May 16, 2017

Town of Castle Rock- Development Services
Attn: Tara Vargish
100 N. Wilcox Street
Castle Rock, CO 80104

Re: PC East Annexation

Dear Tara,

Feather Reed Grass, LLC and Duckworth et al are requesting to annex an 11.7 acre parcel and a 10 acre parcel (Duckworth property) into the Town of Castle Rock. These parcels are adjacent to each other and bounded on the west side by I-25 and the new Castle Rock Parkway interchange, Silver Heights neighborhood and Solterra Senior Living on the east, Grace Chapel on the south, and an existing 34.9 acre parcel to the north that is presently in the Town of Castle Rock and owned by Feather Reed Grass, LLC.

These three parcels total about 56.6 acres. A significant portion of this area will remain open space due to the nature of the topography. The proposed uses will be residential and/or commercial. The Castle Pines Commercial PD that is presently in force on the north parcel will need to be amended to include multifamily. We anticipate that there could be up to 475 multi-family units or 300,000 square feet of commercial space.

Access
The property is presently accessed off of Allen Way to Evalena Road and then by easement through the Duckworth property. We propose access via Allen Way from Founders Parkway and then across the Grace Chapel property. We have discussed access from the new I-25 interchange with CDOT and they will not grant this access. In addition, Douglas County desires to have access from the subdivision to the north called Happy Canyon South through these properties to get secondary access to the Silver Heights subdivision. We have had preliminary analysis done to see if the Allen Way and Founders intersection has the capacity for this development. The preliminary finding indicate that it does have the capacity. We will work with the Town and CDOT to finalize this analysis.

Utilities
IREA would service the electrical and Black Hills would service the gas. CenturyLink and Comcast will provide telecommunications. The properties are presently in the Silver Heights Metro District. We had a study done to see if Silver Heights has the capacity to provide water and sewer. This study determined that they have the water rights for the domestic water but not the facilities. It was also determined that they do not have sewer capacity to service this property. We have had preliminary discussions with the Town’s Utility department, and it has been determined that the property could be served with both water and sewer by the Town. We would bring the utilities under I-25 from the west side. After studying the recently installed infrastructure on the west side, it appears that only a short section of sewer would have to be replaced.
**Economic Impact**
This project will provide up to about $11,257,500 of assessed valuation if it is residential and $26,100,000 if it is commercial. It will create 500 construction jobs and $1,200,000 of use tax. If it is retail, the Town could see up to $2,000,000 of sales tax.

Please do not hesitate to contact me with any questions or comments at 303-771-4004 or pmc@albdev.com or my associate Nicole Kawulok at nicole@albdev.com.

Very truly yours,

Promenade Castle Rock, LLC

Peter M. Cudlip

CC: Nicole Kawulok, Alberta Development Partners
Brad Boland, Town of Castle Rock
Achieving the Community Vision through Excellence, Dedication and Service

Applicant Information

APPLICANT: Feather Reed Grass, LLC and Duckworth et al
COMPANY: Alberta Development Partners
ADDRESS: 5750 DTC Parkway, Suite 210
CITY/ ZIP: Greenwood Village, CO 80111
APPLICANT'S SIGNATURE: 

PROPERTY OWNER: Feather Reed Grass, LLC and Duckworth et al
PHONE: 303-771-4004
FAX: 
E-MAIL: pmc@albdev.com

Property Information

Area along I-25 on the E side of Castle Rock Parkway interchange, bordered by Silver Heights and

SITE ADDRESS/ GENERAL LOCATION: Solterra Senior Living on the east, Grace Chapel on the south, and the neighborhood on the north

CURRENT USE: Vacant Land

CURRENT ZONING: A1 (if zoning is PD, give name) 

LEGAL DESCRIPTION: Subdivision: Lot: Block: Metes & Bounds (attached)

PROPERTY SIZE: 11.7 & 10 Acres or S.F. BUILDING SIZE: n/a S.F./Units

Project Information

☐ Annexation
☐ Rezone from _____ zone district to _____ zone district for the following type of use
☐ Replat from _____ existing lots to _____ proposed lots (give numbers)
☐ Special Use Permit for
☐ Site Plan for: Commercial (office, retail, restaurant, automotive, industrial) Residential (single-family, multifamily, townhouses, duplexes)
☐ Parking Spaces: Existing ___ Proposed ___
☐ Other type of request (easement/road vacation, etc.)

