

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

<https://roxvillagemetro.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Ephram Glass	President	2027/May 2027
Debra Prysby	Vice President	2027/May 2027
Cliff Linhardt	Treasurer	2029/May 2029
Ron Bendall	Secretary	2029/May 2029
Stephen Throneberry	Assistant Secretary	2029/May 2029

DATE: December 8, 2025
TIME: 6:00 p.m.
LOCATION: Roxborough Library and Virtual Meeting
8357 N Rampart Range
Rd # 200, Littleton, CO
80125

Google Meet joining info
Video call link: meet.google.com/phi-wtdz-pga
Or dial: (US) +1 318-595-1325 PIN: 273 624 663#

** Agenda is preliminary and subject to change by majority vote of the Board at the meeting.*

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

I. ADMINISTRATIVE MATTERS

- A. Disclosure of Potential Conflicts of Interest.
- B. Additions/Deletions/Approval of Agenda.

II. PUBLIC COMMENTS/HOMEOWNER REQUESTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in. Questions may be asked of the Board but will not be answered at this time. Please refer to the Meeting Code of Conduct for additional guidelines.

III. BOARD DISCUSSION MATTERS

- A. Presentation by HR Green regarding the feasibility and options to bring reliable, cheap, and reliable broadband and improved cell service to Roxborough.
- B. Review and discuss CDI's landscaping proposals for Community Park playground and intersection of N Rampart Range Rd and Village Circle East/West. (enclosure)
- C. Review and discuss preliminary sign concepts from AdLight. (enclosure)
- D. Discuss whether to remove or relocate boulders on the north median in N Rampart Range Rd.
- E. Update on bad data entered by CDI in the District's GIS.
- F. Discuss referral DR2025-011 from Douglas County. (enclosure)
- G. Discuss installation of cameras within the district.
- H. Discuss possible amendments to the Rules & Regulations.
- I. Update on field supervisor job posting.
- J. Update on C&L dig-in in Chatfield Farms.
- K. Update on Crystal Lake pump work.
- L. Update on follow-up survey.
- M. Review and consider Chavez Services proposals for concrete repairs west of Preble's Pond (enclosures)
- N. Review and consider proposal from CDI for trenching by Preble's Pond (enclosure).
- O. Review lists of current approved and requested community permits, if any. (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.) and/or any new resident inquiries or correspondence.

IV. OTHER MATTERS

- A. Other

V. PUBLIC COMMENTS/HOMEOWNER REQUESTS

VI. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 17, 2025.

Customer:

Peggy Ripko
Special District Management Services
Inc
141 Union Blvd
Suite 150
Lakewood, CO 80228

Property:

Roxborough Village
9779 S Crystal Lake Dr
Littleton, CO 80125

Spring 2026 - Monument Plantings

Infill of perennials at Village Circle East and West monument beds.

Default Group

Enhancements

Items	Quantity	Unit	Price/Unit	Price
Drip Irrigation Retrofit	1.00	ea	\$400.90	\$400.90
#5 Grass, Pampas - installed #5	2.00	5 gal	\$91.95	\$183.90
#5 Grass, Feather Reed - installed #5	3.00	5 gal	\$75.83	\$227.50
#1 Daylily, Stella De Oro - Installed #1	5.00	1 gal	\$29.25	\$146.25
#1 Pinks, Firewitch - Installed #1	11.00	1 gal	\$29.25	\$321.75
Mobilization	1.00	ea	\$320.00	\$320.00
Enhancements:				\$1,600.30
Subtotal				\$1,600.30
Estimated Tax				\$0.00
Total				\$1,600.30

Terms & Conditions

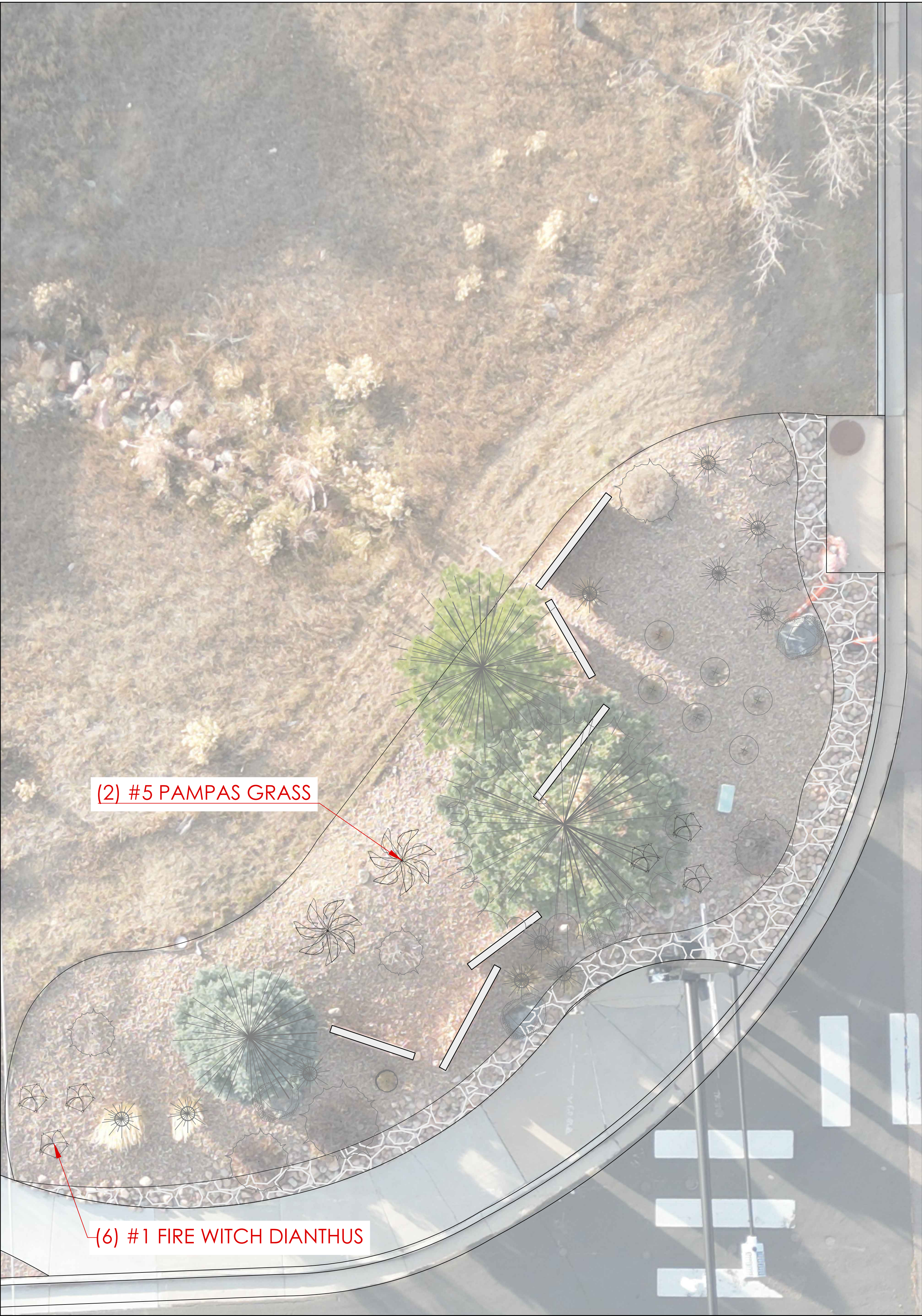
- Assumes 3/4" drip irrigation line is existing
- Includes spaghetti and emitter install for each plant
- Does not include any additional irrigation
- all additional irrigation work to be done at T&M rates
- plant warranty dependent on Nature's Workforce maintaining property for full duration of 1 year warranty
- if Nature's Workforce is removed from property, warranty is null and void

By _____
Griffin Bell

Date 11/18/2025

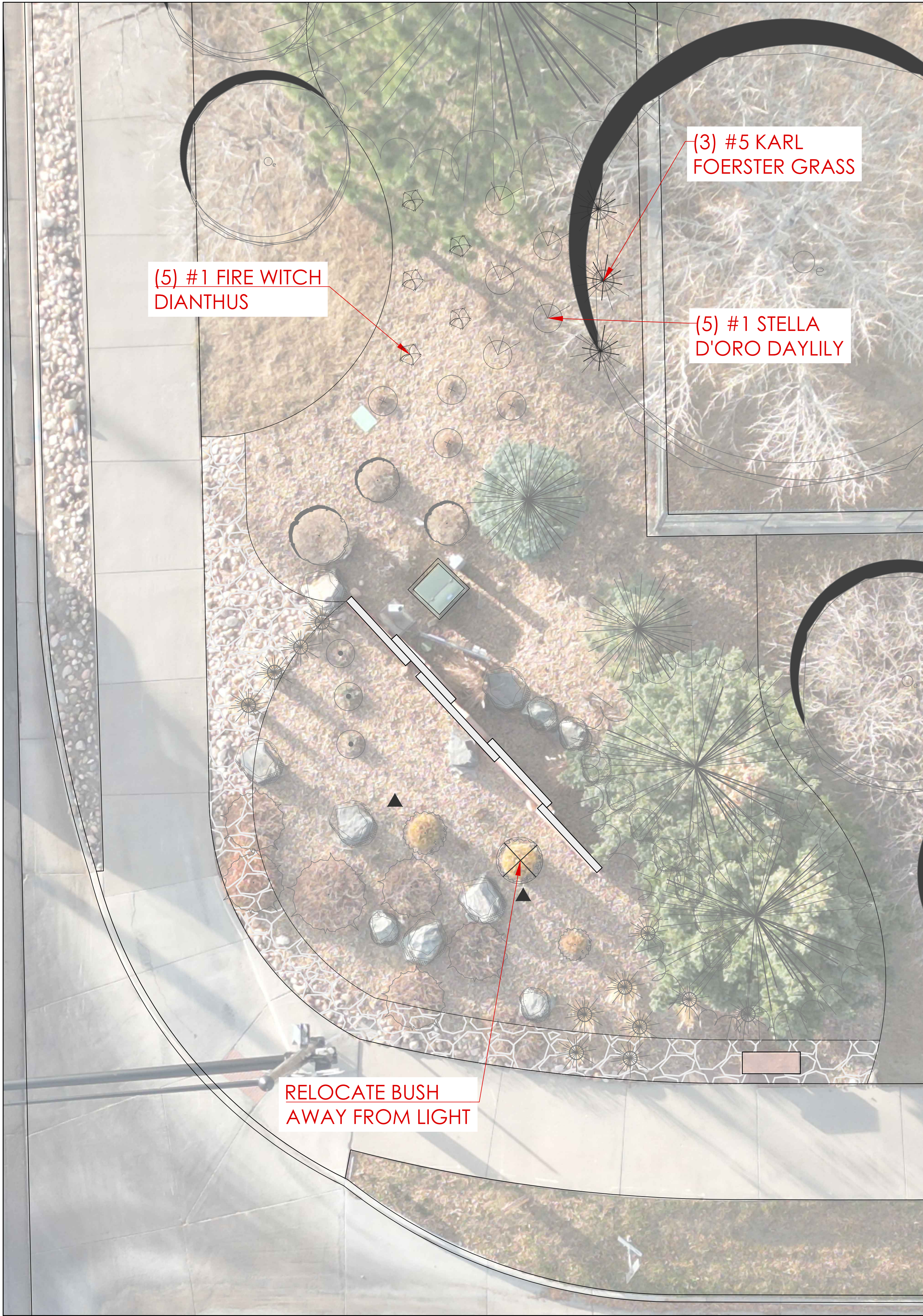
By _____

Date _____
Roxborough Village



(2) #5 PAMPAS GRASS

(6) #1 FIRE WITCH DIANTHUS



(5) #1 FIRE WITCH DIANTHUS

(3) #5 KARL FOERSTER GRASS

(5) #1 STELLA D'ORO DAYLILY

RELOCATE BUSH AWAY FROM LIGHT



Nature's Workforce
7121 Julian Street
Westminster, CO 80030
Ph. 303-470-3197
www.CDI-Services.com

Roxborough - Overlook
7671 N Rampart Range Rd, Littleton, CO 80125

Revisions:

Scale:

Drawn By: GB

Date: 11/18/2025

Sheet:

Of 1

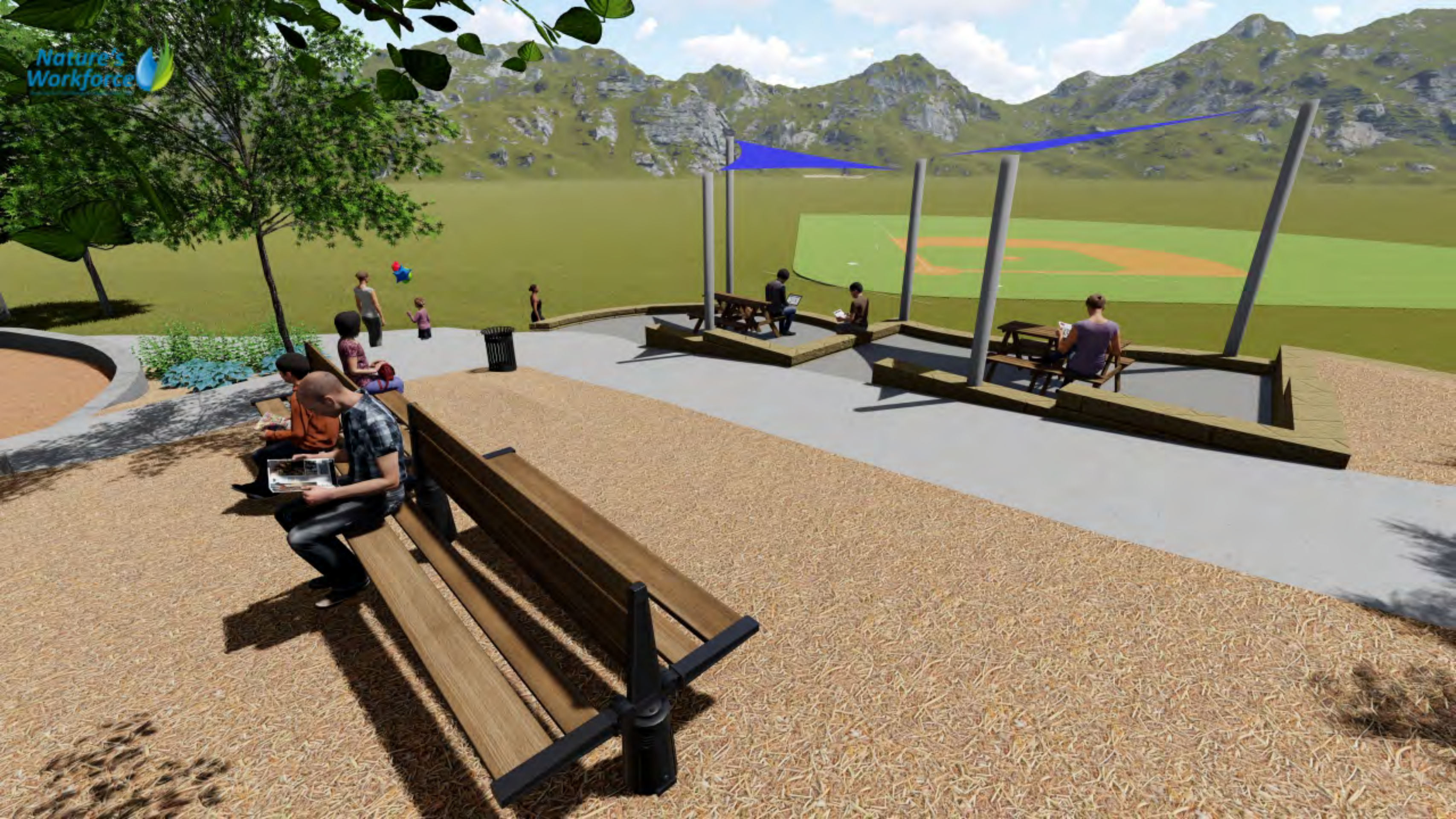
















Roxborough Village

Metropolitan District

— COLORADO —

ROXBOROUGH VILLAGE - TRAIL SYSTEM DESIGN PACKAGE

PROJECT ADDRESS:
ROXBOROUGH VILLAGE METRO DISTRICT
LITTLETON, CO 80125
UNITED STATES

PREPARED BY:
AD LIGHT GROUP
4150 ELATI STREET
DENVER, CO 80216

DATE:
2025 - 2026



4150 Elati St.
Denver, CO 80216
303-399-3334
adlightgroup.com

PROJECT NUMBER
250679-01

DRAWING TYPE
☒ **Presentation**
☐ **Construction Drawing**
☐ **Production**

CLIENT

SDMSI

PROJECT NAME

**Roxborough Village -
Trail System Design**

PROJECT LOCATION

**141 Union Blvd. #150
Lakewood, CO 80228
United States**

ACCOUNT MANAGER

Anthony Cistone

DRAWN BY

Alberto Miselli

DATE

11/14/2025

REVISED DATE

11/17/2025

APPROVED

APPROVAL SIGNATURE

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1

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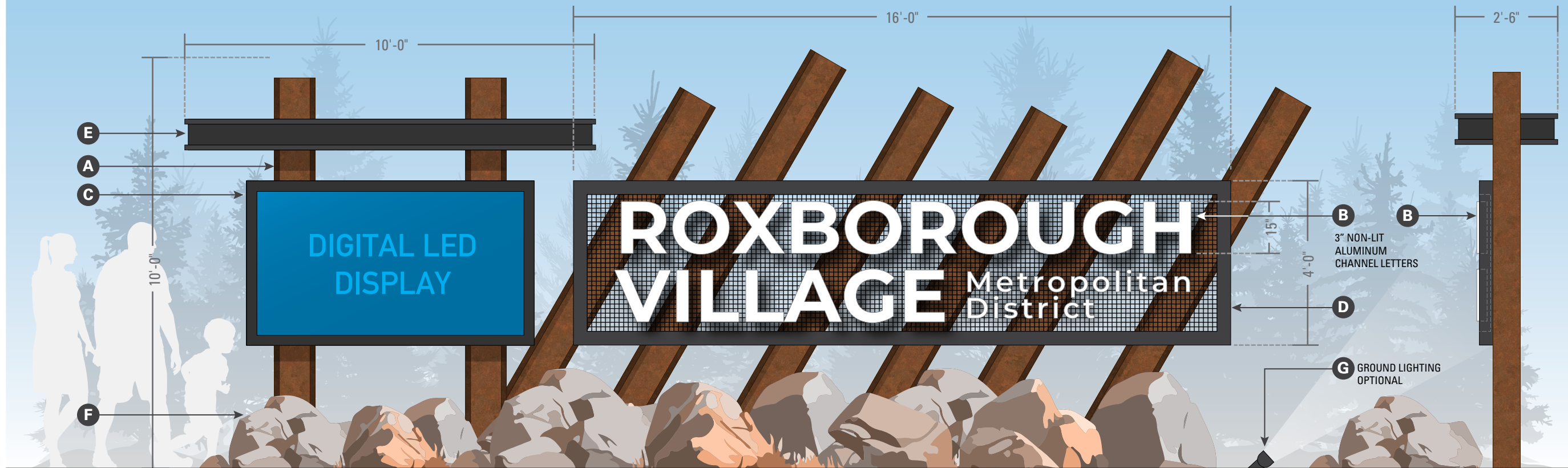
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2 of
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ADLIGHT FAUX CORTEN FINISH
CUSTOM PAINT SAMPLE



