan allows Pine Canyon to leave a significant portion of its water rights portfolio unused thanks to valuable, innovative reuse and conservation techniques. The Applicant's Water Efficiency Plan (WEP) prioritizes and guarantees water conservation practices. The Applicant has tapped numerous experts who have analyzed and confirmed the viability of every aspect of the water plan – from water use forecasting to irrigation techniques. Thanks to cutting-edge technology and a commitment to longevity, *100% of the District's wastewater effluent will be treated, recycled, and reused.* The Applicant's recycle and reuse structure received approval from the Colorado Department of Public Health and Environment's Water Quality Control Division. The structure is specifically designed, with the use of multiple layers of limitations, requirements, and monitoring, to ensure the longevity and sustainability of Pine Canyon's water resources.



POLICY 7-1A.1

Encourage landscapes that minimize water consumption.

The Application encourages natural landscaping and minimized water consumption. A combination of multiple binding guiding plans, including a Water Efficiency Plan and a Land Application Management Plan ensure that landscapes will be designed for water efficiency and conservation.

POLICY 7-1A.2

Support development that uses water resources wisely.

The Application accomplishes this policy. The Applicant's water supply plan was designed to use water resources wisely. The plan allows Pine Canyon to leave a significant portion of its water rights portfolio unused thanks to valuable, innovative reuse and conservation techniques. The Applicant's Water Efficiency Plan prioritizes and guarantees water conservation practices. The Applicant has tapped numerous experts who have analyzed and confirmed the viability of every aspect of the water plan – from water use forecasting to irrigation techniques. Thanks to cutting-edge technology and a commitment to longevity, *100% of the District's wastewater effluent will be treated, recycled, and reused.* The Applicant's recycle and reuse structure received approval from the Colorado Department of Public Health and Environment's Water Quality Control Division. The structure is specifically designed, with the use of multiple layers of limitations, requirements, and monitoring, to ensure that Pine Canyon's water resources are used wisely.

POLICY 7-1A.3

Research conservation best practices.

The Application reflects this policy. Innovative water conservation is a hallmark of the proposal and the Applicant will continually be researching best practices to integrate into the water infrastructure throughout the community's lifespan.

POLICY 7-1A.4

Encourage water providers to include and implement conservation plans and best management practices.

The Application accomplishes this policy. The Applicant's WEP prioritizes and guarantees water conservation practices throughout the lifespan of the Pine Canyon community. On top of the WEP, 100% of Pine Canyon's wastewater will be treated, recycled, and reused. This recycle and reuse structure has been approved by CDPHE. CDPHE has similarly approved the Applicant's Land Application Management Plan (LAMP) which dictates how the reuse water will be distributed and used. All of these layers of water infrastructure and governance ensure that Pine Canyon is implementing conservation and best management practices.

OBJECTIVE 7-1B

Maximize the efficient use of water.

The Application accomplishes this objective. The Applicant's WEP prioritizes and guarantees water conservation practices throughout the lifespan of the Pine Canyon community. On top of the WEP, 100% of Pine Canyon's wastewater will be treated, recycled, and reused. This recycle and reuse structure has been approved by CDPHE. CDPHE has similarly approved the Applicant's Land Application Management Plan (LAMP) which dictates how the reuse water will be distributed and used. All of these layers of water infrastructure and governance ensure that Pine Canyon is maximizing its water efficiency.

POLICY 7-1B.1

Encourage the reuse of water supplies.

Pine Canyon strongly agrees with this goal. 100% of all of Pine Canyon's wastewater will be treated, recycled, and reused in accordance with the binding, CDPHE-approved, guiding documents.



POLICY 7-1B.2

Promote the use of techniques that capture rainwater as allowed by law.

While Pine Canyon agrees with this policy, no rainwater captures practices are proposed for the community. As the Applicant continues through planning processes, the Applicant will consider integrating rainwater capture practices.

POLICY 7-1B.3

Promote graywater technologies.

Pine Canyon does not currently integrate any graywater technologies into our plan. However, the Applicant is committed to integrating residential graywater units, which can have the collective effect of using 25% less water than conventional residential water systems, upon County approval of Regulation 86 (graywater). As the Applicant move forwards through planning processes, the Applicant will evaluate integrating graywater technologies into water conservation planning and practices.

POLICY 7-1B.4

Support water-saving technologies.

The Application accomplishes this policy. The Applicant’s Water Efficiency Plan, and CDPHE-approved Land Application Management Plan both ensure that water saving technologies are implemented throughout Pine Canyon’s water infrastructure.

OBJECTIVE 7-1C

Support long-term water supply planning.

