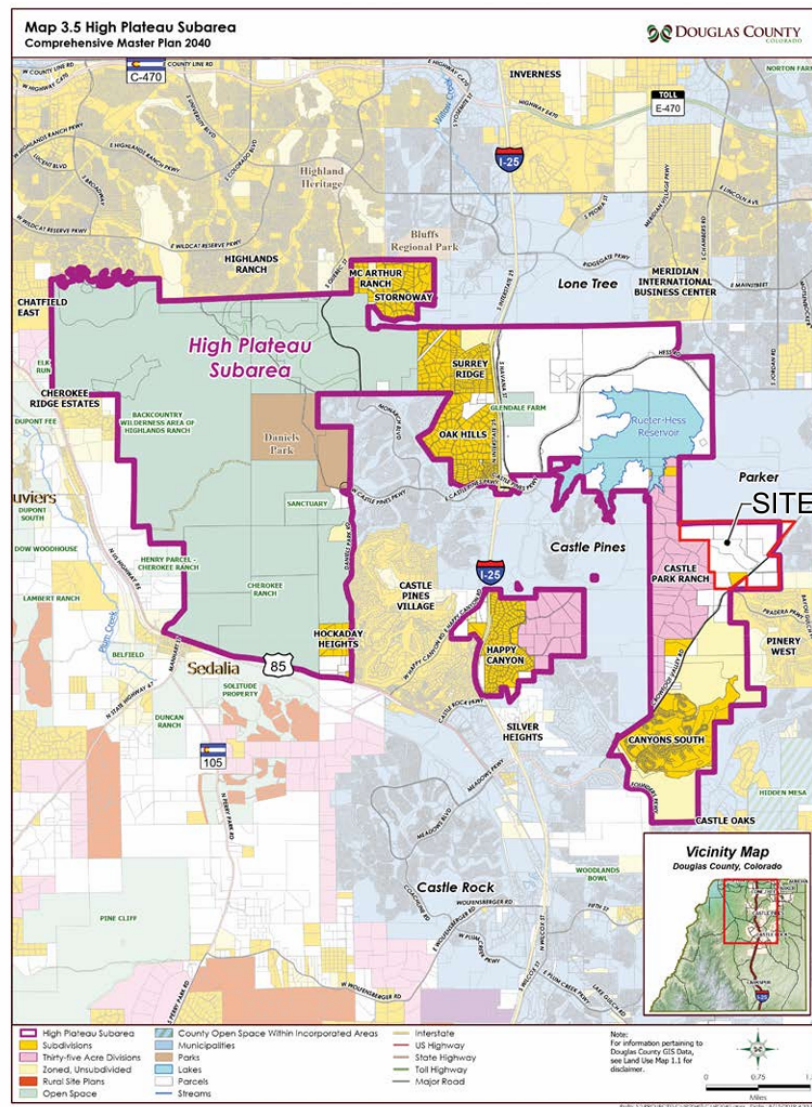
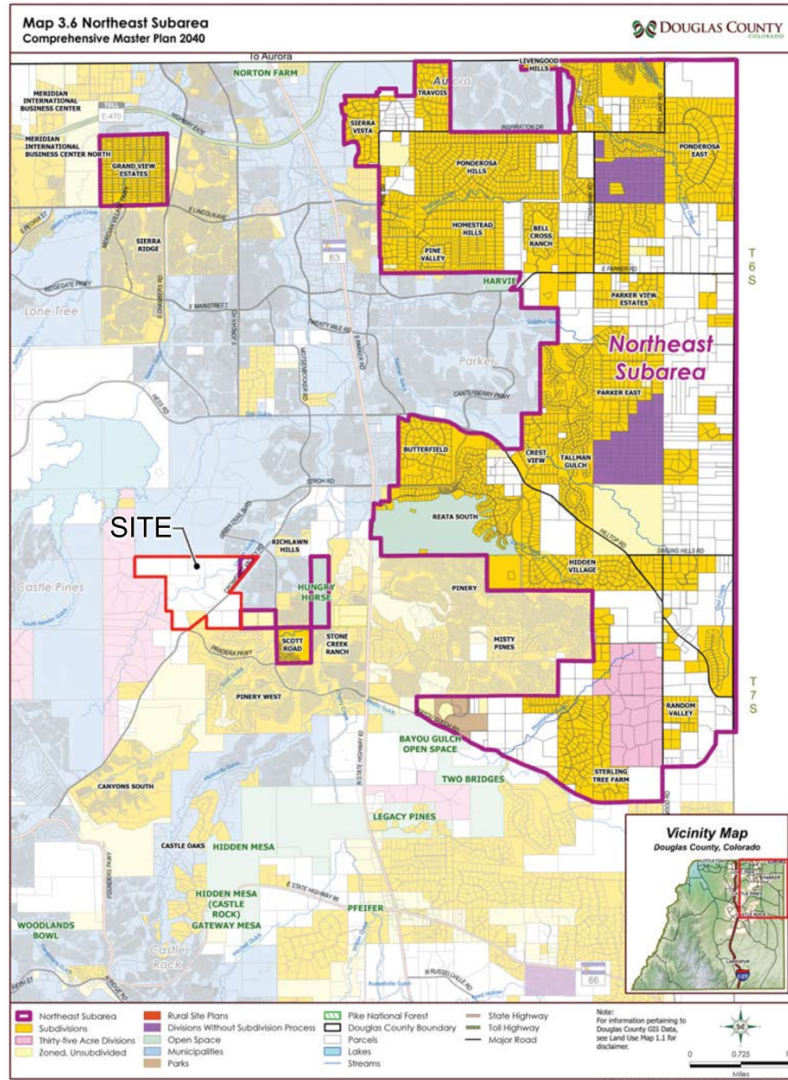