A I-BEAM ACCENT / STRUCTURE

B NON-LIT CHANNEL LETTERS

C DIGITAL LED MESSAGE CENTER DISPLAY W/ ALUMINUM SHROUD

D 4" TUBE OR CHANNEL FRAME & METAL MESH BACKER

E ALUMINUM ROOF STRUCTURE

F LOCALLY SOURCED BOULDERS

G GROUND UP LIGHTING OPTIONAL

M-A Digital Screen Monument Sign (Option 1.A)
3/8" = 1'-0" Qty: TBD

COLOR KEY

P1	AD LIGHT CUSTOM PATINA PAINT
P2	SW 7069 "IRON ORE" PAINT
P3	AKZO NOBEL "STANDARD WHITE" PAINT
M1	LOCALLY SOURCED BOULDERS (TO BE COORDINATE)



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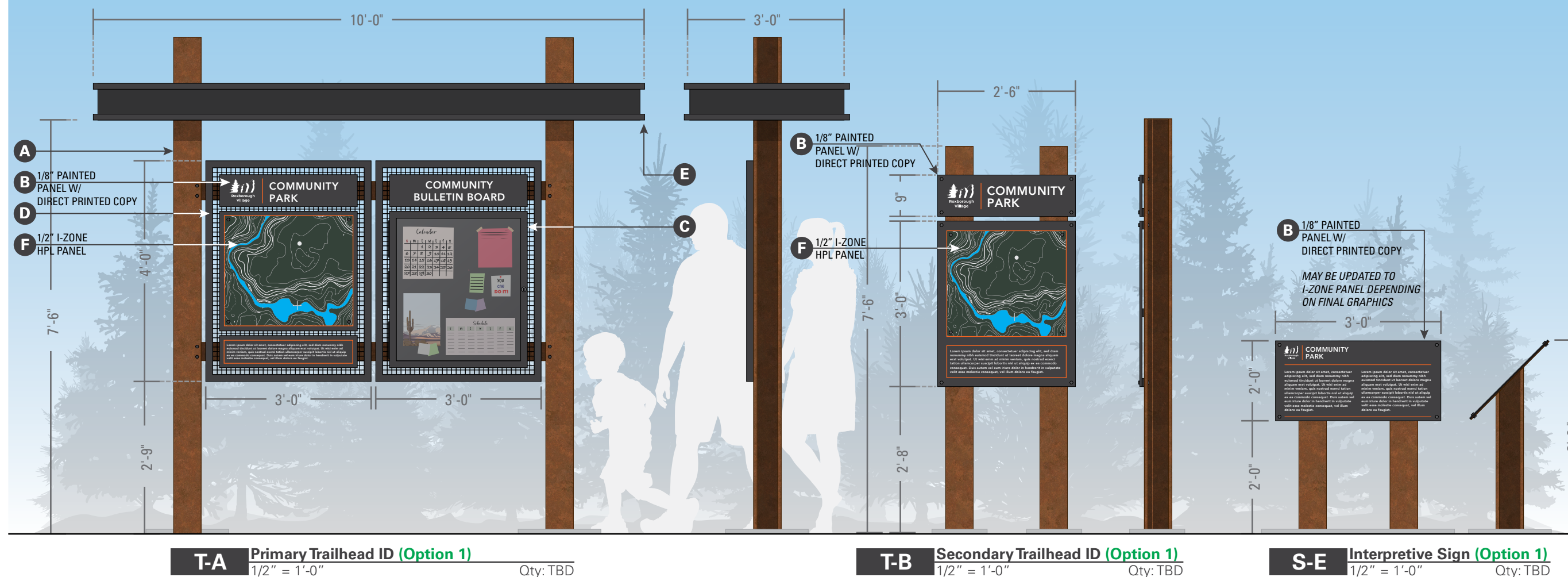
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3

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ADLIGHT FAUX CORTEN FINISH
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CUSTOM PAINT SAMPLE



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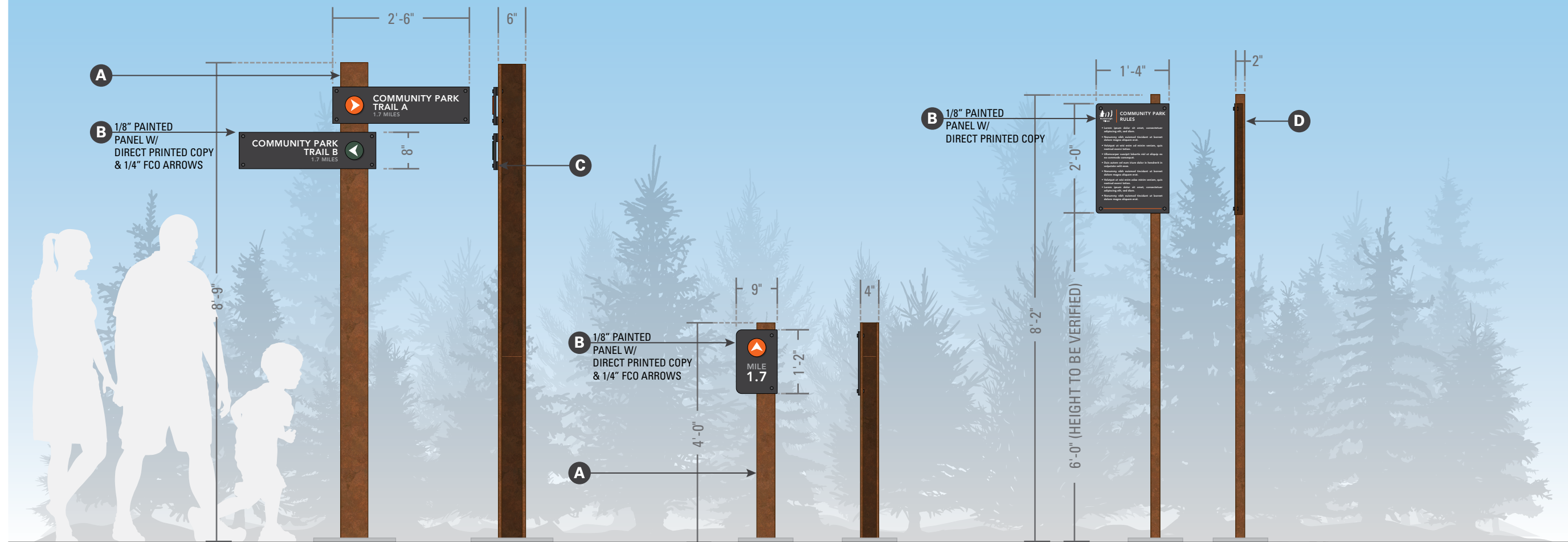
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4

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11



T-C Trail Directional Sign (Option 1)
1/2" = 1'-0" Qty: TBD

S-D Trail Mile Marker (Option 1)
1/2" = 1'-0" Qty: TBD

R-B Park Rules (Option 1)
1/2" = 1'-0" Qty: TBD

- A** I-BEAM ACCENT / STRUCTURE
- B** 1/8" ALUMINUM PANELS - PAINTED W/ DIRECT PRINTED COPY
- C** ALUMINUM BARSTOCK MOUNTING ARMS W/ BRACKETS & VISIBLE HARDWARE
- D** 2" ALUMINUM POST

COLOR KEY

- P1** AD LIGHT CUSTOM PATINA PAINT
- P2** SW 7069 "IRON ORE" PAINT
- DP** DIGITAL PRINT
- FB** FLAT BED PRINT
- VO** DIE CUT VINYL



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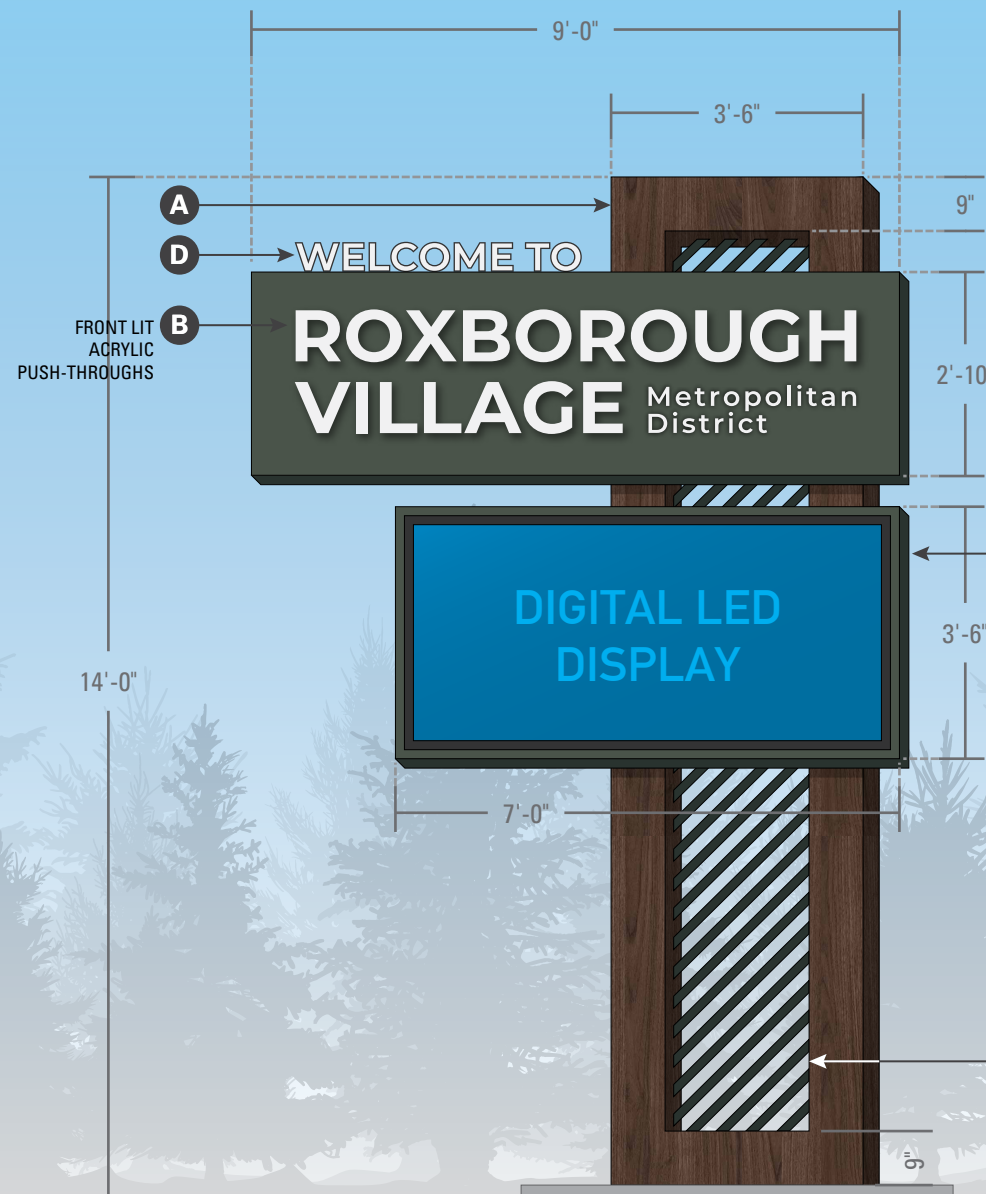
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PAGE

5

of

11



SPECIFY QPC POWDER COATING
"LIGHT WALNUT"
SAMPLE

M-A Digital Screen Monument Sign (Option 2)
3/8" = 1'-0" Qty: TBD

- A** POWDER COATED ALUMINUM MONUMENT
- B** ALUMINUM CABINET W/ 3/4" ACRYLIC PUSH THROUGH LETTERS
- C** DIGITAL LED MESSAGE CENTER DISPLAY W/ ALUMINUM SHROUD
- D** ALUMINUM FCO "WELCOME / THANKS FOR VISITING" LETTERS
- E** ALUMINUM SQUARE TUBE ACCENTS

COLOR KEY

- P3** "FORREST GREEN" EXACT COLOR TBD
- PC1** QPC POWDER COAT (WALNUT OR SIMILAR)
- V1** TRANSLUCENT WHITE VINYL / ACRYLIC (PUSH-THRU)



SPECIFY QPC POWDER COATING
"LIGHT WALNUT"
SAMPLE



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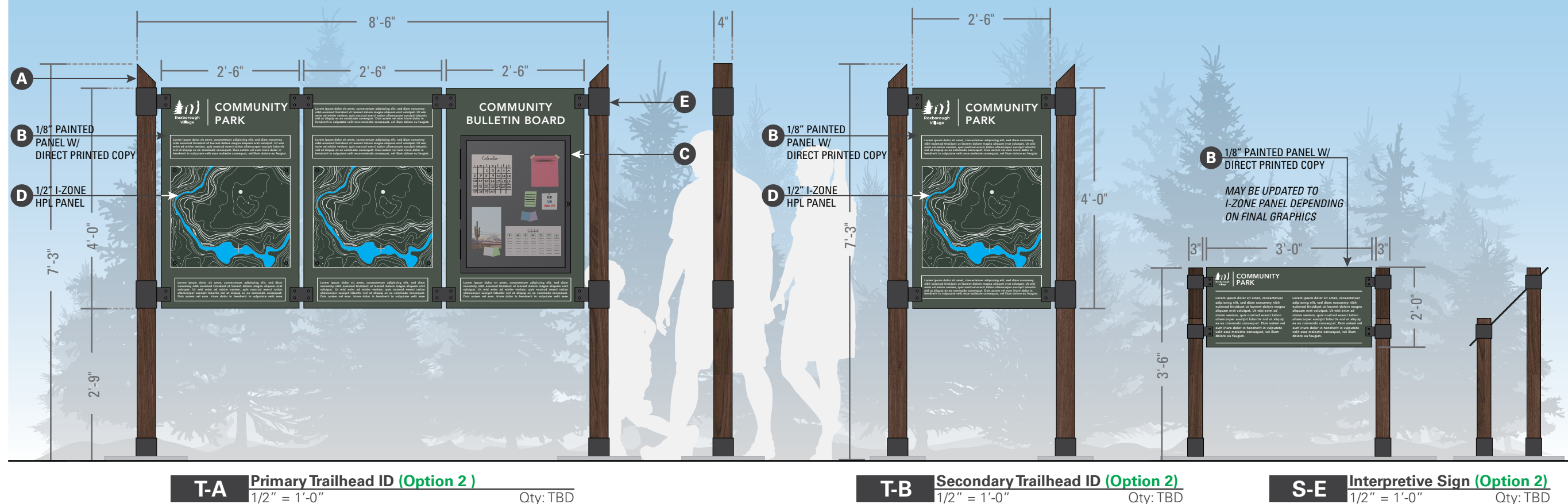
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PAGE

6

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11



A POWDER COATED ALUMINUM POSTS

B 1/8" ALUMINUM PANELS/BACKERS - PAINTED W/ DIRECT PRINTED COPY

C BULLETIN BOARD SHADOW BOX

D 1/2" DIGITALLY PRINTED I-ZONE GRAPHICS / MAPS

E ALUMINUM BARSTOCK MOUNTING ARMS W/ BRACKETS & VISIBLE HARDWARE

COLOR KEY

PC1	QPC POWDER COAT (WALNUT OR SIMILAR)
P2	SW 7069 "IRON ORE" PAINT
P3	"FORREST GREEN" EXACT COLOR TBD
DP	DIGITAL PRINT
FB	FLAT BED PRINT
VO	DIE CUT VINYL



SPECIFY QPC POWDER COATING
"LIGHT WALNUT"
SAMPLE



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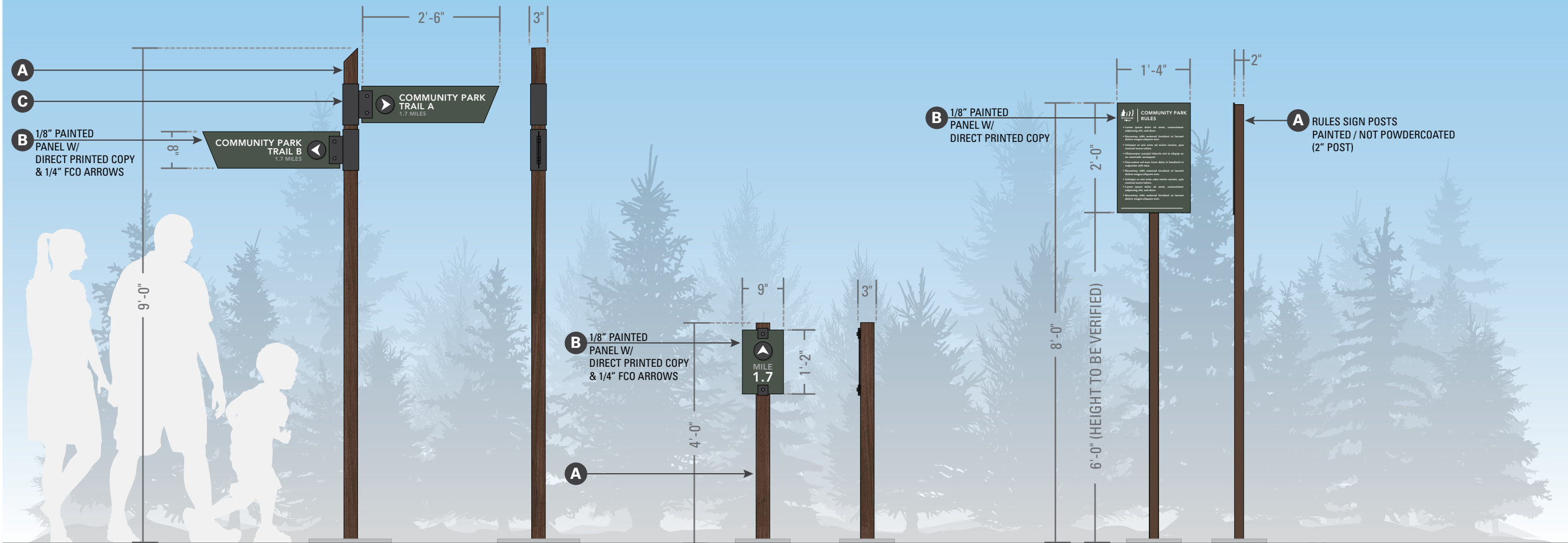
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7

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T-C Trail Directional Sign (Option 2)
1/2" = 1'-0" Qty: TBD

S-D Trail Mile Marker (Option 2)
1/2" = 1'-0" Qty: TBD

R-B Park Rules (Option 2)
1/2" = 1'-0" Qty: TBD

- A** POWDER COATED ALUMINUM POSTS
- B** 1/8" ALUMINUM INFO PANELS - PAINTED W/ DIRECT PRINTED COPY
- C** ALUMINUM BARSTOCK MOUNTING ARMS W/ BRACKETS & VISIBLE HARDWARE

COLOR KEY

- PC1** QPC POWDER COAT (WALNUT OR SIMILAR)
- P2** SW 7069 "IRON ORE" PAINT
- P3** "FORREST GREEN" EXACT COLOR TBD
- DP** DIGITAL PRINT
- FB** FLAT BED PRINT
- V0** DIE CUT VINYL