Pine Canyon strongly agrees with this goal. The Applicant’s water supply plan was designed to use water resources wisely. The plan allows Pine Canyon to leave a significant portion of it

water rights portfolio unused thanks to valuable, innovative reuse and conservation techniques. The Applicant’s Water Efficiency Plan prioritizes and guarantees water conservation practices. The Applicant has tapped numerous experts who have analyzed and confirmed the viability of every aspect of the water plan – from water use forecasting to irrigation techniques. Thanks to cutting-edge technology and a commitment to longevity, *100% of the District’s wastewater effluent will be treated, recycled, and reused.* Additionally, the Pine Canyon Water and Sanitation District has a Renewable Water Fund integrated into its financial structure. This fund will allow the District to identify, purchase, and build the infrastructure necessary to buttress the water rights portfolio with a renewable water resource.

POLICY 7-1C.1

Encourage developments to obtain service from existing water providers.

The Applicant has explored service from existing water providers. Over the course of multiple years, it has become clear that the only viable pathway for Pine Canyon is the creation of its own water and sanitation district. This district will allow for Pine Canyon to maintain higher water quality standards than available from outside providers. The district also allows the Community to recycle and reuse 100% of treated wastewater by using cutting-edge treatment practices. Pine Canyon’s district will also be more financially accessible to future water users within our community than if Pine Canyon was serviced by an existing provider using dated technology and facilities. A Renewable Water Fund will be incorporated into the Pine Canyon Water and Sanitation District, which will allow the District to supplement the water supply with dependable renewable water resources. Pine Canyon has explored many options and intends to continue discussions with dependable renewable water providers. Renewable resources could bolster the sustainability and longevity of the water supply for future residents.



POLICY 7-1C.2

Promote conjunctive-use water systems.

Pine Canyon agrees with this policy. Currently, the water supply plan is based upon existing valuable water resources. The Application reflects the Applicant’s hard work optimizing the efficiency and the sustainability of those resources. The Applicant acknowledges the value of a conjunctive-use water system. Pine Canyon has integrated a Renewable Water Fund into the Pine Canyon Water and Sanitation District’s financial structure. This Fund allows the District to supplement the existing supply with renewable water resources and create a conjunctive-use water system.

POLICY 7-1C.3

Work with water providers to explore opportunities to bring renewable water supplies to Douglas County.

Pine Canyon strongly agrees with this policy. Accordingly, Pine Canyon has explored options to add renewable water resources with substantive discussions with renewable water providers who expect to bring renewable water supplies to the County.

POLICY 7-1C.4

Support the research and monitoring of water supplies within Douglas County.

Pine Canyon strongly agrees with this policy. Pine Canyon has taken a proactive approach to water supply monitoring for years, as we drilled and currently operate an alluvial monitoring well on site. The CDPHE-approved and -issued guiding documents include robust monitoring requirements for the Pine Canyon Water and Sanitation District.

POLICY 7-1C.5

Develop and maintain partnerships with county wide and regional water providers.

Pine Canyon is willing and eager to join and create county-wide and regional partnerships. We are keen to work in partnership with other entities on a variety of water-related issues after rezoning approval. The Applicant’s innovative water plans provide opportunity for possible future partnerships.

POLICY 7-1C.6

Encourage proactive, collaborative efforts in developing a long-term water supply.

The Application reflects this policy. The Applicant’s water supply plan and 100% reuse system create a strong, long-term water supply for the Property. The Applicant embraces opportunities to work with agencies, authorities, municipalities, and others to collaborate in developing additional long-term supply.

OBJECTIVE 7-1D

Promote public education and awareness about water.

Pine Canyon has been committed to water efficiency and education for many years. The Applicant’s Water Efficiency Plan and CDPHE-approved Land Application Management Plan integrate hearty education and awareness elements about water, conservation, reuse, and sustainability.

POLICY 7-1D.1

Develop and promote public education programs on water topics.

Pine Canyon has been committed to water efficiency and education for many years. The Pine Canyon Water and Sanitation District will create in-depth public education programs for future residents about water conservation and usage. The Applicant looks forward to working with the County on these programs.



POLICY 7-1D.2

Provide water information that is accessible and available.

Pine Canyon strongly agrees with this policy. Water information will be readily accessible and available to all future Pine Canyon residents and business as part of fulfilling Water Efficiency Plan, Land Application Management Plan, and other governance requirements.

POLICY 7-1D.3

Promote water conservation best practices.

The Application accomplishes this policy. Water conservation best practices are required by the binding Water Efficiency Plan, and the CDPHE-approved Land Application Management Plan. Additionally, water usage will be controlled by the Pine Canyon Water and Sanitation District which will ensure that cutting-edge conservation techniques are successfully implemented.

ENVIRONMENTAL QUALITY - SECTION 8

GOAL 8-1

Recognize and respect natural geologic conditions.

The Application meets this goal. The Applicant has secured several geologic studies and incorporated the studies’ recommendations into designs. The natural geologic conditions are reflected in the land use designations. Planning areas reflect preservation and respect for the Property’s natural resources.

OBJECTIVE 8-1A

Ensure development is appropriate when weighed against hazards and constraints.

The Applicant has secured additional geological and geotechnical studies to ensure that all hazards

are appropriately considered. The application is consistent with existing development along its boundaries, as the Pine Canyon Property shares the same environmental conditions in terms of hazards and constraints as the adjacent communities. Site specific studies will be performed after rezoning approval.