Intent of amendment

The Crowsnest Comprehensive Plan Amendment seeks to establish a more than 740-acre urban infill area within the Douglas County High Plateau Non-urban area. This area has seen significant changes in zoning and urban development patterns, has access to urban services, including roads, avoids hazards and has a minimal impact on natural resources. By being responsive to the Douglas County Comprehensive Plan, this amendment will demonstrate that the High Plateau non-urban area has been urbanizing is therefore ready for further urbanization. The project will help absorb county population growth over the next 10 years and place it in an area that is a logical and beneficial extension of the urban area.



CROWSNEST COMPREHENSIVE PLAN AMENDMENT



Douglas County CMP Amendment Approval Criteria

CMP Amendment Approval Criterion	How Crowsnest Satisfies the Criterion
1. Consistency with CMP goals, objectives, policies, and maps	Aligns with CMP direction to focus urban growth in well-served northern tier areas and to avoid leap-frog sprawl into rural/ag areas by using a logical urban infill location along Crowfoot Valley Road. CMP resource, hazard, wildlife, and protected lands maps show no significant historic resources, critical wildlife corridors, or protected open space on the site that would be adversely impacted by an urban designation.
2. Consistency with non-urban area goals and protection of Western Heritage	Non-urban policies seek to protect agricultural operations and Western Heritage by placing urban development where services already exist; Crowsnest sits in a corridor that has already transitioned to suburban master-planned communities, not active agricultural operations. Designating this isolated “island” as urban reduces pressure to push new development farther south, east, and west into intact non-urban landscapes.
3. Consistency with urban area goals (if redesignated urban)	Future zoning and subdivision will be required to demonstrate CMP-compliant urban design: connected parks and trails, conservation of Lemon Gulch and the west ridge, neighborhood-scaled street networks, and compatibility with surrounding neighborhoods. Urban designation here supports CMP goals for shorter trips, better multimodal options, and efficient use of existing infrastructure.
4. Consistency with CMP Land Use and Sub-Area Maps	CMP Land Use Map 1.1 shows this area as a logical extension of the High Plateau urban pattern between Parker, Castle Pines, and nearby PDs; Crowsnest “fills the gap” between