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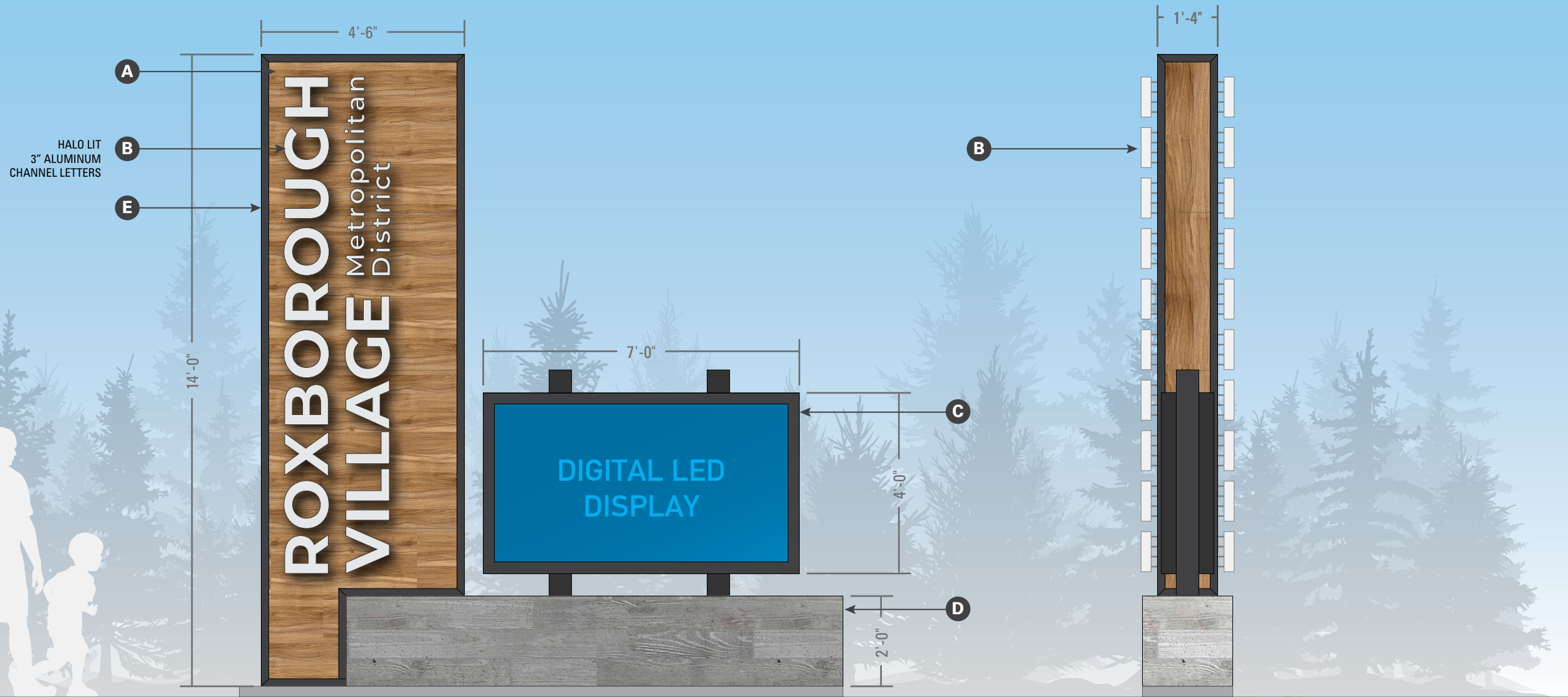
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8

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M-A Digital Screen Monument Sign (Option 3.A)
3/8" = 1'-0" Qty: TBD

- A** POWDER COATED ALUMINUM MONUMENT
- B** HALO LIT CHANNEL LETTERS
- C** DIGITAL LED MESSAGE CENTER DISPLAY W/ ALUMINUM SHROUD
- D** WOOD FORMED CONCRETE BASE
- E** ALUMINUM ANGLE BORDERS/FRAMING

COLOR KEY

- PC1** QPC POWDER COAT (KNOTTY PINE OR SIMLIAR)
- P2** SW 7069 "IRON ORE" PAINT
- P3** "TAUPE" EXACT COLOR TBD
- M1** WOOD FORMED CONCRETE BASE
- P4** AKZO NOBEL "STANDARD WHITE" PAINT



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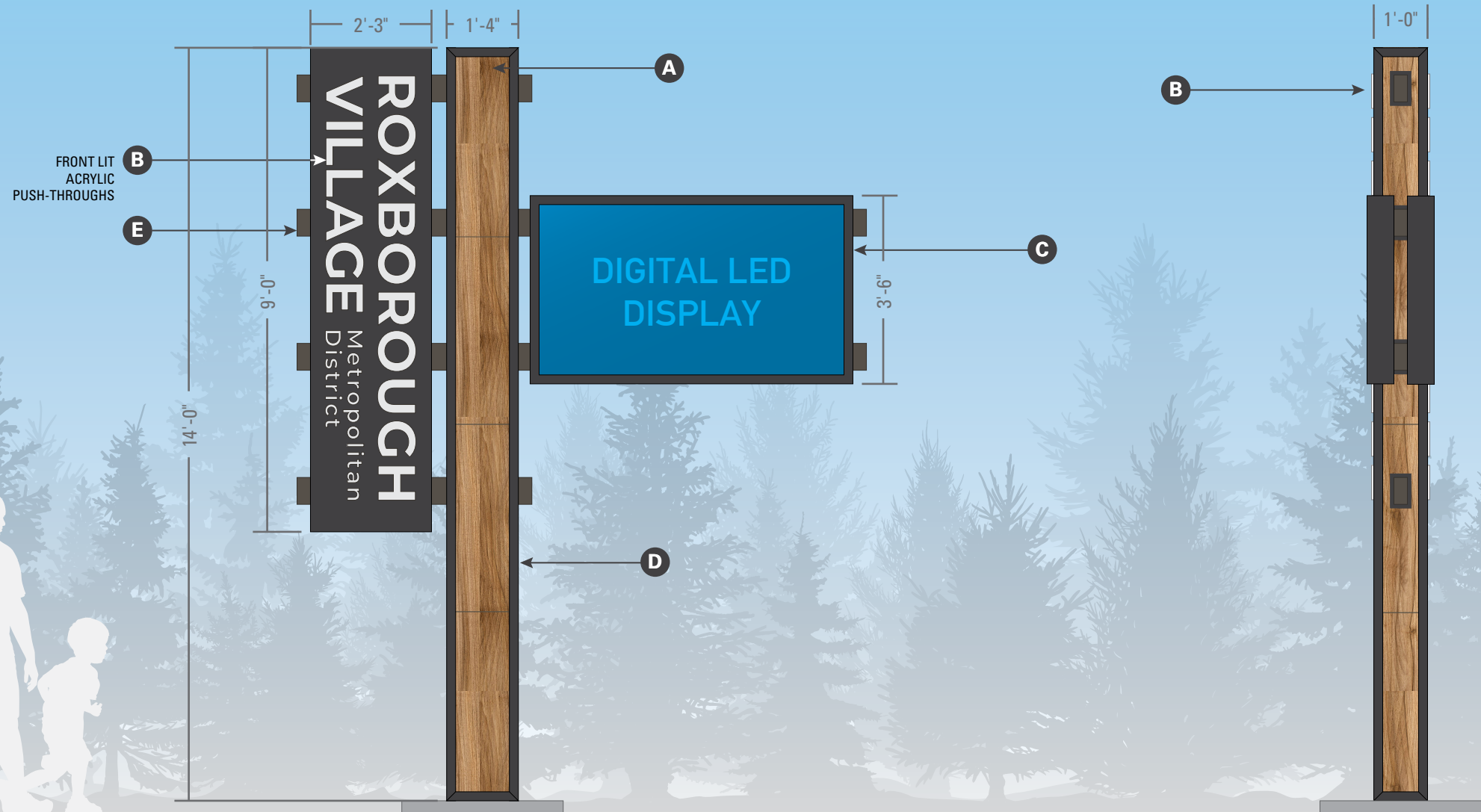
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PAGE

9

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M-A Digital Screen Monument Sign (Option 3.B)
3/8" = 1'-0" Qty: TBD

- A POWDER COATED ALUMINUM MONUMENT
- B 3/4" ACRYLIC PUSH THROUGH LETTERS
- C DIGITAL LED MESSAGE CENTER DISPLAY
- D ALUMINUM ANGLE BORDERS/FRAMING
- E ALUMINUM REC. TUBE MOUNTING ARMS

COLOR KEY

- PC1 QPC POWDER COAT (KNOTTY PINE OR SIMLIAR)
- P2 SW 7069 "IRON ORE" PAINT
- P3 "TAUPE" EXACT COLOR TBD
- V1 TRANSLUCENT WHITE VINYL / ACRYLIC (PUSH-THRUS)



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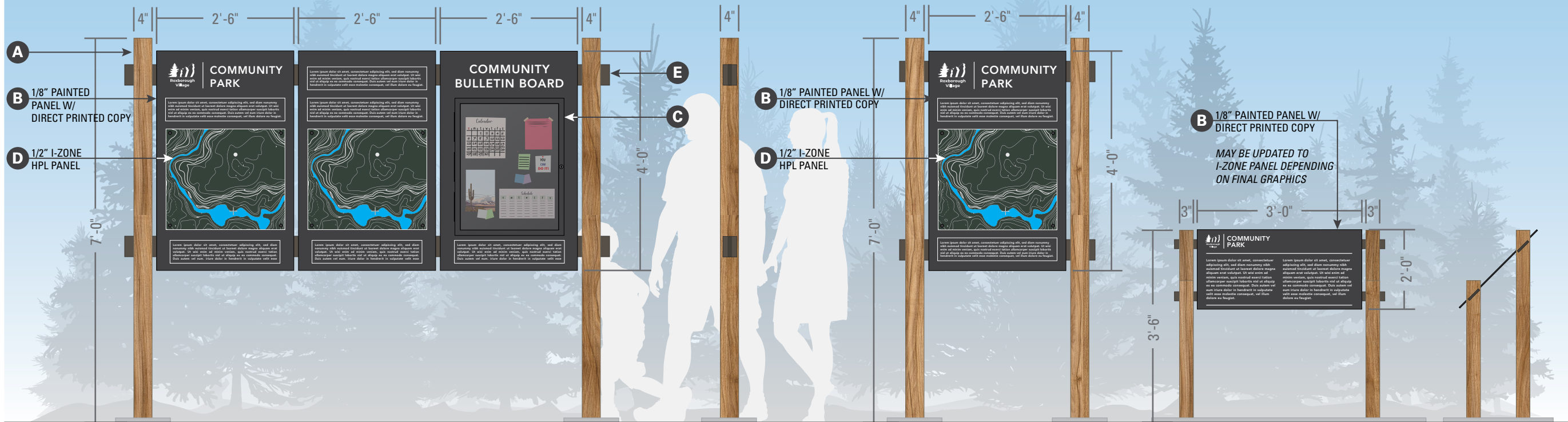
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PAGE

10 of
11



T-A Primary Trailhead ID (Option 3)
1/2" = 1'-0" Qty: TBD

T-B Secondary Trailhead ID (Option 3)
1/2" = 1'-0" Qty: TBD

S-E Interpretive Sign (Option 3)
1/2" = 1'-0" Qty: TBD

- A** POWDER COATED ALUMINUM POSTS
- B** 1/8" ALUMINUM PANELS/BACKERS - PAINTED W/ DIRECT PRINTED COPY
- C** BULLETIN BOARD SHADOW BOX
- D** 1/2" DIGITALLY PRINTED I-ZONE GRAPHICS / MAPS
- E** ALUMINUM BARSTOCK MOUNTING BARS

COLOR KEY

- PC1** QPC POWDER COAT (KNOTTY PINE OR SIMLIAR)
- P2** SW 7069 "IRON ORE" PAINT
- P3** "TAUPE" EXACT COLOR TBD
- DP** DIGITAL PRINT
- FB** FLAT BED PRINT
- V0** DIE CUT VINYL



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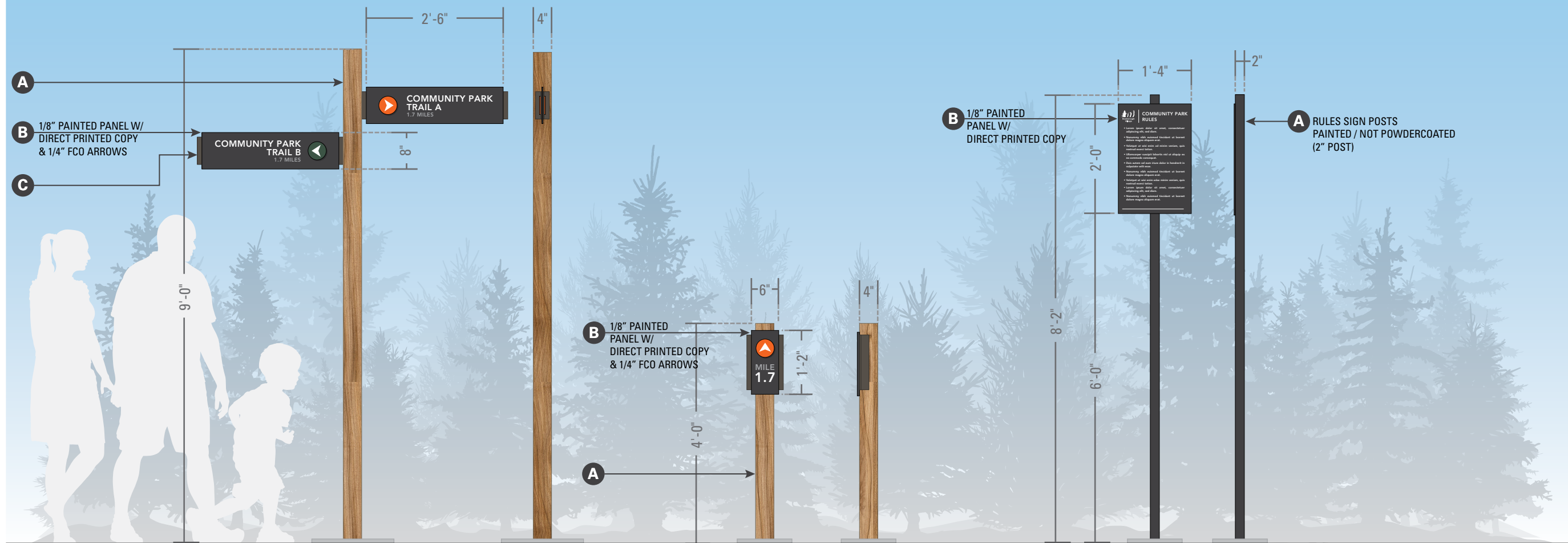
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11

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T-C Trail Directional Sign (Option 3)
1/2" = 1'-0" Qty: TBD

S-D Trail Mile Marker (Option 3)
1/2" = 1'-0" Qty: TBD

R-B Park Rules (Option 3)
1/2" = 1'-0" Qty: TBD

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- V0** DIE CUT VINYL



WATERTON BUSINESS PARK

DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER PLAN AMENDMENT

Prepared for:
Sterling Ranch Development Company

Prepared by:
PCS Group

11-20-2025





CONSULTANT TEAM

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TABLE OF CONTENTS

A. Introduction and Intent of the Proposed Comprehensive Master Plan Amendment	3
B. Consistency with the Intent and Goals of the 2040 Comprehensive Master Plan	4
C. Consistency with the 2040 Comprehensive Master Plan Maps	17
D. Compatibility with Surrounding Land Uses and Zoning	17
E. Existing Environmental Conditions and Hazards	18
F. Important Natural Features, Viewsheds, and Wildlife Habitat Corridors	19
G. Historic Resources	20
H. Impacts on the Existing Road Network	21
I. Capabilities of, and Impacts on Special Districts Affected by the Amendment	21
J. Water Supply and Provisions of Water and Sanitary Sewage Treatment	21
K. Availability of Public Facilities	22
L. Conditions that have Changed in the County that Warrant this Amendment	23
M. Logical Expansion of the Chatfield Urban Area and Compelling Public Benefit	25
N. Approval Criteria Summary	26

EXHIBITS & ATTACHMENTS

Exhibit A:	<i>Douglas County 2040 CMP Land Use Map 1.1</i>
Exhibit B:	<i>Chatfield Urban Area Map 2.1 (Existing Boundary & Proposed Modification)</i>
Exhibit C:	<i>Louviers Rural Community Map 4.5 (Existing Boundary & Proposed Modification)</i>
Exhibit D:	<i>Waterton Business Park Parcels & State Parcel Numbers (SPN)</i>
Exhibit E:	<i>Waterton Business Park – Existing Site Context</i>
Exhibit F:	<i>Existing Zoning on the Waterton Business Park Site & Adjacent Parcels</i>
Exhibit G:	<i>Anticipated Zoning on the Waterton Business Park Site</i>
Exhibit H:	<i>2040 CMP Rural Communities Map 4.1 (Proposed Boundary Modification)</i>
Exhibit I:	<i>2040 CMP Water Supply Zones Map 7.1</i>
Exhibit J:	<i>2040 Class 3 Hazards and Environmental Constraints Map 8.1</i>
Exhibit K:	<i>2040 CMP Steeply Dipping Bedrock Map 8.2</i>
Exhibit L:	<i>2040 CMP Wildlife Resource Map 9.1</i>
Exhibit M:	<i>2030 Parks, Trails, and Open Space Master Plan Protected Lands Map</i>
Exhibit N:	<i>Waterton Business Park - Wildlife Habitat Context</i>
Exhibit O:	<i>Waterton Business Park - Mapped Floodplain</i>
Exhibit P:	<i>Wildfire Hazard Overlay District Map</i>
Exhibit Q:	<i>Dominion Water and Sanitation District Service Area Map</i>
Exhibit R:	<i>Sterling Ranch Existing and Planned Trails Map</i>
Exhibit S:	<i>Legal Description (Aztec)</i>
Exhibit T:	<i>Douglas County Chemours Property Land Exchange Presentation</i>
Exhibit U:	<i>Wildlife Assessment (Kimley Horn)</i>
Exhibit V:	<i>Traffic Memo (Fox Tuttle)</i>
Exhibit W:	<i>Dominion Water and Sanitation District Will Serve Letter</i>
Exhibit X:	<i>Dominion Water & Sanitation District IGA</i>
Exhibit Y:	<i>Sterling Ranch Prairie Conservation Management Plan</i>

A: Introduction and Intent of the Proposed CMP Amendment

The Applicant, Sterling Ranch LLC, along with its consultant team have prepared this submittal to request an amendment to the Douglas County 2040 Comprehensive Master Plan (CMP) for the subject property referred to herein as the “Waterton Business Park”. Earlier this year the Douglas County Planning Commission unanimously approved a request submitted by Sterling Ranch for a public initiated amendment of the 2040 Douglas County Comprehensive Master Plan (DR DR2024-002) that brought the Waterton Business Park property into the Chatfield Urban Area. A recent change in conditions within Douglas County, which has spurred the current CMP amendment request to expand the Waterton Business Park boundary and bring additional acreage into the Chatfield Urban Area, is the planned regional sports complex. While the majority of the anticipated sports facility footprint fits within the portion of Waterton Business Park that was recently brought into the Chatfield Urban Area, the full anticipated sports facility footprint extends past the existing business park boundary into parcels of land owned by the County and Sterling Ranch. While sport amenities and ball fields were contemplated at the time the Waterton Business Park Boundary was brought into the Chatfield Urban Area, the proposed CMP amendment defines and expands the business park boundary to include the full anticipated footprint of the sports complex within the Chatfield Urban Area.