POLICY 8-1A.1

Development on slopes shall be based upon the proposed level of intensity of site disturbance and types of resulting impacts. Substantial impacts, such as overlot grading, shall generally be limited to areas with slopes less than 20 percent in grade. Development on slopes that exceed 25 percent in grade shall demonstrate sensitive site design, result in minor visual impacts, protect significant existing resources, and provide appropriate mitigation of impacts.

The Application contains a slope map depicting the existing topography. The PD planning areas are overlaid on a map that includes vegetation identified in the Forest Management Plan. In order to maintain the natural beauty of the sloped and forested areas, overlot grading is limited to specific planning areas (identified in the PD). In general, the PD does not propose development on slopes that exceed 25%.

POLICY 8-1A.2

Development within geologic hazard areas posing a threat of injury, loss of life, or property damage is inconsistent with this Plan.

Based on comprehensive geologic site studies there are no identified geologic hazard areas on the Pine Canyon property.

POLICY 8-1A.3

Class 3 Hazard Areas should be limited to low-intensity land uses such as agriculture, grazing, open space, and certain recreational uses. These uses shall not conflict with identified hazards or increase the severity of on-site or adjacent off-site conditions.

The County map shows a swath of potential Rockslide/Rockfall area on the eastern portion of the property; however, this characterization is not supported by the comprehensive site studies. Correspondences between Pine Canyon’s geologic



consultant and the Colorado Geologic Survey detailing what was found on-site, and how treat geologic issues in the future are included in this PD. While site-specific studies did not find rockslide/rockfall areas, Pine Canyon seeks to maintain the natural vegetation and slopes as such can be reasonably maintained. Development will occur in a sensitive and purposeful way in this area, including limitations on overlot grading, and proactive forest management and tree preservation practices.

POLICY 8-1A.4

Discourage development within areas of high potential for heaving bedrock, as identified on Map 8.2, unless adequate mitigation can be assured.

Pine Canyon is not located within an area identified as having high potential of heaving bedrock.

POLICY 8-1A.5

Locate development in areas with minimal geologic hazards, and mitigate impacts associated with development in Class 1 and Class 2 constraint areas.

The comprehensive geological studies describe minimal geological hazards in areas planned for development. Proper planning and construction procedures at site development are recommended in the comprehensive studies to mitigate any potential concerns. Any Class 1 or Class 2 areas that are delineated with further inspection will be properly mitigated. The Applicant anticipates further geologic studies following rezoning approval.

POLICY 8-1A.6

Require detailed site investigations and mitigation measures by an engineering geologist or soils engineer for land use proposals located in Class 2 constraint areas. Mitigation measures shall meet other goals of this Plan, such as preservation of views, grades, and landforms.

The Applicant believes there are no Class 2 areas of geologic hazard on the Pine Canyon property, based on the site-specific studies. The Applicant anticipates further geologic studies following rezoning approval.

POLICY 8-1A.7

Engineering designs for mitigation of geologic hazards affecting such improvements as roads and utilities will be required during the subdivision review process.

The Applicant intends to secure additional specific engineering reports and designs during the Subdivision review process, following rezoning approval.

POLICY 8-1A.8

Lands proposed for dedication, including all open space, park, school, and rights-of-way, should have an environmental audit showing the area is free of toxic or hazardous waste to prevent County liability for future cleanup.

The Applicant intends to secure environmental audits following rezoning approvals. Pine Canyon has not located hazardous waste on site.

GOAL 8-2

Limit land uses in floodplains.

The Application fulfills this goal. All floodplains within Pine Canyon have been preserved as Open Space areas.

OBJECTIVE 8-2A

Preclude damage to life and property.

The Application reflects this policy. Forest management practices have been, and will continue to be undertaken to mitigate potential wildfires. New public roadway connections will allow Douglas County residents escape options in the event of catastrophic wildfires or other emergencies.

POLICY 8-2A.1

Ensure land uses allowed in floodplains are compatible with Douglas County floodplain regulations.

The Application fulfills this policy. All floodplains within Pine Canyon have been preserved as Open Space areas.

POLICY 8-2A.2

Discourage land uses within the 100-year floodplain unless associated with wildlife management, non-polluting recreational uses,



agricultural uses, or as otherwise specified within the Zoning Resolution.

The Application reflects this policy. All floodplains within Pine Canyon have been preserved as Open Space. Wildlife management and agricultural uses are proposed within the 100-year floodplain as part of the Walter J. Scott Riparian Preserve.

POLICY 8-2A.3

Locate shallow wells, solid waste disposal sites, septic systems, and sewage treatment plants away from floodplains.

The Application fulfills this policy. There are some existing shallow wells on the property, all located outside of floodplains. Pine Canyon does have one current septic system located at the historic homestead. This septic system is located outside of the floodplain. The proposed wastewater treatment facility is site located outside of the floodplain. There are no solid waste disposal sites proposed at Pine Canyon.