CROWSNEST COMPREHENSIVE PLAN AMENDMENT

	already urbanizing areas rather than opening a new growth front. Other CMP maps (land cover, protected lands, hazards, wildlife) confirm that urban designation can be accommodated without significant resource conflicts.
5. Compatibility with surrounding land uses and zoning	Crowsnest is bounded on three sides by entitled or developing urban and suburban master-planned communities (Looking Glass, Anthology, Trails at Crowfoot, Macanta, Pradera, The Canyons, Pinery), all at higher or relatively similar densities than Crowsnest will ultimately support. The plan uses the western ridgeline as a natural buffer to the existing 35-acre Castle Park Ranch lots, so urban edges are “stepped down” before they reach those non-urban properties. Further compatibility analysis will be conducted as part of the future zoning and subdivision stages.
6. Environmental conditions and Class 3 hazards	Site conditions are generally gentle rolling terrain with localized slope-failure areas similar to those that have already been successfully engineered in Trails at Crowfoot and other nearby projects. No other Class 3 hazards are mapped that would preclude development; site-specific geotechnical work will address the limited slope-failure areas at subdivision.
7. Natural features, scenic views, riparian corridors, wildlife habitat	Lemon Gulch and the western ridgeline are used as the organizing framework for neighborhoods, open space, and a planned ±132-acre regional park, preserving key topography and views. Wildlife mapping shows predominantly low to moderate habitat values and no mapped wildlife movement corridors, overland connections, or conservation areas; the project improves habitat connectivity by adding dedicated open space and trail linkages.
8. Historic and cultural resources	Douglas County historic mapping and field studies identified no historic resources on the site and no need for additional cultural surveys; the amendment does not impact designated historic sites.
9. Transportation and impacts on existing road network	Crowfoot Valley Road is already planned for widening and improvements in County and regional transportation plans; Crowsnest aligns with those assumptions and does not require a new arterial corridor. The planned Canyonside Boulevard connection and internal street network distribute traffic, support shorter trips, and allow future TIAs at zoning/subdivision to fine-tune improvements.
10. Special districts – capacity and impacts (fire, metro, etc.)	South Metro Fire Rescue already serves the corridor from an existing station roughly four miles north; additional land or facilities will be evaluated and dedicated, as needed, during zoning and subdivision through referral processes. The project is in an area where multiple metro and service districts are already planned and operating, making it an efficient extension of existing service territories rather than an isolated outpost.
11. Water supply and sanitary sewer	The amendment area lies predominantly within PWSD’s service area; PWSD has agreed to analyze the property for potential inclusion and has acknowledged that, if included, renewable water and centralized sewer could be provided. Interim and alternative paths (wholesale water purchase paired with a new district; use of an established 1,000-unit water credit with groundwater) ensure that the County will only approve zoning/subdivision when an approved, reliable water/sewer solution is in place.
12. Public facilities – schools, parks, trails, libraries, fire stations	Existing schools, libraries, and fire facilities in Parker, Castle Rock, and Castle Pines already serve this urban corridor; any additional school sites or fees will be addressed through the standard subdivision dedication process. Crowsnest can function as a regional park and trail hub, tying together Cherry Creek Trail, Hungry Horse Open Space, Rueter-Hess Reservoir, Macanta Regional Park, and trails in The Canyons and Town of Parker.
13. Changed conditions since prior CMP designation	In the last 10–20 years, the Crowfoot Valley corridor has rapidly transitioned from agricultural land to a largely built-out master-planned urban corridor, with approved residential communities on all sides of the subject property and major infrastructure already planned or constructed that bisects the site. Crowsnest is now one of the last large unincorporated “holes” within this urbanizing area, so the original non-urban designation no longer reflects on-the-ground conditions.
14. Overall public benefit / compelling reason to amend CMP	Urban designation at Crowsnest absorbs a meaningful share of future county growth in an infill location, protects more intact non-urban areas to the south and west, and leverages existing roads and utilities instead of extending new infrastructure into remote rural areas. The project enables a ±132-acre Lemon Gulch regional park and a connected trail system that respond directly to strong community support for parks, trails, and open space in recent County surveys.

Narrative

Future urban development will include a mix of residential neighborhoods, regional serving commercial areas, and open space/trail systems centered on Lemon Gulch riparian corridor and Crowfoot Valley Road. The proposed amendment will allow future growth to take advantage of existing urban services and infrastructure rather than requiring extension of new infrastructure into pockets of development in the rural areas of the County. This amendment will support the Douglas County Comprehensive Plan by preserving the county's western heritage, guiding growth north to the well served areas of the county and reduce instances of sprawl creeping southward into the precious natural and agricultural spaces.

Urban designation of the proposed Crowsnest amendment area will absorb a significant portion of the county's future urban growth in a cost-effective manner. The proposed amendment is in an area of the county that will economically extend service and road infrastructure. This provides future residents opportunities to reduce trip distance and congestion by planning commercial, residential and parks in proximity. There are also excellent partnership opportunities for the Crowsnest to act as a hub connecting neighboring communities to regional open spaces and trails due to its advantageous location.

Consistent with the goals, objectives, policies, and intent of the CMP

Non-urban goals, objectives and policies of the CMP primarily protect non-urban resources and development patterns of urban levels of development. The Crowsnest area supports **Goal 3.1** by placing urban development in appropriate areas that minimize impacts to the Western Heritage and agricultural activities like farming and ranching. Further, CMP maps show no significant historic resources, natural areas, open spaces, wildlife habitat or biotic systems that would be threatened.

Goals 3-2A through 3-2D promote preservation of the natural character and non-urban and rural areas. Development patterns have already added urban in this area; maintaining a small enclave or rural land adjacent to an arterial road and existing services is inconsistent with the CMP, because areas with roads and services are where the county wishes to send urban growth.