In addition to the regional sports complex, a potential location for a new Douglas County Sheriff’s training facility has recently been identified on a portion of land between Moore Road and the existing Emergency Vehicle Operations Center (EVOC) facility. The proposed CMP amendment seeks to expand the Waterton Business Park boundary to include additional land area between Moore Road and the EVOC facility, which will encompass the potential future Sheriff’s facility along with other uses. While the other uses for this land have not yet been determined, the applicant envisions bringing this new area into the Sterling Ranch PD under D2 zoning with Special Character E (SCZ-E) overlay zoning, the same zoning anticipated with the rest of the Waterton Business Park.

This CMP amendment also seeks to bring the Sterling Ranch Conservation Easement into the Chatfield Urban Area. The purpose and intent of the conservation easement will remain the same with its inclusion into the Chatfield Urban Area which is a preserved open space, a vital wildlife corridor and habitat linkage, and a highly valued open space buffer for Louviers. Bringing these additional parcels of land into the Chatfield Urban Area will make it possible for the applicant to bring them into the Sterling Ranch Planned Development (PD) where they will benefit from the existing and expanding water and wastewater infrastructure, water supply, and fire flows. As part of the Sterling Ranch PD, the conservation easement would also benefit by being subject to the Sterling Ranch Prairie Conservation Master Plan (PCMP).

The additional property requested for inclusion into the Waterton Business Park and Chatfield Urban Area totals approximately 315 acres in size and is currently within the Louviers Rural Community, directly east of the Chatfield Urban Area and Sterling Ranch Planned Development. The intent of this application is to request an amendment to the Douglas County 2040 Comprehensive Master Plan Map (Map 1.1) (see attached **Exhibit A**) to modify both the Chatfield Urban Area, and Louviers Rural Community boundaries to bring the additional land into the Chatfield Urban Area. The Chatfield Urban Area Map (Map 2.1), the Rural Communities Map (Map 4.1), and Louviers Rural Community Map (Map 4.5) from the 2040 CMP would also need to be amended in order to bring the additional acreage from the Louviers Rural Community into the Chatfield Urban Area (*see attached Exhibits B, C, H*).

The Waterton Business Park sits within the eastern half of Section 32 and the western half of Section 33, Township 6 South, Range 68 West. The additional area being requested for inclusion within the Waterton Business Park and Chatfield Urban Area is comprised of 3 parcels (SPN 2229-332-00-002, 2229-333-00-005, 2229-321-00-004, and 2229-324-00-002) (*see attached Exhibit D*).

The bulk of the western portion of the Waterton Business Park sits directly adjacent to Sterling Ranch Filings 6B and 6C in which 471 single family detached and single family attached homes are currently under construction. The western portion of the additional land being requested for inclusion into the Chatfield Urban Area sits adjacent to Plum Valley Heights, a community of 29 existing Rural Residential home sites. This is the land that is anticipated to be the location of a new Douglas County Sheriff's facility and wildlife helitack structure. Lawrence Construction, a pioneer in heavy highway and bridge construction, forms the General Industrial-zoned northern boundary of the business park (*see attached Exhibit E*).

Douglas County-owned property and the existing Emergency Vehicle Operation Center (EVOC) facility sit on the south side of the business park separating the site from a chain of protected public lands including the 880-acre Woodhouse State Wildlife Area approximately 1 mile to the south. The area immediately east of the existing Waterton Business Park site that is now being proposed for inclusion within the Chatfield Urban Area is a recently created Open Space Conservation area which buffers the rural community of Louviers. The conservation easement owned by Sterling Ranch Conservation LLC separates the business park site and future sports facilities from the town of Louviers and the County-owned Dupont Open Space area, another link in a chain of protected lands that extends from the Highlands Ranch Backcountry Wilderness area to Roxborough State Park and the Pike National Forest.

The following narrative and attachments provide justification for the proposed CMP amendment and demonstrate that this application meets the approval criteria described in Section 10-2A of the 2040 CMP for an amendment to the 2040 CMP.

B: Consistency with the Intent and Goals of the 2040 CMP

The CMP states the desired community vision for the future of Douglas County and establishes the guiding policies needed to achieve sustainable growth over a 20-to-30-year period. The CMP is the foundation for the County's future growth and development and is intended to provide decision makers with *guidance* on how to maintain and improve identified community values. The CMP also states that it evolves over time and through regular updates responds to a changing economy, anticipated growth, and changing needs and values. Furthermore, the CMP itself acknowledges that there are inherent competing values that must be balanced:

"As a guiding document, the CMP uses language different than that found in regulatory documents such as the zoning resolution and the subdivision resolution. Words like "encourage", "support", "promote", and "ensure" provide flexibility in prioritizing the competing values in the CMP and remind us that the document is not a checklist."

The applicant team strongly believes that this request to amend the CMP to bring the proposed additional land area into the Waterton Business Park and the Chatfield Urban Area exemplifies the CMP

spirit and intent of balancing competing values. A significant and recent change in Douglas County conditions in the form of a land exchange and working partnership between Douglas County and private landowners (referred to herein as the “Chemours property land exchange”) has created a unique opportunity that allows both the logical expansion of development while creating and preserving a valuable wildlife habitat connection, which we understand and value as a community priority. This land exchange also effectively downzoned a General Industrial area and preserved a community separation buffer around the rural community of Louviers, which is a tremendous community benefit for the entire Louviers community. Additional explanation is provided below in **Section L - Conditions that have Changed in the County that Warrant this Amendment**.

The following is an assessment of how the proposed Waterton Business Park CMP amendment request is consistent with specific goals, objectives, and policies of the CMP.

CMP SECTION 2 – URBAN LAND USE

GOAL 2-1 IMPROVE AND ENHANCE EXISTING INFRASTRUCTURE; SUPPORT HEALTHY LIVING; REDUCE VEHICLE MILES TRAVELED; MAINTAIN AIR QUALITY STANDARDS; AND CONSERVE OPEN SPACE.

Objective 2-1A **Direct Urban Development to Designated Urban Areas.**

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.

Policy 2-1A.2: Prioritize the build-out of existing urban areas over approval of new urban development.

Applicant Statement: While the Waterton Business Park abuts the western edge of the Louviers Rural Community boundary, the site is actually much closer in proximity (approximately 60 feet) to Filings 6B and 6C of the Sterling Ranch PD and Plum Valley Heights than it is to any other residential development within the Louviers Rural Community. The village of Louviers is the next-closest development within the CMP Rural Community and it is approximately 1/3 of a mile away to the southeast. Given the proximity of the Waterton Business Park to the Sterling Ranch PD, and its existing and funded modern infrastructure, the proposed business park expansion could easily be served without the need to significantly expand infrastructure making this a logical expansion and buildout of the Chatfield Urban Area.

As the Sterling Ranch Planned Development has begun to develop into one of the premier master-planned communities in Douglas County, the development team has heard its residents, as well as those from adjacent communities, voice a need for more retail, restaurants, and commercial facilities. During the Chemours property land exchange, the Douglas County Commissioners voiced enthusiasm for a business park that would support commercial, retail, residential, technology-focused light industrial uses and recreational amenities. Bringing the additional Waterton Business Park land area into the Chatfield Urban area and the Sterling Ranch PD would allow the potential for commercial and mixed-use development to occur, reducing vehicle miles for those who are currently traveling outside the community to meet their needs, and providing much-needed services in proximity to residential development. With the additional land being proposed for inclusion within the business park and

Chatfield Urban Area, the newly envisioned regional sports complex footprint can also be accommodated. This new regional amenity will no doubt support healthy living and lifestyles for Douglas County residents.

Objective 2-1B

Encourage Development That Supports “Healthy Communities”.

Policy 2-1B.1: Encourage health-promoting design through the development review process.

Policy 2-1B.2: Support community efforts that provide healthy lifestyle choices.

Applicant Statement: While the ultimate land uses for the Waterton Business Park have yet to be determined, the applicant anticipates a mix of commercial, residential, and light industrial uses compatible with those allowed per the Sterling Ranch PD, in addition to the planned regional sports facility. Any development that occurs on the Waterton Business Park property will need to undergo zoning, subdivision, site and construction plan approval which will allow the County numerous opportunities to review site specific development plans for the property.

The CMP maintains that healthy communities are created through a balance of the physical environment, and social and economic influences. The Waterton Business Park achieves a balance of natural and physical environment. A valuable wildlife habitat linkage has been enhanced through an open space conservation easement created as a result of the Chemours property land exchange, a partnership between Sterling Ranch and Douglas County. The conservation easement created through this land exchange changed and downzoned land that was a key missing link in a wildlife habitat corridor from General Industrial to Open Space Conservation. The land exchange essentially made the business park parcel of land suitable for development as it is appropriately buffered by the conservation easement from a larger habitat area managed for wildlife. This exchange epitomizes the balance of urban development with the preservation of valuable habitat. This conservation easement also provides a rural community separation buffer that has been identified as being of great importance to the Louviers Rural Community in the 2040 CMP.

While this proposed amendment seeks to bring the conservation easement into the Chatfield Urban Area, the purpose and intent of the conservation easement will remain the same: to serve as a preserved open space, a vital wildlife corridor and habitat linkage, and a highly valued open space buffer for Louviers. Bringing the conservation easement into the Chatfield Urban Area will allow the applicant the ability to include the parcel into the Sterling Ranch Planned Development (PD) where it will benefit from the existing and expanding water and wastewater infrastructure, water supply, and fire flows. As part of the Sterling Ranch PD, the conservation easement would also benefit by being subject to the Sterling Ranch Prairie Conservation Master Plan (PCMP). The PCMP details Sterling Ranch’s plans for maintaining native prairie ecosystems within the Sterling Ranch community and accommodating wildlife habitats in phased approach. The PCMP outlines goals for 1) promoting a sustainable human community that encourages a healthy and thriving natural landscape, 2) protecting cultural and paleontological resources, 3) building and maintaining positive community and agency relations through sound management and coordination of conservation efforts, 4) minimizing wildlife-human conflicts, and 5) complying with federal and state laws and regulations pertaining to threatened, endangered, and

sensitive species. The PCMP also describes the protocols and policies for prairie dog management, burrowing owl management, migratory bird and raptor management and compliance.

If the additional land area is brought into the Chatfield Urban Area and Sterling Ranch PD, it will also be subject to the Sterling Ranch Water Demand Initiatives which incorporate efficient water conservation measures that promote the responsible and sustainable use of water resources, another benefit to the Douglas County community. Additionally, any future residential uses that are part of the business park would be able to take advantage of the recreational amenities, parks and open spaces, trails, schools, and other amenities that will be present throughout the Sterling Ranch community.

Objective 2-1C

Ensure Development in Designated Urban Areas is consistent 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.

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.

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.

Applicant Statement: The Waterton Business Park will be designed in accordance with the 2040 CMP and Sterling Ranch Planned Development Plan which dictates compliance with the County's land use regulations, consideration of visual and environmental conditions, and availability of community services and infrastructure. Compliance with the above requirements will be vetted through the subdivision, site improvement plan, and zoning process. The applicant is confident that all criteria will be met through the development review process.

GOAL 2-2 SUPPORT ENVIRONMENTAL SYSTEMS COMPRISED OF WATER, WILDLIFE, WILDLIFE HABITAT, RECREATION AND SENSE OF PLACE.

Objective 2-2A

Balance Development with Preservation of Environmental and Visual 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.

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.

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.

Applicant Statement: The strategic location of the Waterton Business Park is a result of the recent Chemours Property land exchange between Sterling Ranch and Douglas County and represents a prime example of balancing development with preservation of environmental and visual resources. As part of the land exchange, Douglas County received a combined 275 acres of land for County Public Work's operational needs and open space conservation in exchange for 120 acres of land owned by the County. The conservation easement preserves a prominent elk migration corridor and effectively downzones and preserves a community separation buffer around Louviers that was previously zoned as General Industrial land, which is a significant benefit to the Louviers community. For additional information on the Chemours land exchange please see attached **Exhibit T**.

Through the provision of the open space conservation easement, valuable habitat, a movement corridor, and habitat linkage has been supported and enhanced. Habitat preservation is important to the residents of Douglas County. Because of the land exchange, the Waterton Business Park parcel now sits buffered from the larger Woodhouse Wildlife and Dupont Open Space Areas to the south and east of the site by the County-owned Emergency Vehicle Operations Center and the conservation easement. This buffering helps to make the Waterton Business Park site suitable for development. Please see the attached *Waterton Business Park – Wildlife Habitat Context* exhibit (**Exhibit N**).

While ultimate land uses and site development plans are yet to be determined, in accordance with Policy 2-2A.3, a logical connection point for a trail to the existing and planned Sterling Ranch trail system would most likely occur at the northwestern corner of the property near the intersection of Moore Road and Waterton Road, avoiding wetlands, wildlife movement corridors, and moderate value habitat area. Sterling Ranch is anticipating the addition of a Rapid Flash Beacon (a traffic control device designed to increase driver awareness of pedestrians crossing roadways) on Moore Road to facilitate access to the planned Sterling Ranch trail system providing benefit to the overall County, providing further benefits to the larger Douglas County community.

The Waterton Business Park is located primarily within 'Low Habitat Value' area as identified in the 2040 CMP Wildlife Resources map (Map 9.1) *see attached Exhibit L*. The lower 1/5th of the current site is also within 'Overland Connection' area as identified on the same map. The additional conservation easement area being requested for inclusion into the Chatfield Urban area also encroaches into the Overland Connection area, however, this open space will buffer the planned sports facility, enhance the existing adjacent wildlife corridor, and will only augment the Overland Connection area. In accordance with Policy 2-2A.1, Kimley Horn was commissioned to prepare a study evaluating the wildlife on the site given its proximity to the Overland Connection area identified on CMP Map 9.1 and the Wildlife Movement Corridor east of the County-owned parcels that border the business park site. A summary of the findings can be found below in Section F - *Important Natural Features, Viewsheds, and Wildlife Habitat Corridors*. A copy of the Kimley Horn wildlife assessment is also attached for reference (*see attached Exhibit U*).

GOALS 2-3, 2-4, & 2-5

PROVIDE CONNECTED PARKS, TRAILS, AND RECREATIONAL FACILITIES APPROPRIATE TO THE SCALE OF THE DEVELOPMENT (GOAL 2-3). ESTABLISH PUBLIC SPACES OR GATHERING PLACES IN NEW AND EXISTING NEIGHBORHOODS (GOAL 2-4). DESIGN DEVELOPMENT TO COMPLEMENT BOTH THE NATURAL AND HISTORIC LANDSCAPE (GOAL 2-5). ACHIEVE COMPATIBILITY BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, IN TERMS OF LAND USE AND DESIGN (GOAL 2-6).

Applicant Statement: While the majority of CMP Objectives and Policies associated with Goals 2-3 through 2-6 listed above will be addressed during the creation of site-specific development plans and vetted by the County through future development review processes; there are a number of policies that can be addressed at this time in the current context of bringing the additional Waterton Business Park land area and conservation easement into the Chatfield Urban area and Sterling Ranch PD.

Policy 2-3A.2 of the CMP seeks to “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.” And “Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate.” As the ultimate land uses and site plans for the business park have yet to be determined, Sterling Ranch anticipates providing a Rapid Flash Beacon on Moore Road to facilitate access to the planned Sterling Ranch trail system and recreational amenities. The Sterling Ranch PD identifies several future trail connections to trails beyond the Sterling Ranch property boundary, however not at the Moore Road location. A crossing at this location would further bolster future regional trail connectivity.

Objective 2-5A and Policy 2-5A.1 of the CMP ask to minimize the impact of development on natural and historic resources, and to locate development away from environmentally and culturally sensitive lands. Policy 2-6B.3 supports the establishment and enhancement of community separators by creating open space buffers and providing habitat. As previously referenced, the Chemours Property land exchange between Sterling Ranch and Douglas County delicately balanced land uses through the creation of a 204-acre conservation easement put in place between the business park site and the village of Louviers. Once slated for potential General Industrial land use, this easement now serves as open space that conserves more valuable wildlife habitat area adjacent to larger open space conservation areas and buffers the historic rural village of Louviers from future development.

GOAL 2-6 ACHIEVE COMPATIBILITY BETWEEN RESIDENTIAL AND NONRESIDENTIAL LAND USES, IN TERMS OF LAND USE AND DESIGN.

Objective 2-6E **Ensure Nonresidential Development is Compatible with Surrounding Land Uses and the Natural Environment.**

- 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.
- 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.
- 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.

Objective 2-6F **Ensure Residential and Nonresidential Building Design, Scale, and Orientation are Compatible with the Natural and Built Environment.**

Applicant Statement: Goal 2-6 and associated Objectives and Policies encourage compatibility between residential and non-residential land uses. These objectives and policies address aspects of detailed design that have not yet been determined for the Waterton Business Park site, however, the general principles will apply to future site planning and design. Land uses and layout within the site will consider the adjacent industrial site to the north (Lawrence Construction), the Emergency Vehicle Operation Center to the south, the County-owned property to the east which is currently anticipated to be the future home of County Public Works material and equipment storage, and adjacency to open space conservation area. The implementation of nonresidential development such as commercial or light industrial land uses within the business park will be concentrated to be able to take advantage of easy access from Waterton Road which bisects the property. Any residential land uses in the business park would be adequately buffered from these more intensive uses by the implementation of landscape buffers, other transitional land uses, or a combination of both. In accordance with Objective 2-6F all residential and nonresidential building design, scale, orientation, and aesthetics will be heavily scrutinized by the Sterling Ranch Design Review Committee (DRC) to ensure that the architecture is compatible with the natural and built environment.

GOALS 2-7, 2-8, & 2-9

FOSTER A BALANCED COMMUNITY AND ROBUST ECONOMY (GOAL 2-7). CONSERVE RESOURCES (GOAL 2-8). ENSURE DEVELOPMENT OCCURS CONCURRENTLY WITH ESSENTIAL SERVICES AND INFRASTRUCTURE (GOAL 2-9).

Objective 2-7A

Promote Development Patterns and Community Design that Meets the Needs of Residents.

Policy 2-7A.1: Encourage a variety of housing that fits different lifestyles and needs.

Policy 2-7A.2: Incorporate mixed-use development in new and existing communities.

Objective 2-7C

Promote Economic Development and Employment Opportunities.

Objective 2-9A

Encourage Urban Development in Areas with Existing and Planned Capacity in Services and Infrastructure.

Policy 2-9A.1: Evaluate the capacity of existing services and facilities to support development.

Policy 2-9A.2: Ensure that new development mitigates impacts to existing services and infrastructure.

Applicant Statement: While the conservation easement established through the Chemours land exchange addresses many goals, objectives, and policies related to preserving open space, enhancing habitat connectivity, and creating community separation; the Waterton Business Park site is the parcel of land that is aptly located to address the second half of a ‘competing objectives’ equation (the balancing of open space preservation with development and economy) in spirit with CMP Objectives and Policies, such as those identified in Goals 2-7, 2-8, and 2-9 listed above.