POLICY 8-2A.4

Appropriate dredge and fill operations within the floodway shall be remediated to enhance and re-establish natural conditions.

The Application reflects this policy, as no dredge or fill operations are anticipated in floodways. Any dredge and fill operations that do occur will include remediation. All drainage control structures (including ponds) will be designed to natural conditions.

POLICY 8-2A.5

Require the landowner to provide access to Douglas County and the Urban Drainage and Flood Control District into floodplains for floodplain and floodway maintenance, as necessary.

The Application reflects this policy. Pine Canyon is happy to provide Douglas County and the Urban Drainage and Flood Control District access to the floodplains within the property as needed. This is noted in the Statement of Commitments.

OBJECTIVE 8-2B

Maintain floodplains as open space.

The Application fulfills this objective. All

floodplains have been preserved as Open Space areas.

POLICY 8-2B.1

Protect and preserve riparian and wildlife management corridors to link habitat.

The Application fulfills this policy. Pine Canyon proposes establishment of the Walter J. Scott Riparian Preserve. This 60+ acre area will be managed through a conservation easement, which allows maintenance of its riparian nature and agricultural history. The proposed easement shall include restrictions that will serve to protect the County’s identified Wildlife Migration Corridor, the County’s Riparian Conservation Zone (RCZ), threatened species habitat, cultural points of interest, and the natural, sensitive character of the riparian wetland landscape.

GOAL 8-3

Reduce the risks of loss from wildfire hazard.

The Application reflects this important goal. Pine Canyon has, and will continue to mitigate wildfire risks. The Applicant’s Forest Management Plan includes several prescriptions for fire risk mitigation in the areas of the property with any significant wildfire risk. This Forest Management Plan was created with the help and approval of the National Resources Conservation Service, and has been awarded with an Environmental Quality Incentives Program grant. Some of these prescriptions have begun to be implemented already. These prescriptions focused heavily on creating fuel-breaks between Pine Canyon property and adjacent older communities. The Application’s proposed public transportation improvements will also reduce the risk of loss as they will provide important escape options for Douglas County citizens.

OBJECTIVE 8-3A

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

While Pine Canyon some inherent wildfire risk, the Applicant believes additional mitigation is practical throughout the property. The Forest



Management Plan commissioned for the property includes several prescriptions specifically for fire risk mitigation for the areas of the property with any wildfire risk. This Forest Management Plan was created in part with the help and approval of the National Resources Conservation Service, and has been awarded with an Environmental Quality Incentives Program grant. These prescriptions will be carried out by the Special Districts formed to serve Pine Canyon and will help protect the property and the community from wildfire risks. Neighboring existing developments – notably Pinion Soleil to the North and Woodlands/Escavara to the South – represent examples of successful development in similar terrain.

POLICY 8-3A.1

Residential development in severe wildfire areas, where mitigation methods are determined impractical or excessive, is generally inconsistent with this Plan.

The Application reflects this policy. The County’s Community Wildfire Protection Plan does not identify any severe wildfire risk areas at Pine Canyon. The Forest Management Plan created for the Property has been vetted by multiple wildfire prevention experts and deemed to be practical and reasonable. Mitigation efforts have already begun, and the Application intends to continue these efforts.

POLICY 8-3A.2

Locate facilities with high concentrations of people (churches, schools, employment centers, residential development and recreation facilities, etc.) away from severe wildfire hazard areas where mitigation is impractical or excessive.

The County’s Community Wildfire Protection Plan includes maps identifying no severe wildfire risk areas at Pine Canyon. All recommended mitigation for the Property has been vetted by experts and deemed practical and reasonable.

OBJECTIVE 8-3B

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

The application fulfills this objective. Pine Canyon is very keen to mitigate wildfire risks. The Forest Management Plan commissioned for the property

identifies wildfire risks on site and includes several prescriptions specifically for fire risk mitigation. Mitigation has already been implemented, while future prescriptions may be carried out by Pine Canyon Metro Districts.

POLICY 8-3B.1

Require two or more access points for emergency vehicles for residential development in wildfire areas when road lengths exceed adopted standards.

The Applicant looks forward to working with the County to ensure that all required access points will be provided.

POLICY 8-3B.2

Link existing development to new development to provide multiple access points, where practical.

The Application implements this policy. Pine Canyon anticipates new public connections to the existing transportation network at multiple points, some of which will link Pine Canyon to existing developments. There are two access points off of Founders Parkway, and they align with existing access locations into the Terrain community. The Applicant has coordinated with CDOT regarding these public access points, as Founders Parkway is a state highway. The Application contains logical locations for road extensions to the undeveloped property on Pine Canyon’s northern border. There are two existing public roads which are essentially stubbed into the Pine Canyon property. One is what will be the extension of Woodlands Boulevard. The extension of Woodlands Boulevard has significant regional benefits, and will provide a much-needed additional north-south connection when it is completed. The other road is a local road connection called Prairie Lane, which will provide the adjacent neighborhood access to Pine Canyon’s planned Elementary school site. There is a planned access point on Front Street that we anticipate will ultimately be shared with the property on Pine Canyon’s northern border. Finally, and we anticipate access points along Liggett Road.