Preserving the rural character is not entirely possible because much of the land has already started changing and is now more consistent with an urban environment. Furthermore, the amendment area will not negatively impact significant unique natural landforms, vegetation and land characteristics which allow urban activity without impacting significant non-urban area character policies.

Goal 3-3 adds specific objectives and policies tailored for the non-urban areas of the County. The amendment proposes adding urban areas to the High-Plateau Non-Urban Area and Northeast Nonurban Subarea of the CMP. The Sub-Area is an oddly shaped inverted “U” with small, detached pieces of non-urban uses in several places. It encompasses the Backcountry designated open space south of the Highlands Ranch to the west and runs between the urban areas of Lone Tree and Highlands Ranch. It then runs south through Rueter Hess recreation area and reservoir to Crowfoot Road to Castle Rock

The CMP non-urban area around Crowfoot Road portion of the High-Plateau has been largely converted to urban over the past 10 years. The Crowfoot Valley Road has had urban development and expansion by municipalities to the north, east, and west. Planned Developments (PDs) have moved urban areas north and east along Crowfoot Road and Castle Pines has established urban growth to the south and west corridors. Development activities have essentially isolated the remaining non-urban areas thereby creating a non-urban island surrounded by urban levels of services.

Urban goals, objectives and policies of the CMP are focused on the characteristics of future urban development. This includes wildlife considerations, preserving topographical features, pedestrian friendliness, reducing impacts to neighboring development and provision of connected recreation amenities. These will be demonstrated through CMP compliance during zoning and subdivision processes.

Crowsnest does provide excellent opportunities to explore and meet some CMP policies during the amendment process. The policies of **Objective 2-1A** set preferences for development being directed into urban areas. **2-1C** presents urban development in themes that run through the CMP. By providing a new urban area, future urban development is required to meet predicted population growth. As urban PDs and municipal planning areas are closing in around the Crowsnest amendment, it only makes sense to urbanize this area of the County.

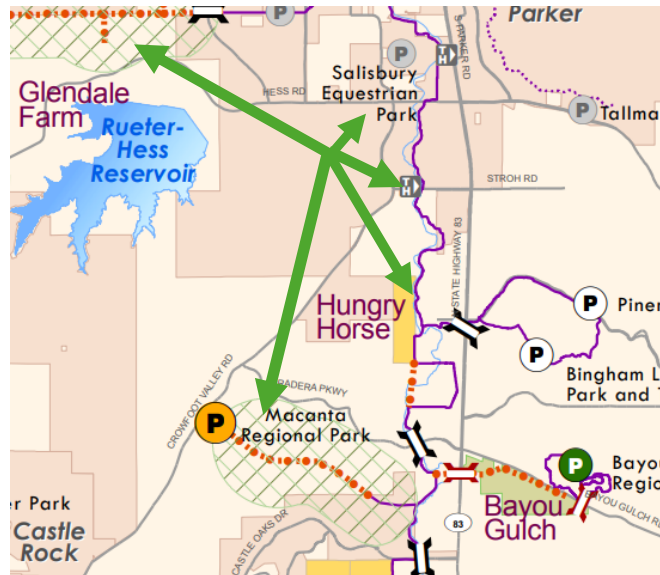
Goal 2-1 of the CMP encourages enhancement of existing infrastructure. The amendment area is part of the Parker Water and Sanitation District (“PWSD”) service area but requires analysis of the area and a positive finding for inclusion in the district. Only after inclusion will PWSD be able to extend renewable water and sewer to the Crowsnest amendment area of the County. This would provide a tangible public benefit by reducing the future use of well and ground water. This objective goal has been long established as a high public safety priority on both a state and local level.

Furthermore, the existing transportation system and intersections are easily improved to provide better access to community and surrounding residents. Future urban development

will be adjacent to infrastructure making it easier to access services than spanning long distances with new roads and pipelines.

CMP **Goal 2-2** encourages the creation of amenities that preserve wildlife, provide community connectivity through parks and trails, and provision of recreation facilities. Crowsnest provides numerous topographic features, habitat and access to nearby regional amenities for improved public connections. Potential trails, facilities and gathering places on highpoints along the western portion of the site near moderate value wildlife habitat and Lemon Gulch riparian corridor.

The proposed amendment site is also uniquely positioned to support **Goal 2-3** and the associated policies by providing connections with trails running through neighboring development to regional amenities. Opportunities exist for Crowsnest to act as a *regional trail hub* that could make connections with Salisbury Park to the north, Macanta Park to the south, Hungry Horse open space and Cherry Creek Trail to the east and Rueter Hess Reservoir to the north.