Consistent with Policy 2-7A.1 which encourages a variety of housing that fits different lifestyles and needs, and Policy 2-7A.2 which encourages the incorporation of mixed-use development in new and

existing communities; redesignating the business park to be within the Chatfield Urban Area will support future site-specific development applications that could provide a variety of housing types, including workforce housing as well as mixed-use development. The CMP amendment that brought the Waterton Business Park into the Chatfield Urban area was a necessary first step in proposing significant residential or mixed-use development on the property that could help meet the demand for a variety of housing types in the northern part of the County. As discussed in detail in subsequent sections of this narrative, development in the Waterton Business Park will also contribute to the extension of water, sewer and roadway infrastructure for the site as well as for the surrounding communities. With the additional land being requested for inclusion into the Chatfield Urban Area with this CMP amendment, the full anticipated boundary of the future planned regional sports amenities will be accommodated. In accordance with CMP Objectives 2-7A and 2-7C, the planned regional sports facility will help meet the healthy lifestyle and recreational needs of Douglas County Residents. It will no doubt be an economic driver and create employment opportunities, both for the facility itself as well as for adjacent anticipated commercial uses that will support the sport facility visitors.

GOAL 2-10 UTILIZE ENVIRONMENTAL SYSTEMS COMPRISED OF WATER, WILDLIFE AND WILDLIFE HABITAT, RECREATION, AND SENSE OF PLACE AS THE BASIS FOR COMMUNITY FORM WITHIN THE CHATFIELD URBAN AREA.

Objective 2-10A **Balance, Conserve, and Preserve Sensitive Environmental and Visual Resources as Open Space in Areas Adjacent to and within Proposed Urban Areas.**

Policy 2-10A.1: Any new development within the Chatfield Urban Area should include a comprehensive study and inventory of valley-wide, interconnected habitats, wildlife movement corridors, and habitat linkages.

Policy 2-10A.2: Any new development within the Chatfield Urban Area shall support, through the provision of significant open space, the conservation of those habitats, wildlife movement corridors, and habitat linkages and indicated in the study.

Policy 2-10A.4: Any new development within the Chatfield Urban Area shall provide appropriate trail improvements and significant open space.

Applicant Statement: The Waterton Business Park site became part of the Chatfield Urban Area through a CMP amendment unanimously approved by the Planning Commission earlier this year. Similar to the prior amendment, bringing the additional requested land area into the urban boundary would be compatible with the objectives and policies associated with Goal 2-10. In harmony with Objective 2-10A and Policy 2-10A.2 the abovementioned real estate exchange between Sterling Ranch and Douglas County converted approximately 204 acres of General Industrial zoned land into open space. Under General Industrial zoning, this land that once could have supported intensive industrial uses providing no value to wildlife or habitat connectivity, now buffers and augments existing larger wildlife habitat linkages and movement corridors, as well as providing important buffering to the existing Louviers community and providing a much more compatible future land use.

In conformance with Policy 2-10A.1, recognizing the business park’s adjacency to Overland Connection area and Wildlife Movement Corridors as identified on CMP Map 9.1, a detailed study was conducted by Kimley Horn to assess potential habitat for state and federally listed species, migratory birds, and big game on the property. The study is attached to this narrative for reference. While no mule deer or elk migration corridors are mapped within the project site, the study did find that the presence of existing impassable fences on and south of the site are likely severing wildlife movement between Plum Creek and the west and could potentially be forcing elk to use the Waterton Road corridor. Sterling Ranch is committed to working with the County and CPW to modify the impassable fences obstructing natural migration patterns, which we understand is an important issue for Douglas County residents. Improving public safety by reducing the risk of collisions between vehicles and wildlife, as well as enhancing the movement corridor for wildlife, are compelling public benefits. As mentioned previously, Sterling Ranch intends to implement a trail crossing with a rapid flash beacon at an appropriate location along Moore Road to contribute to overall regional trail connectivity in concert with Policy 2-10A.4.

GOAL 2-11 DESIGN DENSITY-APPROPRIATE DEVELOPMENT TO COMPLEMENT BOTH THE NATURAL AND HISTORIC LANDSCAPE.

Objective 2-11A **Use Density-Sensitive Design Techniques and Land Use Elements to Provide Compatibility Between Residential and Nonresidential Uses, Create a Sense of Community Identity, and Avoid Overburdening the Infrastructure that the Area can Reasonably Support.**

Policy 2-11A.2: Support the establishment and enhancement of community separators by creating open space buffers, utilizing natural landforms and significant vegetative plantings to help screen views and provide wildlife habitat in the Chatfield Urban Area.

Policy 2-11A.3: Protect the integrity of the Chatfield Basin by promoting dark-sky practices for residential and commercial development.

Policy 2-11A.5 As an aid to controlling infrastructure costs within this Area, the County should promote cooperation between stakeholders for the creation of scalable infrastructure including, but not limited to, central water with sustainable sources, central sewage, road capacity, and multi-modal transportation alternatives, all designed to be capable of being expanded economically to serve the future needs of the Area.

Policy 2-11A.6 Encourage development within this Area to offer existing and future residents the benefits of a multi-faceted community that can provide the residential, commercial, medical, recreational, and educational services that they require, while preserving the open spaces, viewsheds, and wildlife corridors characteristic of the area.

Applicant Statement: Providing compatibility between residential and nonresidential land uses is a common theme throughout the 2040 CMP. As noted above under compliance with Goal 2-6, some of the objectives and policies associated with Goal 2-11 address aspects of detailed design that have not yet been determined for the Waterton Business Park site, however, the general principles will apply to



future site planning and design. In accordance with Policy 2-11A.2, the previously mentioned conservation easement dedicated by Sterling Ranch creates a highly desirable community separator for the Village of Louviers and also buffers the business park from more sensitive wildlife areas.

In compliance with Policy 2-11A.3, if included within the Chatfield Urban Area, the additional business park area and conservation easement could become part of the Sterling Ranch PD and would therefore be subject to its requirement that all exterior lighting fixtures be dark-sky compliant. All exterior lighting fixtures will need to be presented to the Sterling Ranch DRC for review and approval.

As described in more detail in Section J of this narrative, in 2024 the Douglas County Board of County Commissioners voted to allow \$20 million of the Federal American Rescue Plan Act Dollars (ARPA) to be spent to improve water and wastewater infrastructure in Northern Douglas County. This partnership between Douglas County, Plum Creek Reclamation Authority, Sterling Ranch Community Authority Board, and Dominion Water and Sanitation District will provide for a centralized renewable water system and wastewater system for the town of Louviers and new development along the Waterton Road Corridor, which is in concert with Policy 2-11A.5.

In accordance with Policy 2-11A.6, while the ultimate land uses and site design have yet to be determined, the vision for the Waterton Business Park is to include a mix of uses, including but not limited to a regional sports complex, a diverse supply of housing types and commercial services that are needed in the area.

GOAL 2-12 PROVIDE DENSITY-APPROPRIATE CONNECTED PARKS, TRAILS, AND RECREATIONAL FACILITIES.

Objective 2-12A

Demonstrate Adequate Provision of Neighborhood and Community Parks, Trails, and Recreational Facilities for the Use of All Segments of the Population.

Policy 2-12A.1: Within proposals for urban development in the Chatfield Urban Area, ensure that community-wide recreational opportunities are provided.

Applicant Statement: With the inclusion of the additional requested land into the Chatfield Urban Area, the Waterton Business Park footprint will be able to accommodate the planned regional sports facility. This sports facility will be a major County asset and recreational amenity for the use of all segments of the population. Not currently knowing all of the ultimate land uses, their relative proportions, and their specific locations within the property, it is not practical to commit to a certain acreage of park land or trail dedication at this time. However, upon inclusion into the Chatfield Urban Area and the Sterling Ranch PD, the additional land area being requested for inclusion will be subject to the requirements outlined in the PD for park dedication which are based on the number of residential dwelling units and nonresidential buildings created by Final Plans and County-issued building permits. The required park dedication acreage is based on the sum of the following formulas from the Sterling Ranch PD: the number of SFDUs x 0.045 acres, plus the number of MFDUs x 0.03285 acres, plus 3% of gross site area of nonresidential buildings. The required park dedication will be provided via either acres of park land, regional trail acres, cash-in-lieu, recreational facility improvement value, or a combination of the above.

As mentioned above, the Waterton Business Park is already providing a significant open space conservation easement and is also willing to implement a trail connection at Moore Road to provide access to the planned trails and recreational amenities at Sterling Ranch.

GOAL 2-13 ENSURE THE COHESIVE IMPLEMENTATION OF COMMUNITY-IDENTIFIED VALUES IN THE CHATFIELD URBAN AREA AS EXPRESSED BY THIS PLAN.

Objective 2-13A Evaluate Development Proposals Based on the Key Determinants of Community Character.

Policy 2-13A.2: Any land use proposal within the Chatfield Urban Area shall respect community-identified values through integration of natural system elements including, but not limited to wildlife corridors and habitat areas, land character, sense of place, and significant community view corridors.

Applicant Statement: As described above, the conservation easement dedicated by Sterling Ranch will augment an identified overland connection area and habitat linkage, as well as create a community separation buffer, both of which are values identified throughout the 2040 CMP.

CMP SECTION 3 – NONURBAN LAND USE

GOAL 3-2 ENSURE LAND USE AND DESIGN IS COMPATIBLE WITH THE NATURAL AND RURAL CHARACTER OF THE NONURBAN AREA.

Objective 3-2A Ensure the Character and Intensity of Development is Appropriate for the Nonurban Area.

Policy 3-2A.2: Where possible, fencing should be wildlife-friendly, in accordance with standards recommended by the Colorado Division of Wildlife.

Objective 3-2D Encourage rural development that supports healthy communities.

Policy 3-2D.3: Develop local trail systems and a regional, interconnected system of multi-use trails that links communities, recreation areas, open space, neighborhood trails, and trail systems, including those outside of Douglas County.

Policy 3-3A.8: Development within the Chatfield Valley Subarea should conserve a buffer around the communities of Louviers, Roxborough, and Sedalia.

Applicant Statement: Although the Waterton Business Park site is not being proposed for inclusion within the Nonurban area, the Chatfield Valley Subarea (including Plum Valley Heights) abuts the southwestern corner of the property. Consideration will be given to appropriate transitional uses and/or landscape buffers should higher density uses be realized in the business park adjacent to the Chatfield Valley Subarea. As noted above, with the inclusion of the business park into the Chatfield Urban Area, Sterling Ranch is committed to providing a rapid flash beacon for a trail crossing at an appropriate location along Moore Road that will help facilitate interconnected trail systems.

CMP SECTION 4 – RURAL COMMUNITIES

GOAL 4-2 PRESERVE AND PROTECT THE HISTORIC AND UNIQUE CHARACTER OF THE LOUVIERS RURAL COMMUNITY AND BALANCE DEVELOPMENT, INFRASTRUCTURE, OPEN SPACE, AND RECREATIONAL NEEDS, WHILE RECOGNIZING CONSTRAINTS AND OPPORTUNITIES.

Objective 4-2A Establish Community Separators Around the Louviers Village Area to Maintain Community Identity and Sense of Place.

Policy 4-2A.1: Maintain community separation for Louviers Village through appropriate location of development. New land uses that do not maintain community separation are inconsistent with this Plan.

Policy 4-2D.4: Encourage the designation of permanent open space to preserve the Front Range Mountain Backdrop viewshed from and along US Highway 85.

Objective 4-2F Address Water and Sewer Service Needs in the US Highway 85 Corridor.

Objective 4-2J Support and Preserve Existing Wildlife Movement Corridors that Connect Existing Open Space and Wildlife Habitat Areas.

Applicant Statement: The rural communities identified in the 2040 CMP encompass much of the County's unique frontier settlement history and are designated on the County Land Use Map (Map 1.1), and Rural Communities Map (Map 4.1) to "represent the historic rural town pattern of development within a *general* boundary, and to draw attention to the desire of these rural village residents to preserve their heritage as unique entities within the County's nonurban area. The applicant team recognizes the importance of balancing the values, needs, and resources that are unique to these distinctive land use areas and believes that expanding the Chatfield Urban Area to include the additional Waterton Business Park acreage and the conservation easement can be done in a manner that balances the economic development of the urban area with the preservation and protection of the historic and unique character of the Louviers Rural Community.

In concert with CMP Objective 4-2A and Policy 4-2A.1 listed above, establishing a community separator between the Waterton Business Park and the Louviers Village Area is critical in the endeavor to preserve the historic and unique character of the rural community. Just east of the proposed Waterton Business Park and directly west of the Louviers Village Area, the Chemours land exchange partnership between Sterling Ranch and Douglas County turned a parcel of land that was previously zoned as General Industrial into an Open Space Conservation area, establishing a community separator in perpetuity between Louviers and the Waterton Business Park (*see attached **Exhibit E***).

Not only does this open space conservation easement serve as a community separator for Louviers; it also bridges the two larger Dupont Open Space areas to the north and south, providing a significant wildlife corridor and habitat linkage addressing Policies 4-2D.4, and 4-2G.1 and Objective 4-2J listed above (*see attached **Waterton Business Park – Wildlife Habitat Context Exhibit N***). Bringing the conservation easement into the Chatfield Urban Area will not change the intent and commitment of the open space conservation easement, which is to remain undeveloped and serve as a habitat corridor and

community separator for Louviers. Bringing it into the Chatfield Urban area and eventually the Sterling Ranch PD will allow the area to take advantage of the expanding water infrastructure and management practices outlined in the Sterling Ranch Prairie Conservation Management Plan.

CMP SECTION 5 – COMMUNITY RESOURCES

GOAL 5-1 ENSURE THE PROVISION OF ADEQUATE COMMUNITY RESOURCES IN AN EFFICIENT AND COST-EFFECTIVE MANNER.

Objective 5-1B Maintain a Development Pattern of Contiguous and Logical Extensions of Community Resources and Infrastructure.

Policy 5-1B.1: Encourage new development to be contiguous to existing development and infrastructure.

Applicant Statement: As previously mentioned, the Waterton Business Parks sits directly adjacent to Filings 6B and 6C of the Sterling Ranch PD and is contiguous with the Chatfield Urban Area. The modern water and wastewater infrastructure can easily be expanded to serve the future residents and tenants of the business park as well as to provide a water supply and fire flows to public facilities along Waterton Road including Douglas County’s Emergency Vehicle Operation Center, and a planned future Douglas County Sheriff’s facility. Additional information relating to water supply and provision of water and sanitary sewage treatment can be found below in Section J of this narrative.

CMP SECTION 6 – TRANSPORTATION

GOAL 6-2 DEVELOP AND MAINTAIN AN EFFICIENT AND SAFE ROAD NETWORK IN HARMONY WITH NATURAL FEATURES AND EXISTING NEIGHBORHOODS.

Objective 6-2B Ensure New Development Pays Its Fair Share.

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

Applicant Statement: As required by the Sterling Ranch Planned Development (PD) agreement, Sterling Ranch currently pays a pro rata share of the cost to construct improvements to the highway system, including Highway 85 and Highway 121. Sterling Ranch currently pays a developer-specific amount of \$3,942.00 in highway fees per residential lot (the fee increases annually based upon CPI). Any residential lots within the Waterton Business Park and included within the Chatfield Urban area and Sterling Ranch PD will be subject to the same highway fees that are applied to other developments along Highway 85, which will provide necessary funds for improvements that benefit Douglas County residents.

CMP SECTION 7 – WATER SUPPLY

GOAL 7-1 PROLONG THE LIFE OF WATER RESOURCES.

Objective 7-1C Support Long-Term Water Supply Planning.

Applicant Statement: The inclusion of the expanded Waterton Business Park and conservation easement area within the Chatfield Urban Area will help bring water infrastructure further east. The Douglas County Board of County Commissioners has made significant efforts to improve water and wastewater infrastructure in Northern Douglas County. Partnerships between Douglas County, Plum Creek Reclamation Authority, Sterling Ranch Community Authority Board, and Dominion Water and Sanitation District will provide for a centralized renewable water system and wastewater system for the town of Louviers and new development along the Waterton Road Corridor. Centralizing these systems would provide the town of Louviers with access to a safe and clean renewable water supply and provide a connection to the Sterling Ranch Community Authority Board distribution and collection system. This effort will provide water supply and fire flows to future retail, commercial, housing and light industrial development along the Waterton Corridor. It will also provide a water supply and fire flows to public facilities along Waterton Road including Douglas County’s Emergency Vehicle Operation Center, and future Sheriff’s facility. Additional information relating to water supply and provision of water and sanitary sewage treatment can be found below in Section J of this narrative.

CMP SECTION 9 – WILDLIFE

GOAL 9-1 PROTECT AND ENHANCE WILDLIFE HABITAT AND MOVEMENT CORRIDORS AND FOSTER WILDLIFE CONSERVATION.

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 .**

Policy 9-1A.3: Protect important wildlife habitat, habitat conservation areas (HCAs), movement corridors and overland connections.

Objective 9-1B **Minimize Impacts to Wildlife by Ensuring that Development and Land Use are Compatible with Wildlife, Wildlife Habitat, and Movement Corridors.**

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.

Policy 9-1B.2: Consider wildlife opportunities on neighboring lands, as well as a countywide scale, when evaluating land use applications.

Policy 9-1B.3: Link wildlife habitat and movement corridors, wherever possible.

Policy 9-1B.4: Locate development outside of important wildlife habitat and movement corridors.

Policy 9-1B.5: Balance the location and design of transportation infrastructure with accommodation of wildlife habitat and movement values.

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.

Applicant Statement: As the Waterton Business Park sits within a Wildlife Habitat Conservation Area and is partially within Overland Connection area as identified on CMP Wildlife Resources Map 9.1, Sterling Ranch commissioned Kimley Horn to conduct a wildlife evaluation on the site. The study has been attached to this narrative as an exhibit for reference. The study notes that 1) no elk or mule deer migration corridors are mapped within the project site, 2) the northern portion of the site provides suboptimal conditions for migration due to fencing and moderate levels of traffic on Waterton Road and Moore Road, and 3) the central portion of the site provides suboptimal conditions for migration due to the approximately 50-acres of Douglas County storage of materials and machinery as well as fencing on both sides of Waterton Road. The southern portion of the site also presents limited suitable conditions due to impassable fencing that begins east of the site and continues south along Waterton Road. In compliance with the Objectives and Policies above, the Waterton Business Park project proposes to facilitate big game movement to the proposed conservation easement dedicated by Sterling Ranch south of the project site by working with the County and CPW to remove impassable fencing to allow for more suitable travel paths to and along Plum Creek.

The proposed conservation easement will permanently protect approximately 204 acres of land as open space and as an elk migration corridor, which was at risk for general industrial development per its previously designated zoning classification. The open space will also augment habitat connectivity with the much larger Dupont Conservation Easement east of the business park site.

C: Consistency with Maps Contained in the CMP

- | | |
|---------|--|
| Map 1.1 | Land Use: The expanded Waterton Business Park acreage and open space conservation easement is designated as “Rural Communities”. The proposed amendment would change the Land Use Map for this additional area to “Chatfield Urban Area” (see <i>attached Exhibit A</i>). |
| Map 2.1 | Chatfield Urban Area: The proposed amendment would modify the Chatfield Urban Area boundary to include the additional Waterton Business Park acreage and the conservation easement (see <i>attached Exhibit B</i>). |
| Map 4.1 | Rural Communities: The proposed amendment would modify the Rural Communities boundary to exclude the additional Waterton Business Park acreage and conservation easement from the Louviers Rural Community (see <i>attached Exhibit H</i>). |
| Map 4.5 | Louviers Rural Community: The proposed amendment would modify the Louviers Rural Community area boundary to exclude the expanded Waterton Business Park acreage and conservation easement (see <i>attached Exhibit C</i>). |

- Map 7.1 NA - Water Supply Zones: The Waterton Business Park site straddles the Margin A – Denver Formation, and Margin B – Denver Formation (*see attached Exhibit I*). The amendment will not change this. The Property will be served by the Dominion Water and Sanitation District, which will be evidenced in the future by a Will Serve letter.
- Map 8.1 NA - Class 3 Hazards and Environmental Constraints: The Waterton Business Park does not fall within any Class 3 Hazards as identified on Map 8.1 of the 2040 CMP (*see attached Exhibit J*).
- Map 8.2 NA - Steeply Dipping Bedrock: The site is not located in the areas of steeply dipping bedrock identified on Map 8.2 of the 2040 CMP (*see attached Exhibit K*).
- Map 9.1 Wildlife Resources: The Waterton Business Park site is located within a ‘Wildlife Habitat Conservation Area’ and the southern 1/5 of the site falls within an area designed as ‘Overland Connection’ as identified on Map 9.1 of the CMP. A ‘Wildlife Movement Corridor’ associated with Plum Creek is depicted near the northeast corner of the business park on Map 9.1 as well (*see attached Exhibit L*). In response to the business park site being located in the areas described above, a wildlife assessment of the site was conducted by Kimley Horn in November of 2025. A memorandum was prepared detailing their findings (*see attached Exhibit U*).