POLICY 8-3B.3

Ensure that wildfire mitigation practices and policies are implemented throughout the development review process.

The Application fulfills this policy. Pine Canyon



has completed some wildfire mitigation practices. The Applicant intends to continue further mitigation including additional prescriptions recommended in the Forest Management Plan.

GOAL 8-4

Improve air quality.

The Application reflects this goal. CDOT's Mobility Hub for Douglas County on the property will bring statewide transit options to the region and will provide current and future citizens of Douglas County with a reliable transportation alternative to single-occupancy vehicle trips. Reliable transit operations represent a substantial step towards improving air quality in Douglas County. Pine Canyon is excited to partner with CDOT to these air quality improvement efforts to Douglas County.

OBJECTIVE 8-4A

Cooperate with governments and Businesses to improve air quality.

The Application reflects this goal. CDOT's Mobility Hub on the property will provide reliable transit operations representing a substantial step towards improving air quality in Douglas County. Pine Canyon is excited to partner with CDOT to bring those operations to the region. Pine Canyon's partnership with CDOT is one example of cooperation helping to improve air quality, and we look forward to establishing and joining additional partnerships in the future to help achieve this goal.

POLICY 8-4A.1

Use, at a minimum, standards established by the Colorado Department of Public Health and Environment and the Environmental Protection Agency to improve air quality.

The Applicant looks forward to working with the County, the Colorado Department of Public Health and Environment, and the Environmental Protection Agency to ensure that all requirements will be met.

POLICY 8-4A.2

Encourage clean, non-polluting industries to locate in Douglas County.

The Application reflects this policy with its

proposed new commercial uses (including TOD opportunities). Pine Canyon looks forward to working with the County and the newly formed Douglas County Economic Development Cooperative on encouraging clean industries to locate here.

POLICY 8-4A.3

Encourage development patterns that reduce dependence on the automobile for work, shopping, and other trips, and provide for alternative modes of transportation.

The Application reflects this policy. The Applicant proposes a community for residents to live, work, and play all without the need for automobiles. Extensive trail networks connect citizens to the planned neighborhood centers at Pine Canyon. CDOT's Mobility Hub will provide alternative modes of transportation in the form of statewide bus connections, and an anticipated future high-speed rail connection.

POLICY 8-4A.4

Require businesses and developers to control dust and other pollutants resulting from construction, mining, travel on unpaved roads, and similar activities.

The Applicant looks forward to working with the County to ensure that all applicable construction standards will be met.

GOAL 8-5

Maintain high water quality and protect water resources.

The Application fulfills this goal. Over the course of multiple years, it has become clear that the only viable pathway for Pine Canyon to pursue is the creation of its own water and sanitation district. This district will allow for Pine Canyon to treat its wastewater to higher water quality standards within our community than if we were serviced by an outside provider. Our own district also allows us to protect our water resource by recycling and reusing 100% of that treated wastewater. None of this water will be discharged to either surface or groundwater. This district will also be in control of Pine Canyon's innovative water supply plan, which prioritizes protecting water resources by keeping a significant portion of Pine Canyon's water rights



portfolio unused.

OBJECTIVE 8-5A

Coordinate with regional agencies to protect water quality.

The Applicant is keen to continue work with regional agencies to protect water quality. The Pine Canyon team has collaborated and coordinated with the NRCS, USFWS, CDPHE, Tri-County Health Department, Douglas County, and the Chatfield Watershed Authority to protect water quality. The Applicant intends to continue these efforts after rezoning approval.

POLICY 8-5A.1

Encourage wastewater systems that recycle and reuse effluent.

Recycled water reuse is a foundation of Pine Canyon's innovative, CDPHE-approved wastewater plan. In fact, thanks to cutting-edge technology and a commitment to longevity, *100% of the District's wastewater effluent will be recycled and reused.*

POLICY 8-5A.2

Encourage wastewater systems that protect water quality.

The Application carries out this policy. Because Pine Canyon's water and sanitation district will operate its own wastewater system, the District will ensure regional water quality is protected to the highest degree possible. 100% of Pine Canyon's wastewater will be recycled and reused. No treated effluent will be discharged to East Plum Creek, the Chatfield watershed, or any groundwater. The Applicant has worked with water quality experts and CDPHE to develop a reclaimed water Land Application Management Plan (LAMP) and permitting approach to ensure that no groundwater

or surface water will be adversely impacted by Pine Canyon's cutting-edge recycle and reuse system.