Conceptual Plan and Description

✓ Prepare and attach a written description and sketches of the proposed project. Include information on the following: proposed uses, building square footage, location of building footprint(s), number of parking spaces, amount of open space, location of access points, sidewalks, minimum lot size, average lot size, elevations of buildings, location of detention ponds, etc.
✓ Provide any details of project or operation that may be important to the proposal.
✓ Provide a list of questions for which you want specific answers.

For Office Use Only

Date Submitted Project # Planner

100 N. Wilcox Street, Castle Rock CO 80104
Planner of the Day - 303-660-1393
Legal Description for 11.7 acres - Feather Reed Grass, LLC

THE SOUTH 1148.0 FEET OF SECTION 22 LYING EAST OF INTERSTATE HIGHWAY NO. 25 EXCEPT THE EAST 1036.86 FEET THEREOF, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING FROM PARCEL THE FOLLOWING PARCEL:

RW 228

A TRACT OF PARCEL OF LAND NO. RW-288 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 2010-03, IN THE SE QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, AS RECORDED AT RECEPTION NO. 2013018555, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27; THENCE N 89°34’35”W, A DISTANCE OF 1377.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N 00°25’25”E, A DISTANCE OF 1148.03 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL, SAID POINT BEING THE TRUE POINT OF BEGINNING, WHENCE SAID SECTION CORNER BEARS S 49°46’08”E, A DISTANCE OF 1793.20 FEET;

1. THENCE DEPARTING SAID NORTHERLY LINE, S 06°55’16”E, A DISTANCE OF 68.27 FEET;
2. THENCE S 06°44’55”W, A DISTANCE OF 145.15 FEET;
3. THENCE S 20°18’59”W, A DISTANCE OF 230.40 FEET;
4. THENCE S 14°34’11”W, A DISTANCE OF 322.93 FEET;
5. THENCE S 03°36’50”W, A DISTANCE OF 163.67 FEET;
6. THENCE S 17°59’51”E, A DISTANCE OF 217.57 FEET;
7. THENCE S 61°50’48”W, A DISTANCE OF 15.98 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 (JULY 2013);
8. THENCE ALONG SAID RIGHT-OF-WAY LINE, N 28°09’12”W, A DISTANCE OF 1100.26 FEET;
9. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N 25°31’24”W, A DISTANCE OF 170.20 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL;
10. THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID PARCEL, S 89°34’28”E, A DISTANCE OF 719.74 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
DUCKWORTH PROPERTY LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE S 0°28’W AND ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 463.31 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF EVALENA ROAD AS SHOWN ON THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION;
THENCE SOUTHWESTERLY ALONG THE NORTHWesterLY LINE OF SAID ROAD TO A POINT WHICH IS 50 FEET WEST OF THE EAST LINE OF SAID SECTION;
THENCE N 0°28’E AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 185 FEET, MORE OR LESS, TO A POINT 312 FEET SOUTH OF THE NORTH LINE OF SAID SECTION;
THENCE N 89°14’W AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1265.90 FEET, MORE OR LESS, TO THE EASTERLY LINE OF U.S. HIGHWAY NO. 87;
THENCE NORTHWesterLY ALONG THE EASTERLY LINE OF SAID HIGHWAY TO THE NORTH LINE OF SAID SECTION 27;
THENCE S 89°14’E AND ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING,

COUNTY OF DOUGLAS, STATE OF COLORADO
34.9 Acres

11.7 Acres

10 Acres