D: Compatibility with Surrounding Land Uses and Zoning

The Waterton Business Park site is currently zoned A1 – Agricultural One, and General Industrial. The majority of the land immediately west of the site is zoned PD (Sterling Ranch Planned Development) and is part of the *Chatfield Urban Area*. A portion of the western site boundary is also shared with Plum Valley Heights which is zoned Rural Residential and is part of the *Chatfield Valley Subarea*. The area immediately east of the site is comprised of a Douglas County-owned parcel zoned as General Industrial. Further east of the County parcel is a recently created Open Space Conservation area which buffers the rural community of Louviers. A very small portion of the site at its southern end is adjacent to land zoned Rural Residential, however the majority of the land to the south of the site is zoned as A1- Agricultural One and is owned by the Douglas County Board of County Commissioners (BOCC). This A1 land is currently home to the Douglas County Emergency Vehicle Operation Center (EVOC). The land to the north of the Waterton Business Park site is currently zoned General Industrial and is home to Lawrence Construction.

With the proposed inclusion into the Chatfield Urban Area, the expanded Waterton Business Park’s land use options would align with the urban PD land uses associated with Sterling Ranch. While the ultimate land uses and development patterns for the site have yet to be determined, the applicant currently anticipates bringing the property into the Sterling Ranch PD zoning as D2 Planning Area with Character Zone C5 and Special Character Zone E overlays which would support a mix of commercial, retail, residential, sport facility, and technology-focused light industrial uses. It is anticipated that the EVOC site that is utilized for the training of the Douglas County Sheriff Department officers could benefit from the proximity of the commercial uses anticipated within the Waterton Business Park and both the EVOC site and the commercial uses could be symbiotic economic drivers.

Taking into account the business park's proximity to the land uses described above and the CMP's wildlife and habitat conservation goals, future development will be required to respect the adjacent residential properties to the west and open spaces to the east and southeast through thoughtful land use planning, scale and buffering, which will be determined through future zoning and subdivision applications.

E: Environmental Conditions and Hazards Existing on Site

As noted above under Section C – *Consistency with Maps Contained in the CMP*, the Waterton Business Park does not fall within any Class 3 Hazards as identified on Map 8.1 of the 2040 CMP. A portion of the Waterton Business Park site was, however, part of a larger 1,520-acre former Dupont explosives manufacturing facility which was created in response to market demands for area mines and quarries at the turn of the 20th century. The Village of Louviers was originally developed by Dupont to attract long-term employees for the dynamite plant. Production at the facility stopped in the 1980's and the land was subsequently managed by The Chemours Company.

At the conclusion of the explosive manufacturing operations, the Colorado Department of Health Care Policy and Finance worked to clean up the site and establish a remedial action cleanup plan. In 2022 CDPHE released the property from the remedial action cleanup plan based on cleanup measures that had been completed. There are enforceable requirements for redevelopment of the site including development restrictions indexed at the Douglas County Clerk and Recorder.

In December 2023, CDPHE approved the site closure and development. The site closure included conditions for any potential redevelopment including the restricted use of groundwater. The 225 acres identified in the previous CMP map amendment have only one small area identified that requires mitigation or has special soil treatment precautions. Future development plans for this area will have mitigation requirements that will include bringing additional fill dirt to the site. Sterling Ranch will comply with all of the Douglas County development requirements and will continue to work closely with CDPHE.

As noted above, the site is not located within an area identified in the CMP as having steeply dipping bedrock, however, further geological and geotechnical study and review will be provided in subsequent planning phases to further classify any geologic and geotechnical hazards within the property. Mitigation measures identified in the studies will be identified and implemented in later planning phases, including view, grading, and landform preservation.

According to FEMA Map 08035C0132F (Effective Date: 9/29/2005), and Douglas County GIS data, the business park site does not include a mapped floodplain. The open space conservation does contain a mapped floodplain. However, as open space conservation area, this land will not be developed. Grading or drainage improvements in the easement (if any) will be in accordance with all local, state, and federal regulations (*see attached Exhibit O*). Review of the *Douglas County Wildfire Hazard-Overlay District Map* (dated 10-11-2003) indicates that the Waterton Business Park is included within the Wildfire Hazard Overlay District where Wildfire Hazard Assessment is required before development per Section 17 of the Douglas County Zoning Resolution (*see attached Exhibit P*).

Controlling water pollution is essential to protect public health and welfare as well as to protect aquatic life, wildlife habitats, vegetation and aesthetics. The Waterton Business Park is located just west of Plum

Creek within the Chatfield Watershed. The business park will be developed in accordance with Douglas County Storm Drainage Standards, including the likely implementation of water quality control features through stormwater attenuation facilities to ensure surface water quality. Additionally, the appropriate State permitting & standards will be followed per the Colorado Department of Public Health and Environment regarding stormwater impoundment and discharge.

An important consideration in designating the Property to the Chatfield Urban Area and the associated Urban classification will be respecting any existing environmental or hazard areas on the Property. Future land planning and development applications will ensure land uses are mindful of any hazard areas and that environmental conditions are observed.

F: Important Natural Features, Scenic Viewsheds, Riparian Corridors, and Wildlife Habitat Movement Corridors

The Waterton Business Park site primarily consists of disturbed grassland, with a large portion of the site being utilized for Douglas County material storage including machinery, a soil stockpile, materials for winter roadway treatment, and demolished concrete and asphalt rubble. The balance of the site consists of vacant grassland, a detention pond, unimproved roads, and an ephemeral stream running along the southwestern boundary. The southwest side of the Waterton Business Park site sits higher in elevation and primarily drains northeast towards Plum Creek, a wetland complex and riparian corridor east of the site that runs north into the South Platte River.

The business park site is identified as 'Low Habitat Value' area; however, it sits on the inside edge of a 'Wildlife Habitat Conservation Area' and the southeastern 1/5th of the business park property extends into 'Overland Connection Area' as identified on the CMP Wildlife Resources Map (Map 1.9) (see *attached Exhibit L*). The CMP defines 'Overland Connection' as "A broad area to facilitate wildlife movement, typically within or between large blocks of wildlife habitat. Overland connections are generally non-linear, not precisely defined, and may include various types of topography and vegetation". The Overland Connection area is approximately 1.5 miles wide in the vicinity of the business park with the majority of the overland connection area being to the south and east on neighboring County properties and the Dupont Open Space and DOW Woodhouse Wildlife parcel further to the south.

In response to the business park's proximity to the Overland Connection and Wildlife Habitat Conservation Area, a wildlife assessment of the site was conducted by Kimley Horn in August and September of 2024. A memorandum was prepared detailing their findings and recommendations regarding wildlife habitat. Recommendations included 1) further coordination with Colorado Parks and Wildlife (CPW) and Douglas County to verify elk migration information around the site, and 2) modification of existing impassable fences that are obstructing natural migration patterns adjacent to the site (see *attached Exhibit U*). As noted in the memorandum:

"No elk migration corridors are mapped within the project site by CPW SAM Data or CNHP CODEX. The nearest CPW-mapped elk migration corridor is located 0.44 miles south of the project site. No wildlife migrations corridors are mapped within the project site by Douglas County's Wildlife Mapping. The nearest Douglas County-mapped wildlife corridor is located 0.01 miles east of the project site. An overland connection is mapped within the southern 1/5th of the project site by Douglas County. However,

this data is not representative due to the impassable fences that sever movement between Plum Creek and the west.”

Protection and enhancement of wildlife habitat and habitat connectivity in the business park vicinity has occurred through the recent Chemours land exchange and partnership between Douglas County and Sterling Ranch. The open space conservation easement that was created along the southern and eastern property boundary effectively buffers the Waterton Business Park site from the larger contiguous Dupont and DOW Woodhouse wildlife areas and movement corridors. The site is also currently buffered from these larger contiguous habitat areas by the Emergency Vehicle Operation Center and County-owned parcels directly adjacent to the southern and eastern site boundaries.

Further protection and enhancement of on-site habitat and the abovementioned adjacent habitat corridors can be successfully implemented within the proposed urban designation through thoughtful site planning as well as the implementation of the Sterling Ranch *Prairie Conservation Management Plan* (PCMP) (see attached **Exhibit Y**). The PCMP details Sterling Ranch’s plans for creating native prairie ecosystems within the Sterling Ranch community and accommodating wildlife habitats in phased approach as development proceeds. The PCMP outlines goals for 1) promoting a sustainable human community that encourages a healthy and sustainable natural landscape, 2) protecting cultural and paleontological resources, 3) building and maintaining positive community and agency relations through sound management and coordination of conservation efforts, 4) minimizing wildlife-human conflicts, and 5) complying with federal and state laws and regulations pertaining to threatened, endangered, and sensitive species. The PCMP also describes the protocols and policies for prairie dog management, burrowing owl management, migratory bird and raptor management and compliance.

G: Historic Resources

As noted above, a portion of the Waterton Business Park site was part of a larger 1,520-acre former Dupont explosives manufacturing facility that was in operation until the 1980’s. However, the site is not known to contain any historically significant features or structures. Although there are no known archeological items with the property, protocols for managing the discovery of any cultural resources will be implemented per the Sterling Ranch Prairie Conservation Management Plan, the Colorado Geological Survey, and the Denver Museum of Nature & Science guidelines and requirements.

H: Impacts on the Existing Road Network

Please see the enclosed Transportation Review by Fox Tuttle Transportation Group (**Exhibit V**).

The primary access to the Waterton Road Business Park will be Moore Road, Titan Road/Titan Parkway, Waterton Road, and Highway 85. As part of the Sterling Ranch full buildout, several roadways will be upgraded, improved, or added to provide a robust network into and through the Chatfield Basin. To date improvements have been made to Titan Road and new roadways have been constructed including Waterton Road from Moore Road to Rampart Range Road, Waterton Road from Moore Road to Highway 85 (Southern Connector), and several other collector and local roadways. In the near future, Moore Road

between Titan Road and Waterton Road will be widened and improved to accommodate additional vehicular and non-auto traffic.

Sterling Ranch is committed to preparing further Traffic Impact Studies in partnership with Douglas County specific to the Waterton Business Park to plan and evaluate the proposed internal and external roads/connections needed to the regional roadways. The Sterling Ranch team understands the need to update the Sterling Ranch MTS due to the changes in development, implementation of the new roadway network, and potential additional developable land. In partnership with Douglas County, the methodology for the updated MTS will be defined at the initial stage. New count data will be collected to update the baseline conditions and account for newly built homes throughout the Chatfield Basin.

I: Capabilities Of, and Impacts On, Existing or Planned Special Districts Affected by the Amendment

The Waterton Business Park is within the following taxing and special districts and will be served by: Douglas County Re-1 School District, Douglas County Government, South Metro Fire Rescue Fire Protection District, Douglas County Schools, Douglas County Law Enforcement, Douglas Public Library District, and the Mile High Flood District. With the inclusion of the business park into the Chatfield Urban Area, the site will be annexed into the Sterling Ranch Community Authority Board (CAB) or a new metro district that will be formed at the time of zoning, and will provide the same services to the Waterton Business Park that are currently provided to the Sterling Ranch community including water, sewer, trash collection and recreational amenities. Land dedications or cash-in-lieu will be provided for school and fire districts based on the ultimate proposed land uses.

J: Water Supply and Provision of Water and Sanitary Sewage Treatment

The Waterton Business Park is located within Margin A (Denver Formation) and Margin B (Denver formation) Water Supply Zones according to CMP Map 7.1 (*see attached Exhibit I*). A renewable water supply is generally required for land uses proposed within Margin A and a new development may only be served by renewable water supplies or Denver Basin aquifer water underlying open space within Margin B.

In 2024 the Douglas County Board of County Commissioners voted unanimously to allow \$20 million of the Federal American Rescue Plan Act Dollars (ARPA) to be spent to improve water and wastewater infrastructure in Northern Douglas County. This partnership between Douglas County, Plum Creek Reclamation Authority, Sterling Ranch Community Authority Board, and Dominion Water and Sanitation District will provide for a centralized renewable water system and wastewater system for the town of Louviers and new development along the Waterton Road Corridor.

The benefits of centralizing these systems include 1) providing the town of Louviers access to a safe and clean renewable water supply after being stranded on groundwater for over 60 years and 2) providing a

connection to the Sterling Ranch Community Authority Board distribution and collection system which will allow for the decommissioning of the antiquated sewer lagoon in Louviers.

To provide for a regional solution and to bring Louviers off of groundwater that has quality issues, Douglas County Commissioners have dedicated \$20 million to the Dominion Water and Sanitation District who has committed to build a new state-of-the-art wastewater treatment facility, a renewable waterline to deliver clean and safe water to Louviers, a lift station that will allow for the wastewater to be pumped to the new wastewater treatment plant, allowing the antiquated sewer lagoon to be decommissioned.

This revitalization effort provides a connection to renewable and reliable water supply in a timely manner. This water supply is available today and a connection can be completed for emergency supplies in 1 to 2 years. This effort will provide a water supply, treated at the Larry D. Moore Water Treatment Plant jointly owned by Roxborough Water and Sanitation District and Dominion Water and Sanitation District, and fire flows to future retail, commercial, housing and light industrial development along the Waterton Corridor. It will also provide a water supply and fire flows to public facilities along Waterton Road including Douglas County's Emergency Vehicle Operation Center.

The Douglas County Commissioners identified the significant public benefit for this proposal and understood that the significant improvements will only happen with the additional new development. Please see the attached *Dominion Water and Sanitation District Service Area Map (Exhibit Q)*, the attached *Dominion Water and Sanitation District Wholesale Water and Wastewater Service Commitment for Waterton Business Park (Exhibit W)*, and the attached *Amended and Restated Intergovernmental Agreement between Dominion Water & Sanitation District Acting through its Sterling Ranch Water Enterprise Fund and Douglas County for the Northern Highway 85 Wastewater Collection and Treatment Systems, The Louvers Renewable Waterline, Master Meter and Corrosion Study (Exhibit X)*.

K: Availability of Public Facilities Such as Schools, Parks, and Trails, Libraries, Fire Stations, Etc.

Sterling Ranch is currently served by the Douglas County Library District branch library in Roxborough. In the future, Sterling Ranch has identified a premium location for a new library at the southwest intersection of Titan Road and Taylor River Circle. This location is easily accessible for all residents of the Chatfield Urban Area, including future residents of the Waterton Business Park. Sterling Ranch and the Douglas County Library Board of Trustees are currently working on a memorandum of understanding whereby Sterling Ranch would donate a portion of land for the construction of the new library facility. The Library Board of Trustees approval of this memorandum of understanding would give staff direction to negotiate a land contribution agreement and to start budgeting for design costs with the goal of building a new library at Sterling Ranch within the next 5 years.

The Waterton Business Park will be served by the South Metro Fire District. It also has the benefit of being adjacent to the Douglas County-funded aerial support wildfire helicopter. This Type 2 helicopter is capable of delivering 300 gallons of water to the front lines for fires and will be standing ready to respond.

As part of the Sterling Ranch PD, residents of the Waterton Business Park would have access to all of the existing and planned parks and trails within the 3,400-acre planned development which will include 3 regional parks, an anticipated 30 miles of community trails, and a host of local parks with amenities such as playgrounds, pools, and sport courts (*see attached Exhibit R*).

Currently, the Douglas County School District has capacity in various Roxborough and Highlands Ranch schools for Sterling Ranch students to attend. The Douglas County School District has recently passed a bond initiative that is dedicated to building a school in Sterling Ranch. Concept designs for the school have been completed with an estimated opening date of August 2027. Sterling Ranch and the Douglas County School District are committed to building neighborhood or charter schools in Sterling Ranch.

L: Conditions that have Changed in the County to Warrant the CMP Amendment

In September of 2023, thanks to a partnership between Sterling Ranch Acquisitions, Douglas County, and American chemical company Chemours FC, LLC, a real estate trade was unanimously approved by the Board of Douglas County Commissioners resulting in the preservation of approximately 204 acres of open space via a conservation easement. Sterling Ranch Acquisitions purchased the property from Chemours and will own and maintain the land in accordance with the voluntary legal agreements between Sterling Ranch and Douglas County. The agreements restrict how the land may be used specifically for the purpose of conservation. In addition to the 204-acre conservation easement that Douglas County received, they also acquired 48 additional acres that is anticipated to serve as an operations and material storage facility for Douglas County Public Works. In exchange, Sterling Ranch received approximately 120 acres of land owned by Douglas County on the west side of the conservation easement which is a large part of the Waterton Business Park (*see attached Exhibit T*).

The conservation easement created an important community buffer for Louviers, setting land aside in perpetuity for conservation directly adjacent to the village and separating it from the Waterton Business Park parcel. This conservation easement that now serves as an open space buffer for the town of Louviers was previously zoned for general industrial use. The creation of this open space buffer represents a recent change in conditions that made bringing the Waterton Business Park into the Chatfield Urban area for development compatible with the goals and intent of the 2040 master plan. Specifically, this buffer meets CMP Goal 4-2, Objective 4-2A -*Establish community separators around the Louviers Village Area to maintain community identity and sense of place*, and Policy 4-2A.1 – *Maintain community separation for Louviers Village through appropriate location of development*.

Not only does the conservation easement facilitate the desired separation for Louviers Village, but this open space helps to support a critical missing link in a vital wildlife migration corridor identified as ‘Overland Connection’ area on Map 9.1 – *Wildlife Resources* of the CMP. The Overland Connection area is primarily comprised of the Woodhouse State Wildlife Area, Douglas County’s Plateau Ranch, the Pike National Forest, Roxborough State Park, Sharptail Ridge, Red Mesa, Dupont Open Space, Highlands Ranch Backcountry Wilderness, and together with other properties, creates a valuable wildlife corridor stretching from the Pike National Forest to the Highlands Ranch Backcountry Wilderness (*see attached Exhibits M, N*).

Several partners including but not limited to Colorado Parks and Wildlife, DuPont, Cherokee Ranch and Castle Foundation, Highlands Ranch Community Association, and the Colorado Department of Transportation, have made significant contributions over the past decades – both financial and in kind – to ensure the preservation of this habitat corridor.

The recent addition of the conservation easement enhanced the open space corridor between the Waterton Business Park and the larger 843-acre Woodhouse State Wildlife Area 1 mile south of the business park that is owned and managed by Colorado Parks and Wildlife solely for wildlife habitat and strictly prohibits public access. Resident Elk herds frequent the Woodhouse SWA which has been identified by Colorado Parks and Wildlife as crucial habitat and an elk production area in which calving occurs annually.