OBJECTIVE 8-5B

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

The Application fulfills this objective. Pine Canyon's water and wastewater systems will maintain and improve water quality in accordance with all regulations. The system is designed to capture, treat, recycle, and reuse 100% of its wastewater, which will provide a direct improvement to regional water quality. The system will use cutting-edge technology in the form of membrane bio-reactor to ensure that all wastewater is treated to Colorado's highest reclaimed water standard, (Category 3 plus) before it is reused. The system will not have a point source of discharge, because all of the recycled water will be reused on site in accordance with the CDPHE-approved Land Application Management Plan (LAMP).

Furthermore, as Pine Canyon transitions from the current agricultural (primarily cattle grazing) land use and its associated water quality impacts, the phosphorus which is currently being added to the property every year will be minimized. Stormwater runoff on the site will be treated by an innovative water quality management system (described in the LAMP) to further protect water quality. Pine Canyon believes that the change in land use from the current high-impact agricultural use to lower impact residential use, along with the proposed protective measures will ensure that stormwater which reaches regional surface waters will be cleaner and of a higher quality than the runoff today.

POLICY 8-5B.1

Require water quality monitoring and enhancement, where appropriate.

The Applicant will work with any local, regional,



or state agency on monitoring or enhancement. We have been conducting on-site water quality monitoring for many years and will increase these efforts after rezoning approval. As part of the 100% recycle and reuse wastewater system, Pine Canyon crafted a Land Application Management Plan (LAMP) which includes guidance for the reuse of the recycled water on-site. This LAMP, which was approved by CDPHE, includes criteria for monitoring to ensure that the stated goals and outcomes are being achieved.

POLICY 8-5B.2

Use effective measures to protect groundwater and surface water from contamination in land use proposals.

The Application fulfills this policy. In the pursuit of this goal, Pine Canyon worked with leading national experts to create a comprehensive water and wastewater system that will be governed by a robust permitting regime overseen by CDPHE. The first part of this system is based around a Land Application Management Plan which will govern the site's recycled water usage. This plan mandates that reclaimed water will be applied on site at or below agronomic rates, and it also provides an in-depth analysis of the site's soil which revealed that the property has significantly more than enough capacity needed to absorb pollutants contained within the applied recycled water. The agronomic rate limits, combined with the soil capacity, will ensure that groundwater is protected.

Pine Canyon's wastewater system will also protect surface waters, and may, in fact, improve the water quality of regional surface water. There will be no discharge into any surface water from this system because 100% of all wastewater will be recycled and reused on site. Additionally, all stormwater runoff on the site will be captured by an innovative treatment system (detailed in the LAMP) which will remove pollutants to further protect regional surface waters.

POLICY 8-5B.3

Minimize both point and non-point source pollution.

The Application fulfills this policy. Pine Canyon's water and wastewater system will minimize both point and non-point source pollution. Pine Canyon's wastewater system will not create a new point source of pollution. The system will reuse 100% of the recycled water and will not create a point source because it will not discharge any water to any surface or groundwater. In addition, non-point source pollution will be minimized. The current agricultural uses on the property create a substantial amount of non-point source pollution. Transitioning from agriculture to other land uses on the property will alleviate significant non-point source pollution.

POLICY 8-5B.4

Control drainage, surface erosion, and sedimentation sources through Best Management Practices (BMPs).

The Application reflects this policy. The Applicant will work with the County at all stages throughout the development process to ensure that BMPs are used to control drainage, surface erosion, and sedimentation. The Applicant has created a Phase I Drainage Report as part of this PD and will continue to detail all drainage practices throughout the design and development process. This Report details that stormwater runoff from the site will actually decrease from historic levels because of the use of BMPs throughout the site. Furthermore, the Land Application Management Plan details an innovative system which will capture and remove pollutants from stormwater runoff before that runoff reaches any regional surface water. This system will also help to improve both surface erosion and sedimentation.

POLICY 8-5B.5

Cooperate with special districts in the County to



protect alluvial wells.

The Applicant strongly values the protection of alluvial wells. The Applicant has drilled and currently operates an alluvial monitoring well on site. This well will be integrated into the water supply system for the project, and at some point could be converted to a production well. Pine Canyon's water and sanitation district will take over and maintain the currently operating alluvial monitoring well. We look forward to working with the County to protect our alluvial wells.

OBJECTIVE 8-5C

Ensure that water treatment and septic systems will not harm either ground or surface water quality.

The Application meets this goal. Pine Canyon's water and wastewater systems will not harm ground or surface water. The Applicant worked with leading national experts to create a comprehensive, cutting-edge water and wastewater system that will be governed by CDPHE permits. The first part of this system is based around a Land Application Management Plan which will govern the site's recycled water usage. This CDPHE-approved plan dictates that water will be applied at or below agronomic rates, and it also provides an in-depth analysis of the site's soil which revealed that the property has significantly more than enough capacity needed to absorb phosphorus contained in the applied recycled water. The agronomic rate limits, combined with the soil capacity, will ensure that groundwater will not be harmed. Pine Canyon's system will not contaminate any surface waters, and may, in fact, improve the water quality of regional surface water. 100% of all wastewater will be recycled and reused on site, and there will be no discharge into any surface water from this system. Additionally, stormwater runoff on the site will be captured by an innovative system (detailed in the LAMP), which will remove pollutants to further protect regional surface waters.