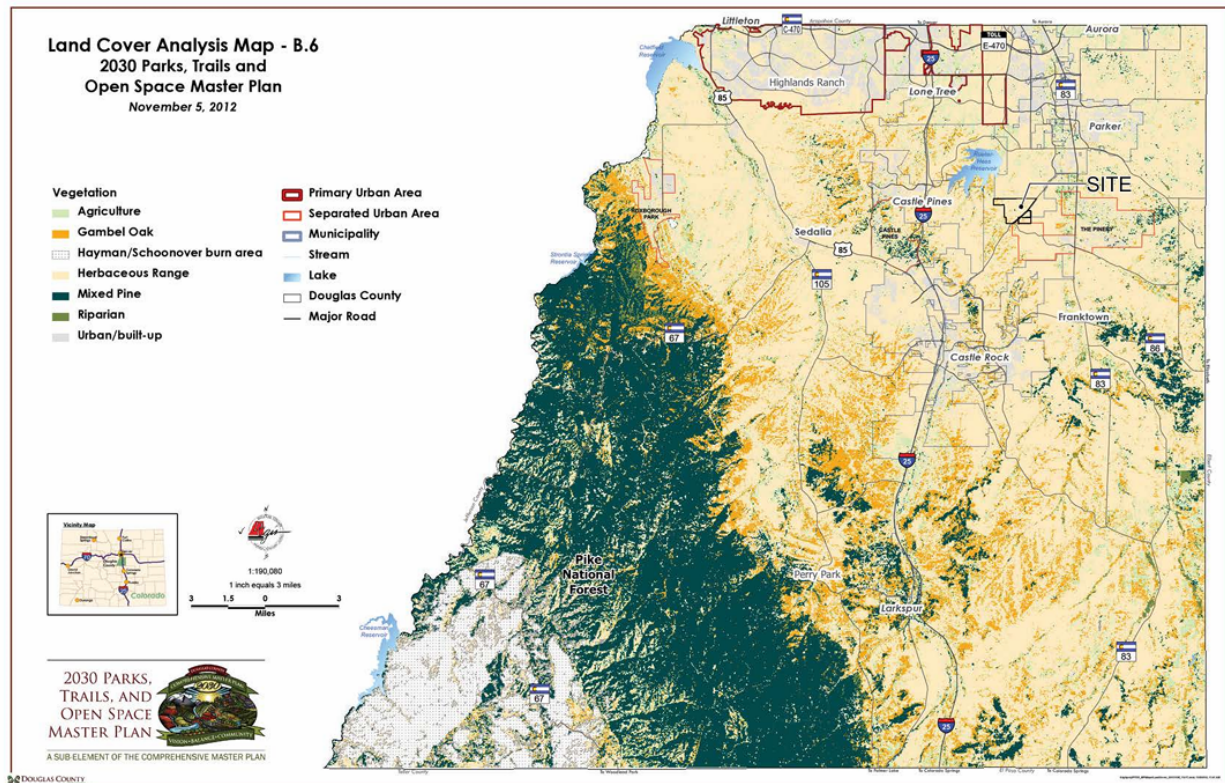


Complying with the CMP **Goals 2-4 through 2-9** will be demonstrated during the design phases of the zoning and subdivision processes. All design phases of development require compliance with the CMP. Modern community design techniques include opportunities for community gathering places, public facilities, designing with nature, creating a mix of uses, compatibility with surrounding uses and conserving resources. Crowsnest has great potential to meet urban goals, objectives and policies.