Along with the EVOC facility to the south and County-owned material storage parcel to the east of the business park site, the conservation easement essentially creates a buffer between the Waterton Business Park and the larger contiguous protected Dupont Open Space and Plum Creek to the east. This ‘change in condition’ was a special circumstance that made bringing the Waterton Business Park into the Chatfield Urban Area compatible with the goals and objectives of the 2040 CMP, specifically Objective 2-10A – *Balance, conserve, and preserve sensitive environmental and visual resources as open space in areas adjacent to and within proposed urban areas*, Policy 2-10A.2 – *Any new development within the Chatfield Urban Area shall support, through the provision of significant open space, the conservation of those habitats, wildlife movement corridors, and habitat linkages*.

An additional change in conditions within Douglas County that warranted bringing the Waterton Business Park into the Chatfield Urban Area was the recent completion of the Waterton Road extension through the Sterling Ranch planned development. Douglas County’s 2040 Transportation Master Plan identified the need for a regional solution to give those in Roxborough Village, Chatfield Farms, Roxborough Downs, River Canyon, and Sterling Ranch an alternative to Titan Road for access to US 85. Douglas County and Sterling Ranch partnered to make major improvements to Waterton Road. Phase 1 of the Waterton Road project, called the Southern Connector, was a 2.8-mile, two-lane roadway between Airport Road and Moore Road that was completed by Douglas County in 2020. Phase 2 of the Waterton Road project was the construction of the 4-lane portion of Waterton Road that was finalized in 2022. This 2.5-mile extension from Rampart Range Road to Moore Road completed the connection to the Southern Connector, and ultimately US Highway 85. Phase 2 of the project was accelerated by a partnership agreement between Douglas County and the Sterling Ranch Community Authority Board that allowed the County to fund the construction portion of Phase 2 and allowed Sterling Ranch to repay that funding through an additional fee of \$4161.00 per single family dwelling unit within Sterling Ranch.

With the completion of these Waterton Road construction phases and a new east-west connection from Wadsworth Blvd to US 85, an arterial roadway frontage has been created that is ideal for development and can provide much needed and easily accessed commercial services to the greater Douglas County community in spirit with Chatfield Urban Area Policy 2-11A.6 – *Encourage development within this Area to offer existing and future residents the benefits of a multi-faceted community that can provide the residential, commercial, medical, recreational, and educational services that they require, while preserving the open spaces, viewsheds, and wildlife corridors characteristic of the area*.

The most recent change in conditions within Douglas County, which has spurred the current CMP amendment request to expand the Waterton Business Park boundary and bring additional acreage into

the Chatfield Urban Area, is the planned regional sports facility. While the majority of the anticipated sports facility footprint fits within the portion of Waterton Business Park that was recently brought into the Chatfield Urban Area, the full anticipated sports facility footprint extends past the existing business park boundary into parcels of land owned by the County and Sterling Ranch. While sport amenities and ball fields were contemplated at the time the Waterton Business Park Boundary was brought into the Chatfield Urban Area, the proposed CMP amendment defines and expands the business park boundary to include the full anticipated footprint of the sports complex within the Chatfield Urban Area.

In addition to the regional sports complex, a potential location for a new Douglas County Sheriff's Facility has recently been identified on a portion of land between Moore Road and the EVOC facility. The proposed CMP amendment seeks to expand the Waterton Business Park boundary to include additional land area between Moore Road and the EVOC facility which will encompass the potential future Sheriff's facility along with other uses not yet determined. While the other potential uses for this land area have not yet been defined, the applicant envisions bring this new area into the Sterling Ranch PD under D2 zoning with Special Character E (SCZ-E) overlay zoning, the same zoning anticipated with the rest of the Waterton Business Park.

M: Evidence to Support How Land Proposed for Urban Development is a Logical Expansion of the Chatfield Urban Area (Approval Criteria 10-2A(7), and How the Expansion of the Chatfield Urban Area Results in a Compelling Public Benefit (Approval Criteria 10-2A(8) of the CMP

As mentioned above, the Waterton Business Park sits on the western boundary of the *Louviers Rural Community* and directly abuts the *Chatfield Urban Area* on the west side of Moore Road. While the business park is within the boundary of the Louviers Rural Community, the site and the proposed expansion area is actually much closer in proximity (approximately 60 feet) to Filings 6B and 6C of the Sterling Ranch PD and Plum Valley Heights than it is to any other residential development within the *Louviers Rural Community*. The Town of Louviers is the next closest development within the rural community at approximately 1/3rd of a mile away to the southeast. Given the proximity of the Waterton Business Park to the Sterling Ranch PD and its existing modern infrastructure, the business park could easily be served without the need to significantly expand infrastructure making this a logical expansion of the *Chatfield Urban Area*. Because of the direct adjacency of the business park to the Chatfield Urban Area, expanding the urban area boundary to include the additional business park area would not result in a patchwork pattern of different zoning designations. Additional information describing water supply and provision of water and sanitary sewage treatment for the business park site and neighboring community is included above in Section J.

Expanding the Chatfield Urban Area to include the additional Waterton Business Park and conservation easement acreage would result in compelling public benefit for a number of reasons. With the recent completion of Waterton Road through the Sterling Ranch Planned Development, this major thoroughfare now connects Wadsworth Blvd to Airport Road and US Highway 85, serving a number of Douglas County communities including the Roxborough Suburban Area, the Chatfield Valley Subarea, the Chatfield Urban Area, the Louviers Rural Community, and more. The Waterton Business Park is bisected by Waterton

Road, creating an ideal frontage for a number of land uses including commercial, mixed use, light industrial, and sports/recreational uses that could serve the greater Douglas County community and bring much needed services to the area.

Including the expanded Waterton Business Park and conservation easement acreage in the Chatfield Urban Area and ultimately the Sterling Ranch Planned Development, residents of the Waterton Business Park and adjacent communities will gain access to Sterling Ranch trails, recreational facilities, and future regional parks and schools. While the ultimate land uses and site plans for the business park have yet to be determined, Sterling Ranch is also anticipating the addition of a Rapid Flash Beacon, a traffic control device designed to increase driver awareness of pedestrians crossing roadways, on Moore Road to facilitate access to the planned Sterling Ranch trail system and recreational facilities.

The existing Waterton Road corridor through the property is fronted by large debris & rubble operations managed by Douglas County, as well as large gravel piles & heavy equipment storage related to winter roadway treatment. These piles of rubble, winter road treatment material, and heavy equipment will be removed as a part of Waterton Business Park. This will primarily divert the heavy truck traffic that transports this rubble away from this region completely – reducing traffic noise, congestion, and roadway damage. This will also help to repair & heal the landscape to allow for a more pleasant and aesthetic corridor.

Addressing water and sewer needs in the Highway 85 corridor is an objective that has been identified in the CMP. Expanding the Chatfield Urban Area to include the additional Waterton Business Park and conservation easement acreage will generate more opportunities to build and connect water and sewer services that will benefit the existing surrounding communities and meet future needs. As mentioned above, in 2024 the Douglas County Board of County Commissioners voted unanimously to allow \$20 million of the Federal American Rescue Plan Act dollars (ARPA) to be spent on improving water and wastewater infrastructure in Northern Douglas County. This partnership between Douglas County, the Sterling Ranch Community Authority Board, Dominion Water and Sanitation District will provide for a centralized renewable water system and wastewater system for Louviers and new commercial and residential development along the Waterton Road corridor in a timely manner. It will also provide water supply and fire flows to adjacent public facilities including Douglas County's Emergency Vehicle Operation Center. The revitalization efforts of the water and wastewater systems in northwest Douglas County are made possible through the revenues generated from water and sewer tap fees from new development, such as the Waterton Business Park. Land use applications such as this one generate opportunities to build and interconnect services and networks that benefit the existing adjacent communities and create opportunity to meet future needs.

Douglas County Sheriff's Department manages the Emergency Vehicle Operations Center (EVOC). Agencies across Douglas County and the South Metro area representing Emergency Management Services, Fire and Law Enforcement utilize the training facility. EVOC classes are important to help keep emergency responders safe and reduce the risk of accidents and injuries to the responders and law enforcement officers. It is understood that the Douglas County Emergency Vehicle Operations Center (EVOC) does not currently have the ability to supply fire suppression flows from hydrants due to lack of nearby water infrastructure. In order to enhance the safety of operations at the EVOC, Waterton Business Park will include an extension of water main infrastructure to provide a centralized source for fire-flows. Having access to water will also allow bathrooms and other amenities to be added to the

critical training facility. Should the envisioned Douglas County Sheriff's facility be realized at the location west of EVOC on Moore Road, it would also benefit from the extension of water main infrastructure and fire suppression flows.

A wildlife corridor study conducted as a part of this application revealed multiple layers of fencing within the Overland Connection Area identified in the Douglas County Wildlife Resources Map – centered on the Louviers Gulch. These fences, which are a mix of private and County ownership, are all a minimum of 6-feet tall, and topped with 3-strands of barbed wire. As such, they are impassable to big game and are a major disruption to their migration through the corridor – causing them to spread out of the Louviers Gulch and on to Waterton Road, where they pose a severe safety hazard to drivers. In order to improve wildlife migration patterns and improve public safety, Waterton Business Park will include a strategy to partner with the County to remove fencing that will allow big game to travel along the overland connection corridor as-intended, which again is a significant safety improvement and a significant benefit to Douglas County residents.

Perhaps one of the most compelling public benefits realized with the inclusion of the Waterton Business Park into the Chatfield Urban Area is the recently created conservation easement dedicated by Sterling Ranch that will form a highly desired community buffer around the Village of Louviers in conformance with 2040 CMP goals. The rezoning of this buffer area from General Industrial to Open Space represents a significant downzoning and brings the allowed uses for the buffer area into conformance with the desires of the adjacent communities, a significant benefit to the Louviers community. The conservation easement will also buffer the Waterton Business Park from a larger and more valuable wildlife habitat corridor to the south and east of the site as well as support and enhance a greater wildlife overland connection area identified by the County. This buffer epitomizes the smart balance of land uses and exemplifies the partnerships sought after in the 2040 CMP to balance inherent competing values. The real estate trade and partnership between Sterling Ranch and Douglas County allows land more suited for creating meaningful habitat linkages to be used for that purpose while creating a buffered parcel of land more suitable for development that is capable of catering to the economic needs of Douglas County residents, providing clean and reliable water and wastewater infrastructure, commercial services, and diverse housing opportunities.

In summary, including the expanded Waterton Business Park areas and the conservation easement within the Chatfield Urban Area represents a logical expansion of the urban area and would allow the business park boundary to be adjusted to accommodate the full anticipated sports facility footprint and the anticipated Douglas County Sheriff's facility. The improvements in water and wastewater infrastructure that only happen with the revenues generated from new development, public access that will be provided to the trails, parks, schools, and amenities that are part of the Sterling Ranch PD, as well as the recently created conservation easement that will buffer the village of Louviers while enhancing a vital wildlife corridor and improving public safety are all compelling benefits that result from this expansion of the Chatfield Urban Area. We humbly request your support in balancing the inherent competing values of urban development and open space preservation that can be achieved through this CMP amendment to expand the Chatfield Urban Area to include the Waterton Business Park.

N: APPROVAL CRITERIA SUMMARY

Section 10-2A of the 2040 Comprehensive Master Plan identifies 8 criteria that shall be considered by the Planning Commission when approving or disapproving CMP amendment requests. The following is a summary of how this application demonstrates compliance with the 8 criteria identified in Section 10-2A.

1. Consistency with the spirit, intent, goals, objectives, and policies of the CMP.

- This application is consistent with the following CMP goals, objectives, and policies:
 - **Goals:** 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13 3-2, 4-2, 5-1, 6-2, 7-1, 9-1
 - **Objectives:** 2-1A, 2-1B, 2-1C, 2-2A, 2-5A, 2-6E, 2-6F, 2-7A, 2-7C, 2-9A, 2-10A, 2-11A, 2-12A, 2-13A, 3-2A, 3-2D, 4-2A, 4-2F, 4-2J, 5-12B, 6-2B, 7-1C, 9-1A, 9-1B
 - **Policies:** 2-1A.1, 2-1A.2, 2-1B.1, 2-1B.2, 2-1C.1, 2-1C.2, 2-1C.3, 2-2A.1, 2-2A.2, 2-2A.3, 2-3A.2, 2-5A.1, 2-6B.3, 2-6E.1, 2-6E.2, 2-6E.3, 2-7A.1, 2-7A.2, 2-9A.1, 2-9A.2, 2-10A.1, 2-10A.2, 2-10A.4, 2-11A.2, 2-11A.3, 2-11A.5, 2-11A.6, 2-12A.1, 2-13A.2, 3-2A.2, 3-2D.3, 3-3A.8, 4-2A.1, 4-2D.4, 5-12B.1, 6-2B.2, 9-1A.3, 9-1B.1, 9-1B.2, 9-1B.3, 9-1B.4, 9-1B.5, 9-1B.6
- For a detailed explanation of consistency with specific goals, objectives, and policies please refer to **Section B** in the above narrative.

2. Compatibility with surrounding land uses and zoning.

- The Waterton Business Park site is surrounded by the following land uses and zoning:
 - West of Site:
 - PD Land Use (Sterling Ranch PD), *Chatfield Urban Area*
 - Rural Residential Land Use (Plum Valley Heights), *Chatfield Valley Subarea*
 - North of Site:
 - General Industrial (Lawrence Construction), *Louviers Rural Community*
 - East of Site:
 - General Industrial (Douglas County BOCC), *Louviers Rural Community*
 - Conservation Easement (Sterling Ranch LLC), *Louviers Rural Community*
 - South of Site:
 - A1-Agricultural One (Douglas County BOCC), (Emergency Vehicle Operation Center), *Louviers Rural Community*
- With the proposed inclusion into the Chatfield Urban Area, the Waterton Business Park's land use options would align with the adjacent urban PD land uses associated with Sterling Ranch and create a more welcoming front door for the residential community than would otherwise be achievable under the existing General Industrial zoning. While the ultimate land uses and development patterns for the business park site have yet to be determined, the applicant currently anticipates bringing the property into the Sterling Ranch PD zoning as D2 Planning Area with Character Zone C5 and Special Character Zone E overlays which would support a mix of

commercial, retail, residential, technology-focused light industrial uses, and sports facilities. It is anticipated that the adjacent EVOC site that is utilized for the training of the Douglas County Sheriff Department officers could benefit from the proximity of the commercial uses anticipated within the Waterton Business Park and both the EVOC site and the commercial uses could be symbiotic economic drivers.

- While not directly adjacent to the business park site, larger tracts of land designated for open space exist further east and south of the site including the Dupont Open Space and Woodhouse Wildlife Area. Taking into account the business park's proximity to both the adjacent land uses noted above as well as the non-adjacent larger open space tracts, future development will be required to respect the adjacent residential properties to the west and open spaces further east and south through thoughtful land use planning, scale and buffering in concert with the CMP's wildlife and habitat conservation goals. Specific measures will be determined through future zoning and subdivision applications once the ultimate land uses and development patterns for the site have been determined. For additional information regarding the surrounding land uses and zoning please refer to **Section D** in the above narrative.

3. Compatibility with existing, natural, and environmental conditions of the site and preservation of important natural features and scenic viewsheds, riparian corridors, wildlife habitat and movement corridors, and historic resources.

- The Waterton Business Park does not fall within any Class 3 Hazards as identified on Map 8.1 of the 2040 CMP.
- While a portion of the Waterton Business Park site was part of a larger 1,520-acre former Dupont explosives manufacturing facility, the Colorado Department of Health Care Policy and Finance (CDPHE) worked to clean up the site and in 2022 CDPHE released the property from a remedial action cleanup plan based on completed cleanup measures and there are now enforceable requirements for redevelopment of the site including development restrictions indexed at the Douglas County Clerk and Recorder. Sterling Ranch will comply with all of the Douglas County development requirements and will continue to work closely with CDPHE.
- The business park site is not located within an area identified in the CMP as having steeply dipping bedrock, however, further geological and geotechnical study and review will be provided in subsequent planning phases to further classify any geologic and geotechnical hazards within the property. Mitigation measures identified in the studies will be identified and implemented in later planning phases, including view, grading, and landform preservation.
- The business park site does not include a mapped floodplain, however the conservation easement does. As such, any grading or drainage improvements within the conservation easement will comply with all local, state and federal requirements. Review of the *Douglas County Wildfire Hazard-Overlay District Map* (dated 10-11-2003) indicates that the site is included within the Wildfire Hazard Overlay District where Wildfire Hazard Assessment is required before development per Section 17 of the Douglas County Zoning Resolution.
- Controlling water pollution is essential to protect public health and welfare as well as to protect aquatic life, wildlife habitats, vegetation and aesthetics. The Waterton Business Park is located just west of Plum Creek within the Chatfield Watershed. The business park will be developed in

accordance with Douglas County Storm Drainage Standards, including the likely implementation of water quality control features through stormwater attenuation facilities to ensure surface water quality. Additionally, the appropriate State permitting & standards will be followed in accordance with the Colorado Department of Public Health and Environment regarding stormwater impoundment and discharge.

- The business park site is identified as 'Low Habitat Value' area; however, it sits on the inside edge of a 'Wildlife Habitat Conservation Area' and the southeastern 1/5th of the business park property extends into 'Overland Connection Area' as identified on the CMP Wildlife Resources Map. The CMP defines 'Overland Connection' as *"A broad area to facilitate wildlife movement, typically within or between large blocks of wildlife habitat. Overland connections are generally non-linear, not precisely defined, and may include various types of topography and vegetation"*. The Overland Connection area is approximately 1.5 miles wide in the vicinity of the business park with the majority of the overland connection area being to the south and east on neighboring County properties and the Dupont Open Space and DOW Woodhouse Wildlife parcel further to the south.
- In response to the business park's proximity to the Overland Connection and Wildlife Habitat Conservation Area, a wildlife assessment of the site was conducted by Kimley Horn in November of 2025. A memorandum was prepared detailing their findings and recommendations regarding wildlife habitat. Recommendations included 1) further coordination with Colorado Parks and Wildlife (CPW) and Douglas County to verify elk migration information around the site, and 2) modification of existing impassable fences that are obstructing natural migration patterns adjacent to the site.
- No elk migration corridors are mapped within the project site by CPW SAM Data or CNHP CODEX, and no wildlife migrations corridors are mapped within the project site by Douglas County's Wildlife Mapping. An overland connection is mapped within the southern 1/5th of the developable business park site by Douglas County. However, this data is not representative due to the impassable fences that sever movement between Plum Creek and the west.
- Protection and enhancement of wildlife habitat and habitat connectivity in the business park vicinity has occurred through the recent Chemours land exchange and partnership between Douglas County and Sterling Ranch. The open space conservation easement that was created along the southern and eastern property boundary effectively buffers the Waterton Business Park site from the larger contiguous Dupont and DOW Woodhouse wildlife areas and movement corridors. The site is also currently buffered from these larger contiguous habitat areas by the Emergency Vehicle Operation Center and County-owned parcels directly adjacent to the southern and eastern site boundaries.
- Further protection and enhancement of on-site habitat and the abovementioned adjacent habitat corridors can be successfully implemented within the proposed urban designation through thoughtful site planning as well as the implementation of the Sterling Ranch *Prairie Conservation Management Plan* (PCMP) which outlines goals for 1) promoting a sustainable human community that encourages a healthy and sustainable natural landscape, 2) protecting cultural and paleontological resources, 3) building and maintaining positive community and agency relations through sound management and coordination of conservation efforts, 4) minimizing wildlife-human conflicts, and 5) complying with federal and state laws and regulations pertaining to threatened, endangered, and sensitive species. The PCMP also

describes the protocols and policies for prairie dog management, burrowing owl management, migratory bird and raptor management and compliance.