POLICY 8-5C.1

Cooperate with special districts and municipalities in the county to protect alluvial ground waters by limiting intensive animal operations, by properly locating On-site Wastewater Treatment Systems (OWTS), and by properly designing storm water facilities.

The Applicant continues to work with the County regarding our historic agricultural practices, locating our permitted wastewater treatment system, and on the design of our storm water facilities. The Applicant has been operating our own alluvial well responsibly for years, and the Pine Canyon special districts will continue to do so as the project matures.

Pine Canyon will not have an OWTS, the District will construct and operate a centralized wastewater treatment facility, which will comply with all state permitting and design regulations. Our wastewater treatment system and reclamation facility has been subject to rigorous scrutiny from both state and regional agencies. The location of any facilities was particularly analyzed by CDPHE during their Site Application process, and the Site Application has received CDPHE approval. Future review will occur during the County's Location and Extent process.

Finally, all stormwater management facilities will be placed and maintained according to expert drainage reports provided by Pine Canyon to the County. The reports show a reduction in overall stormwater flow from historic levels can be achieved, and the proposed BMPs will help protect water quality. The Applicant looks forward to continuing to coordinate with the County on all these important efforts.

WILDLIFE - SECTION 9

GOAL 9-1

Protect and enhance wildlife habitat and movement corridors and foster wildlife conservation.



The Application reflects this goal. None of the property is identified as high value wildlife habitat, yet the Applicant has secured a wildlife study. The only wildlife movement corridor is in the East Plum Creek corridor, which is being preserved as the Walter J. Scott Riparian Preserve. This 60+ acre section of the land will be maintained and protected via a conservation easement which preserves its riparian nature and agricultural heritage. The easement's restrictions shall include the protection of the County's identified Wildlife Migration Corridor, the County's Riparian Conservation Zone (RCZ), threatened species habitat, cultural points of interest, and the natural, sensitive character of the riparian wetland landscape. The balance of the property is planned with an intricate network of trails and open spaces which will maintain existing wildlife habitats.

OBJECTIVE 9-1A

Maintain healthy ecosystems within the County by establishing, maintaining, buffering, and improving a set of core habitat areas, such as Habitat Conservation Areas (HCAs), connected by movement corridors and overland connections as shown in the wildlife resources map.

The Application meets this objective. The wildlife resources map does not identify any overland connections within or close to the Pine Canyon property. This makes sense as Pine Canyon has major transportation corridors that limit any potential corridors or connections. The Walter J. Scott Riparian Preserve will conserve the wildlife movement corridor and Habitat Conservation Area on site as Open Space.

POLICY 9-1A.1

Identify important habitat and movement corridors on the Wildlife Resources Map; revise the map to reflect changes over time.

The Application meets this policy. The Application proposes to preserve the habitat and movement corridor identified on the Wildlife Resources Map as the Walter J. Scott Riparian Preserve. The map

identifies the remainder of Pine Canyon as having low to moderate habitat potential. The Applicant looks forward to providing any insight to help the County revise its map in the future.

POLICY 9-1A.2

Develop partnerships to conserve additional habitat and manage and improve existing habitat.

The Applicant supports this policy and has worked with the Natural Resources Conservation Service, the U.S. Fish and Wildlife Service, and Douglas County Natural Resources and Open Spaces on the existing habitat on the Property, and look forward to deepening these partnerships in the future.

POLICY 9-1A.3

Protect important wildlife habitat, habitat conservation areas (HCAs), movement corridors and overland connections.

There are no identified important habitat areas, or overland connections identified on the Pine Canyon property. The only wildlife movement corridor and habitat conservation area (the County's Riparian Conservation Zone) is proposed to be preserved as the Walter J. Scott Riparian Preserve.

OBJECTIVE 9-1B

Minimize impacts to wildlife by ensuring that development and land use are compatible with wildlife, wildlife habitat, and movement corridors.

While none of the property is identified as high value wildlife habitat, a wildlife study was conducted for the property. The only wildlife movement corridor will be preserved as part of the Walter J. Scott Riparian Preserve which will ensure there are minimal impacts to the habitat and movement corridor.

POLICY 9-1B.1

Identify important wildlife habitat, habitat



conservation areas (HCAs), movement corridors, and overland connections, as designated on the Wildlife Resources Map in applicable land use applications. Evaluate the potential impact of the proposed change in land use on wildlife and habitat. The identified design solutions should be appropriate to the scale and intensity of the proposed land use.

The Riparian Conservation Zone and movement corridor identified on the Wildlife Resources Map at Pine Canyon will be preserved as Open Space and will not be impacted by any land use changes.

POLICY 9-1B.2

Consider wildlife opportunities on neighboring lands, as well as a countywide scale, when evaluating land use applications.