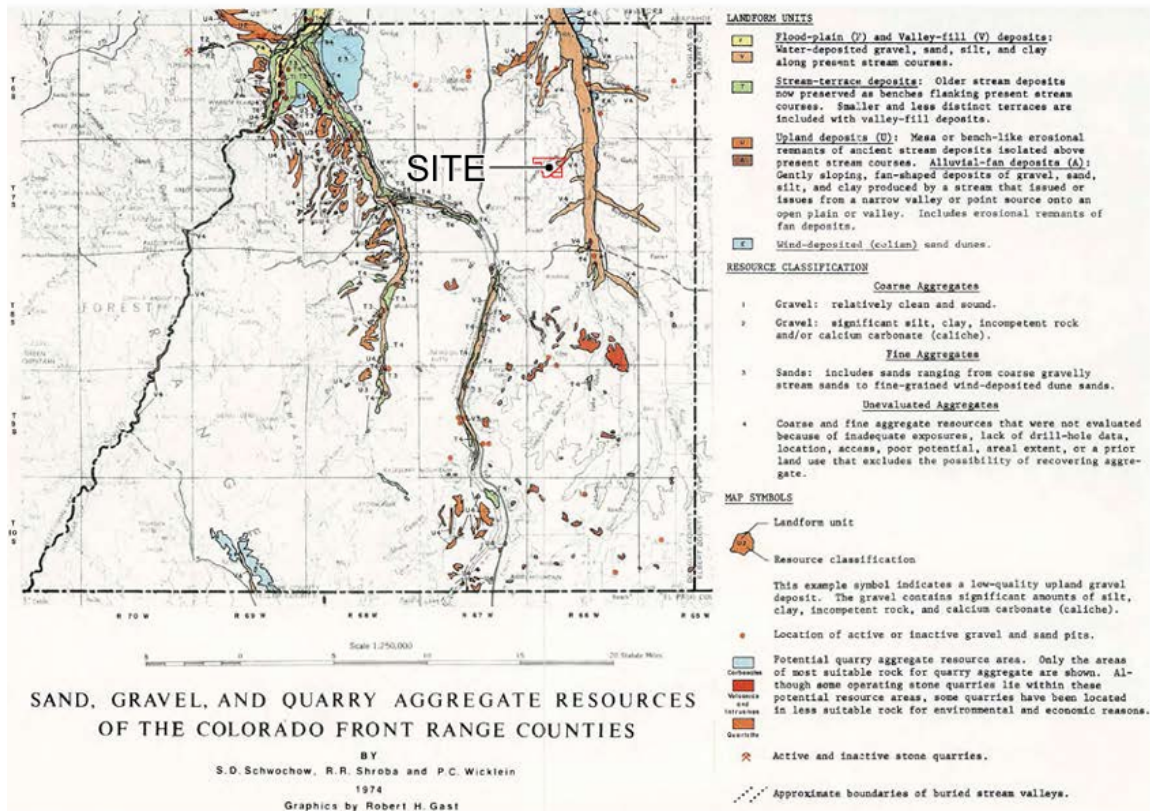
Crowsnest is not a new growth front; it is one of the last remaining large, unincorporated properties within an already urbanizing corridor between Parker, Castle Pines, and Castle Rock making it a classing “urban infill” CMP amendment rather than an expansion into previously unplanned rural areas. The CMP amendment does not lock in specific densities or product types. Instead, it establishes that urban-level development is appropriate in this location, with detailed land use mix, densities, and buffering to be determined during the PD zoning and subdivision stages, where traffic, schools, and parks impacts will be evaluated in detail.

Consistency with maps contained in the CMP.

The County Master Plan includes several resource and constraint maps. Each map that relates to the proposed amendment area will be assessed to determine if there are significant impacts caused by urban designation.