- Although there are no known historically significant features, structures, or other archeological items within the property, protocols for managing the discovery of any cultural resources will be implemented per the Sterling Ranch Prairie Conservation Management Plan, the Colorado Geological Survey, and the Denver Museum of Nature & Science guidelines and requirements.
- For additional information on compatibility with existing, natural, and environmental conditions, preservation of important natural features and scenic viewsheds, riparian corridors, wildlife habitat and movement corridors, and historic resources please refer to **Sections E,F,G** in the above narrative.

4. Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development.

- **Water Supply, Water and Sewer Treatment Facilities:** In 2024 the Douglas County Board of County Commissioners voted unanimously to allow \$20 million of the Federal American Rescue Plan Act Dollars (ARPA) to be spent to improve water and wastewater infrastructure in Northern Douglas County. This partnership between Douglas County, Plum Creek Reclamation Authority, Sterling Ranch Community Authority Board, and Dominion Water and Sanitation District will provide for a centralized renewable water system and wastewater system for the town of Louviers and new development along the Waterton Road Corridor.
- The benefits of centralizing these systems include 1) providing the town of Louviers access to a safe and clean renewable water supply after being stranded on groundwater for over 60 years and 2) providing a connection to the Sterling Ranch Community Authority Board distribution and collection system which will allow for the decommissioning of the antiquated sewer lagoon in Louviers.
- To provide for a regional solution and to bring Louviers off of groundwater that has quality issues, Douglas County Commissioners have dedicated \$20 million to the Dominion Water and Sanitation District who has committed to build a new state-of-the-art wastewater treatment facility, a renewable waterline to deliver clean and safe water to Louviers, a lift station that will allow for the wastewater to be pumped to the new wastewater treatment plant, allowing the antiquated sewer lagoon to be decommissioned.
- This revitalization effort provides a connection to renewable and reliable water supply in a timely manner. This water supply is available today and a connection can be completed for emergency supplies in 1 to 2 years. This effort will provide a water supply, treated at the Larry D. Moore Water Treatment Plant jointly owned by Roxborough Water and Sanitation District and Dominion Water and Sanitation District, and fire flows to future retail, commercial, housing and light industrial development along the Waterton Corridor. It will also provide a water supply and fire flows to public facilities along Waterton Road including Douglas County's Emergency Vehicle Operation Center.
- Please see the attached *Dominion Water and Sanitation District Wholesale Water and Wastewater Service Commitment for Waterton Business Park (Exhibit W)*.
- **Traffic:** Please see the enclosed Transportation Review by Fox Tuttle Transportation Group dated 11-25-2024 (*Exhibit V*).

- The primary access to the Waterton Road Business Park will be Moore Road, Titan Road/Titan Parkway, Waterton Road, and Highway 85. As part of the Sterling Ranch full buildout, several roadways will be upgraded, improved, or added to provide a robust network into and through the Chatfield Basin. To date improvements have been made to Titan Road and new roadways have been constructed including Waterton Road from Moore Road to Rampart Range Road, Waterton Road from Moore Road to Highway 85 (Southern Connector), and several other collector and local roadways. In the near future, Moore Road between Titan Road and Waterton Road will be widened and improved to accommodate additional vehicular and non-auto traffic.
- Sterling Ranch is committed to preparing a Traffic Impact Study specific to Waterton Business Park to plan and evaluate the proposed internal and external roads/connections needed to the regional roadways. The Sterling Ranch team understands the need to update the Sterling Ranch MTS due to the changes in development, implementation of the new roadway network, and potential additional developable land. In partnership with Douglas County, the methodology for the updated MTS will be defined at the initial stage. New count data will be collected to update the baseline conditions and account for newly built homes throughout the Chatfield Basin.
- Please see the above narrative for additional information on water and wastewater (**Section J**) and traffic/transportation networks (**Section H**).

5. How existing and planned capabilities of the affected special districts can adequately handle the service demand.

- The Waterton Business Park is within the following taxing and special districts and will be served by: Douglas County Re-1 School District, Douglas County Government, South Metro Fire Rescue Fire Protection District, Douglas County Schools, Douglas County Law Enforcement, Douglas Public Library District, and the Mile High Flood District. With the inclusion of the business park into the Chatfield Urban Area, the site will be annexed into the Sterling Ranch Community Authority Board (CAB) or a new metro district that will be formed at the time of zoning, and will provide the same services to the Waterton Business Park that are currently provided to the Sterling Ranch community including water, sewer, trash collection and recreational amenities. Land dedications or cash-in-lieu will be provided for school and fire districts based on the ultimate proposed land uses.

6. How social, economic, or land use conditions of the County have changed or are in the process of changing in such a manner to support the proposed amendment to the CMP.

- In September of 2023 a real estate trade was unanimously approved by the Board of Douglas County Commissioners resulting in the preservation of approximately 204 acres of open space via a conservation easement in accordance with voluntary legal agreements between Sterling Ranch and Douglas County. The agreements restrict how the land may be used specifically for the purpose of conservation. In addition to the conservation easement that Douglas County received, they also acquired 48 additional acres that is anticipated to serve as an operations and material storage facility for Douglas County Public Works. In exchange, Sterling Ranch received approximately 120 acres of land owned by Douglas County on the east side of the conservation

easement which is a large part of the Waterton Business Park. It was understood that when this buffer was in place, the business park would be suitable for development.

- The conservation easement will create an important community buffer for Louviers, setting land aside in perpetuity for conservation directly adjacent to the village and separating it from the Waterton Business Park parcel. This conservation easement that will now serve as an open space buffer for the town of Louviers was previously zoned for general industrial use. The creation of this open space buffer represents a recent change in conditions that makes bringing the expanded Waterton Business Park and conservation easement acreage into the Chatfield Urban area for development compatible with the goals and intent of the 2040 master plan.
- Not only does the conservation easement facilitate the desired separation for Louviers Village, but this open space helps to support a critical missing link in a vital wildlife migration corridor identified by the County as 'Overland Connection' area which is comprised of the Woodhouse State Wildlife Area, Douglas County's Plateau Ranch, the Pike National Forest, Roxborough State Park, Sharptail Ridge, Red Mesa, Dupont Open Space, and Highlands Ranch Backcountry Wilderness.
- The conservation easement essentially creates a buffer between the Waterton Business Park and the larger contiguous protected Dupont Open Space and Plum Creek to the east. This change in condition is a special circumstance that makes bringing the Waterton Business Park into the Chatfield Urban Area compatible with the goals and objectives of the 2040 CMP, specifically Objective 2-10A – *Balance, conserve, and preserve sensitive environmental and visual resources as open space in areas adjacent to and within proposed urban areas*, Policy 2-10A.2 – *Any new development within the Chatfield Urban Area shall support, through the provision of significant open space, the conservation of those habitats, wildlife movement corridors, and habitat linkages*.
- An additional change in conditions within Douglas County that warrants bringing the additional Waterton Business Park acreage into the Chatfield Urban Area is the recent completion of the Waterton Road extension through the Sterling Ranch planned development. Douglas County's 2040 Transportation Master Plan identified the need for a regional solution to give those in Roxborough Village, Chatfield Farms, Roxborough Downs, River Canyon, and Sterling Ranch an alternative to Titan Road for access to US 85. With the completion of Waterton Road and a new east-west connection from Wadsworth Blvd to US 85, an arterial roadway frontage has been created that is ideal for development and can provide much needed and easily accessed commercial services to the greater Douglas County community in spirit with Chatfield Urban Area Policy 2-11A.6 – *Encourage development within this Area to offer existing and future residents the benefits of a multi-faceted community that can provide the residential, commercial, medical, recreational, and educational services that they require, while preserving the open spaces, viewsheds, and wildlife corridors characteristic of the area*.
- The most recent change in conditions in Douglas County that warrants bringing the additional acreage into the Chatfield Urban Area is the addition of the planned regional sports facility and a potential new Douglas County Sheriff's facility. Bringing the additional acreage into the Chatfield Urban Area will allow the full anticipated footprint of the sports facility to be included within the urban area. When the original Waterton Business Park boundary was brought into the Chatfield Urban Area earlier this year, the ultimate footprint of the sports facility and the potential Sheriff's facility were not yet identified. Bringing the additional land into the urban area to

accommodate the sports facility and potential Sheriff's facility is compatible with many of the CMP goals and objectives related to creating opportunities for improved health, safety, and recreational amenities.

7. How land proposed for urban development is a logical expansion of the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, as applicable.

- The Waterton Business Park sits on the western boundary of the *Louviers Rural Community* and directly abuts the *Chatfield Urban Area* on the west side of Moore Road. While the business park is within the boundary of the Louviers Rural Community, the site is actually much closer in proximity (approximately 60 feet) to Filings 6B and 6C of the Sterling Ranch PD and Plum Valley Heights than it is to any other residential development within the *Louviers Rural Community*. The Town of Louviers is the next closest development within the rural community at approximately 1/3rd of a mile away to the southeast. Given the proximity of the Waterton Business Park to the Sterling Ranch PD and its existing modern infrastructure, the business park could easily be served without the need to significantly expand infrastructure. Because the business park is directly adjacent to Sterling Ranch and the Chatfield Urban Area, expanding the Chatfield Urban Area boundary to include the additional business park acreage and conservation easement acreage would not result in a zoning patchwork but rather a continuous, logical expansion of the *Chatfield Urban Area*.

8. How the expansion of the PUA, SUA, or Chatfield Urban Area results in a compelling public benefit, as applicable.

- A wildlife corridor study conducted as a part of this application revealed multiple layers of fencing within the Overland Connection Area identified in the Douglas County Wildlife Resources Map – centered on the Louviers Gulch. These fences, which are a mix of private and County ownership, are all a minimum of 6-feet tall, and topped with 3-strands of barbed wire. As such, they are impassable to big game and are a major disruption to their migration through the corridor – causing them to spread out of the Louviers Gulch and on to Waterton Road, where they pose a severe safety hazard to drivers. In order to improve wildlife migration patterns and improve public safety, Waterton Business Park will include a strategy to partner with the County to remove fencing that will allow big game to travel along the overland connection corridor as-intended.
- The existing Waterton Road corridor through the property is fronted by large debris & rubble operations managed by Douglas County, as well as large gravel piles & heavy equipment storage related to winter roadway treatment. These piles of rubble, winter road treatment material, and heavy equipment will be removed as a part of Waterton Business Park. This will primarily divert the heavy truck traffic that transports this rubble away from this region completely – reducing traffic noise, congestion, and roadway damage. This will also help to repair & heal the landscape to allow for a more pleasant and aesthetic corridor.
- With the recent completion of Waterton Road through the Sterling Ranch Planned Development, this major thoroughfare now connects Wadsworth Blvd to Airport Road and US Highway 85,

serving a number of Douglas County communities including the Roxborough Suburban Area, the Chatfield Valley Subarea, the Chatfield Urban Area, the Louviers Rural Community, and more. The Waterton Business Park is bisected by Waterton Road, creating an ideal frontage for a number of land uses including commercial, mixed use, sports facility, and light industrial that could serve the greater Douglas County community.

- Addressing water and sewer needs in the Highway 85 corridor is an objective that has been identified in the CMP. Expanding the Chatfield Urban Area to include the additional Waterton Business Park area and conservation easement will generate more opportunities to build and connect water and sewer services that will benefit the existing surrounding communities including Louviers and new commercial and residential development along the Waterton Road corridor in a timely manner. The revitalization efforts of the water and wastewater systems in northwest Douglas County are made possible through the revenues generated from water and sewer tap fees from new development, such as the Waterton Business Park. Land use applications such as this one generate opportunities to build and interconnect services and networks that benefit the existing adjacent communities and create opportunities to meet future needs.
- Douglas County Sheriff's Department manages the Emergency Vehicle Operations Center (EVOC). Agencies across Douglas County and the South Metro area representing Emergency Management Services, Fire and Law Enforcement utilize the training facility. EVOC classes are important to help keep emergency responders safe and reduce the risk of accidents and injuries to the responders and law enforcement officers. It is understood that EVOC does not currently have the ability to supply fire suppression flows from hydrants due to lack of nearby water infrastructure. In order to enhance the safety of operations at the EVOC, the Waterton Business Park will include an extension of water main infrastructure to provide a centralized source for fire-flows. Having access to water will also allow bathrooms and other amenities to be added to the critical training facility.
- Including the additional Waterton Business Park acreage and the conservation easement in the Chatfield Urban Area and ultimately the Sterling Ranch Planned Development, residents of the Waterton Business Park and adjacent communities will be able to take advantage of Sterling Ranch trails, recreational facilities, and future regional parks and schools. While the ultimate land uses and site plans for the business park have yet to be determined, Sterling Ranch is anticipating the addition of a Rapid Flash Beacon (a traffic control device designed to increase driver awareness of pedestrians crossing roadways) on Moore Road to facilitate access to the planned Sterling Ranch trail system.
- Perhaps one of the most compelling public benefits offered with the inclusion of the Waterton Business Park expansion into the Chatfield Urban Area is the recently created conservation easement dedicated by Sterling Ranch that will form a vital and highly desired community buffer around the Village of Louviers. The conservation easement will also buffer the Waterton Business Park from a larger and more valuable wildlife habitat corridor to the south and east of the site as well as enhance a greater wildlife overland connection area identified by the County. This buffer epitomizes the smart balance of land uses and partnerships sought after in the 2040 CMP. The real estate trade and partnership between Sterling Ranch and Douglas County allowed land more suited for creating meaningful habitat linkages to be used for that purpose while creating a buffered parcel of land more suitable for development that is capable of catering to

the economic needs of Douglas County residents, providing clean and reliable water and wastewater, commercial services, and diverse housing opportunities.





Estimate By: Ermilo Chavez
 990 S. Garrison St
 Lakewood, CO 80226
 Cell No. 720-308-2926

Client Name / Address	Date: 12/02/2025	Estimate No.	E2025352
Roxborough Village Metro District Ephram Glass	Project Location: Roxborough Metro District Trails Littleton, CO (Concrete R&R - West of Preble's Pond)		
Task Description	Qty	Rate	Amount
1. Demolition, Concrete Sidewalk - concrete saw cutting, demolition, hauling, and disposal expenses.	256 sf	\$ 2.80	\$ 716.80
2. Demolition, Concrete Bench Pad - concrete saw cutting, demolition, hauling, and disposal expenses.	64 sf	\$ 2.80	\$ 179.20
3. Demolition, Asphalt Slops - asphalt saw cutting, demolition, hauling, and disposal expenses.	240 sf	\$ 2.80	\$ 672.00
4. Earthwork 1 - excavate 2" max below existing concrete, soil grading, and compaction.	256 sf	\$ 1.25	\$ 320.00
5. Earthwork 2 - provide 4 tons max of CDOT Class 6 base material (recycled concrete). Grade and compacted per Douglas County Standards, 95% standard proctor density.		LS	\$ 380.00
6. New concrete sidewalk/path sections - 6" thickness x 8', 4,500 psi concrete with fibermesh reinforcement.	256 sf	\$ 12.60	\$ 3,225.60
7. New concrete keyway along edge of sidewalk: (turned down curb), 6" thickness x 12" below grade, 4500 psi concrete with fibermesh reinforcement.	32 lf	\$ 21.00	\$ 672.00
8. New concrete caissons and re-install bench - 4500 psi concrete with fibermesh reinforcement. 12" diameter x 30", and anchor bench to caissons with 5/8" stainless steel anchors.		LS	\$ 700.00
9. Traffic Control		LS	\$ 250.00
10. Mobilization & General Conditions		LS	\$ 1,800.00
	Total Project Estimate		\$ 8,915.60
Estimate Notes:			
1. Permitting or testing fees of any type are excluded from this estimate.			
2. All quantities are estimated. Invoicing will be based on actual quantities used or installed.			
3. Bond is not included in this estimate.			

Approval Signature:

Mark Rubic

Date of Acceptance



Estimate By: Ermilo Chavez
990 S. Garrison St
Lakewood, CO 80226
Cell No. 720-308-2926

Client Name / Address	Date: 12/02/2025	Estimate No.	E2025353
Roxborough Village Metro District Ephram Glass	Project Location: Roxborough Metro District Trails Littleton, CO (Concrete R&R - West of Preble's Pond)		
Task Description	Qty	Rate	Amount
1. Demolition, Concrete Sidewalk - concrete saw cutting, demolition, hauling, and disposal expenses.	512 sf	\$ 2.80	\$ 1,433.60
2. Demolition, Concrete Bench Pad - concrete saw cutting, demolition, hauling, and disposal expenses.	64 sf	\$ 2.80	\$ 179.20
3. Demolition, Asphalt Slops - asphalt saw cutting, demolition, hauling, and disposal expenses.	240 sf	\$ 2.80	\$ 672.00
4. Earthwork 1 - excavate 2" max below existing concrete, soil grading, and compaction.	512 sf	\$ 1.25	\$ 640.00
5. Earthwork 2 - provide 4 tons max of CDOT Class 6 base material (recycled concrete). Grade and compacted per Douglas County Standards, 95% standard proctor density.		LS	\$ 380.00
6. New concrete sidewalk/path sections - 6" thickness x 8', 4,500 psi concrete with fibermesh reinforcement.	512 sf	\$ 12.60	\$ 6,451.20
7. New concrete keyway along edge of sidewalk: (turned down curb), 6" thickness x 12" below grade, 4500 psi concrete with fibermesh reinforcement.	32 lf	\$ 21.00	\$ 672.00
8. New concrete caissons and re-install bench - 4500 psi concrete with fibermesh reinforcement. 12" diameter x 30", and anchor bench to caissons with 5/8" stainless steel anchors.		LS	\$ 700.00
9. Traffic Control		LS	\$ 250.00
10. Mobilization & General Conditions		LS	\$ 900.00
	Total Project Estimate		\$ 12,278.00
Estimate Notes:			
1. Permitting or testing fees of any type are excluded from this estimate.			
2. All quantities are estimated. Invoicing will be based on actual quantities used or installed.			
3. Bond is not included in this estimate.			

Approval Signature:

Mark Rubic

Date of Acceptance



Proposal #1666

Date: 12/4/2025

Customer:

Peggy Ripko
Special District Management Services
Inc
141 Union Blvd
Suite 150
Lakewood, CO 80228

Property:

Roxborough Village
9779 S Crystal Lake Dr
Littleton, CO 80125

Preble's Pond Trenching

Digging of trench from power source to Preble's Pond for electrical conduit(to be installed by other contractor) approx 300 feet. Once conduit is installed come back and cover of trench.

Default Group**Trenching**

Items	Quantity	Unit
Labor - Enhancement	16.00	hr
Mobilization- ENH	4.00	hr
sleeving under sidewalk	2.00	hr
4 inch pvc pipe	8.00	lf

Trenching: \$1,840.00

Subtotal	\$1,840.00
Estimated Tax	\$0.00
Total	\$1,840.00

Terms & Conditions

By _____
Claude (Damon) Barker

Date 12/4/2025 _____

By _____

Date _____
Roxborough Village