Pine Canyon is surrounded by major transportation corridors and has existing development on multiple borders. The only countywide opportunity on the Property is the wildlife movement corridor which will be preserved as part of the Walter J. Scott Riparian Preserve. The Preserve is abutted by regional open spaces and will form a continuous preserved open space wildlife habitat and movement corridor.

POLICY 9-1B.3

Link wildlife habitat and movement corridors, wherever possible.

The Application reflects this policy. The only wildlife movement corridor will be preserved as part of the Walter J. Scott Riparian Preserve. The Preserve is abutted by regional open spaces and offers a continuous preserved open space wildlife movement and habitat corridor. The Applicant believe there will be little to no impact upon the wildlife habitat.

POLICY 9-1B.4

Locate development outside of important wildlife

habitat and movement corridors.

None of the Property is identified as high value wildlife habitat, and the wildlife movement corridor will be preserved as Open Space. There are no land use changes proposed for the habitat and movement corridor.

POLICY 9-1B.5

Balance the location and design of transportation infrastructure with accommodation of wildlife habitat and movement values.

The major transportation infrastructure is already in place surrounding the Pine Canyon property. The Application plans additional public access points which will connect to this existing transportation infrastructure. The most substantial new transportation infrastructure will be the CDOT-sponsored Mobility Hub which will be located away from any wildlife habitat or movement corridors, on property identified as being of low habitat value.

POLICY 9-1B.6

Minimize fencing that is exclusionary or dangerous to wildlife, except when necessary for human safety, commercial and industrial uses, protection of at-risk crops, and domestic animal containment. All other fencing should be wildlife friendly.

The details of fencing will be designed as part of the future Subdivision processes, and this policy will be addressed after rezoning approval.

POLICY 9-1B.7

Require development to appropriately revegetate degraded and disturbed lands with native or beneficial vegetation and wildlife-friendly species in important wildlife habitat and movement corridors.

There are no planned land disturbances in East



Plum Creek, the only wildlife movement corridor on the property. Any disturbances that do occur will be properly revegetated in accordance with this policy and applicable requirements within the County's Habitat Conservation Plan.

POLICY 9-1B.8

Require noxious weed management plans and encourage Integrated Pest Management (IPM) for new development.

Pine Canyon has worked with County staff and the Natural Resources Conservation Service to evaluate and treat noxious weeds on the property and will continue this practice. Noxious weed management plans and IPM will be incorporated into the future Subdivision design efforts.

POLICY 9-1B.9

Require habitat restoration, improvement, and management practices such as restoration of native or beneficial flora; stream stabilization; erosion control; maintenance of residual cover during the winter; and proper pasture management on new development and special uses, as appropriate.

Pine Canyon has worked with the Natural Resources Conservation Service, the U.S Fish and Wildlife Service, and Douglas County Natural Resources and Open Space to evaluate the health of the property. We were pleased that the NRCS identified parts of the property as being very healthy. We will continue to partner with these and other agencies as we pursue best practices for the Property.

OBJECTIVE 9-1C

Support public and private programs that foster wildlife conservation.

Pine Canyon is proud to propose establishment of the Walter J. Scott Riparian Preserve. This 60+ acre section of the land will be dedicated via a conservation easement in part to foster wildlife

conservation. We anticipate continuing to work with both public and private entities to optimize all of our wildlife conservation efforts.

POLICY 9-1C.1

Support incentives and programs to foster conservation.

Pine Canyon has been awarded with a federal grant as part of the U.S. Department of Agriculture's Environmental Quality Incentives Program for its Forest Management Plan. We will continue to seek out and support programs which foster conservation.

POLICY 9-1C.2

Support measures to educate landowners and homeowners about the impacts of domestic animals on wildlife, impacts of feeding wildlife, as well as measures that improve wildlife habitat and species success.

Pine Canyon supports this County policy and would be happy to work with County on messaging that can be provided to future homeowners.

OBJECTIVE 9-1D

Support the management of wildlife populations to maintain viable populations, species health, and to minimize conflicts between people and wildlife.

The Pine Canyon team has worked with Douglas County Natural Resources and Open Space, and the U.S. Fish and Wildlife Service on species habitat and health, and minimizing conflict between people and wildlife. We look forward to continuing to work with these agencies.

POLICY 9-1D.1

Support efforts by Colorado Parks and Wildlife and the US Fish and Wildlife Service to manage wildlife populations.



Pine Canyon supports these efforts. We have successfully worked with the U.S. Fish and Wildlife Service on wildlife population management and look forward to doing so in the future.

POLICY 9-1D.2

In designated high value wildlife habitat areas, require wildlife management and habitat conservation plans for new development, in consultation with professional agencies, as appropriate.

The County's Habitat Conservation Plan (HCP) covers part of the Plum Creek riparian corridor at Pine Canyon. This area will be preserved as part of the Walter J. Scott Riparian Preserve. There will be little to no impact upon the Preserve. The Pine Canyon team has successfully worked with multiple agencies on maintaining and improving the HCP area, and will continue to do so in the future.