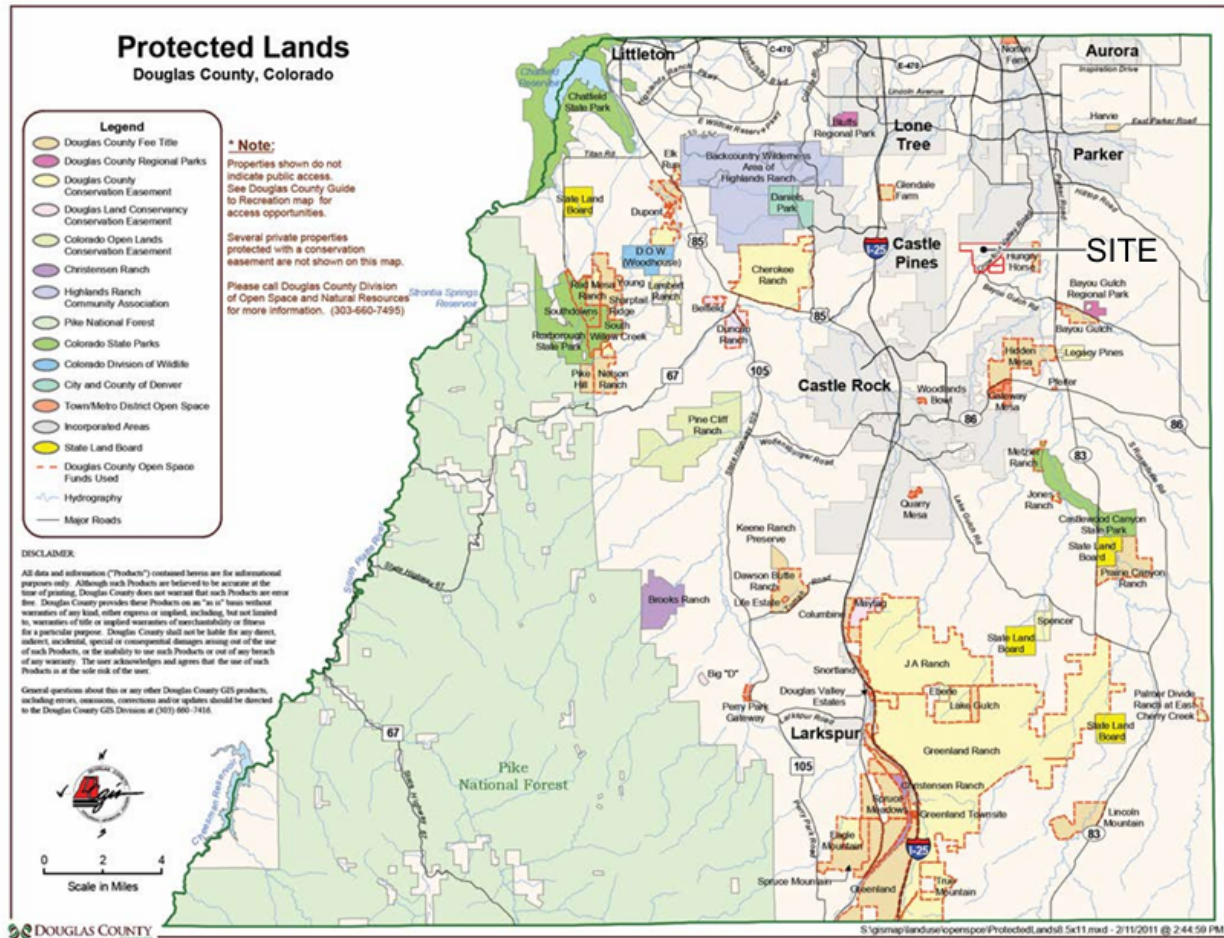


Map B.6 considers the land cover basis for the proposed amendment area. Land cover is predominately herbaceous range with very small areas of gambel oak and pine near the Lemon Gulch riparian corridor. Herbaceous range is a predominate land cover in urban areas of the county, so is an excellent land cover for urbanization.



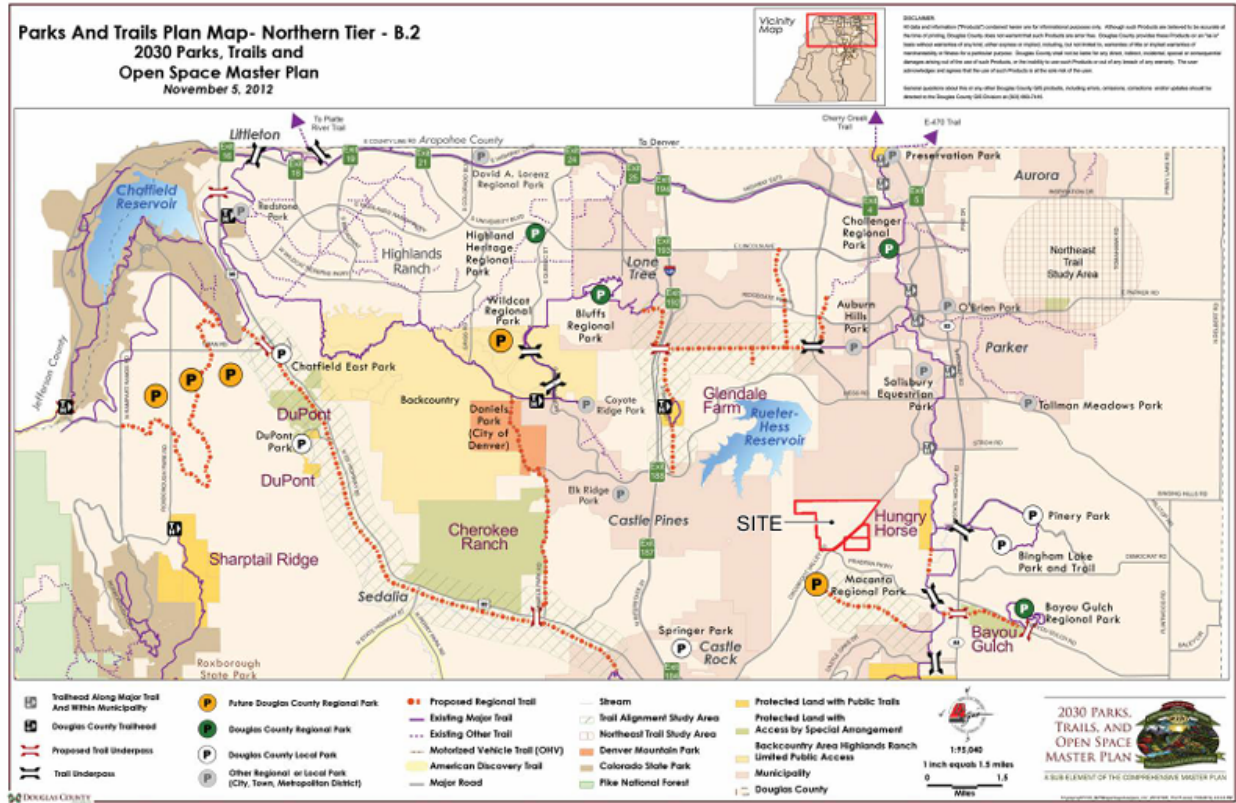
The Sand, Gravel and Quarry Resource Map show that the Lemon Gulch riparian way contains upland deposits of sand like material associated with alluvium areas. The proposed urban designation will not threaten these deposits as Lemon Gulch is worth preserving as a drainage way in urbanizing areas.

CROWSNEST COMPREHENSIVE PLAN AMENDMENT

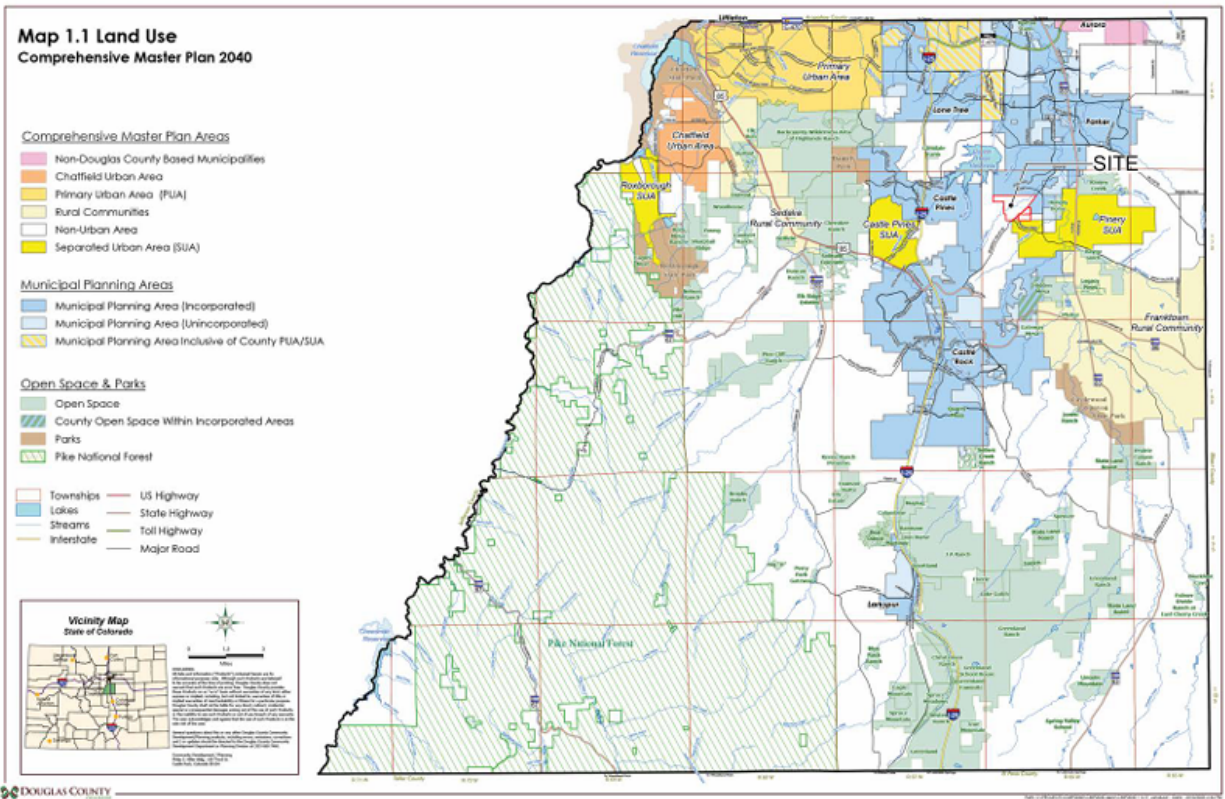


The Douglas County Protected Lands Map shows no conservation, state parks, regional parks, trails or open spaces included in the proposed amendment area.

CROWSNEST COMPREHENSIVE PLAN AMENDMENT

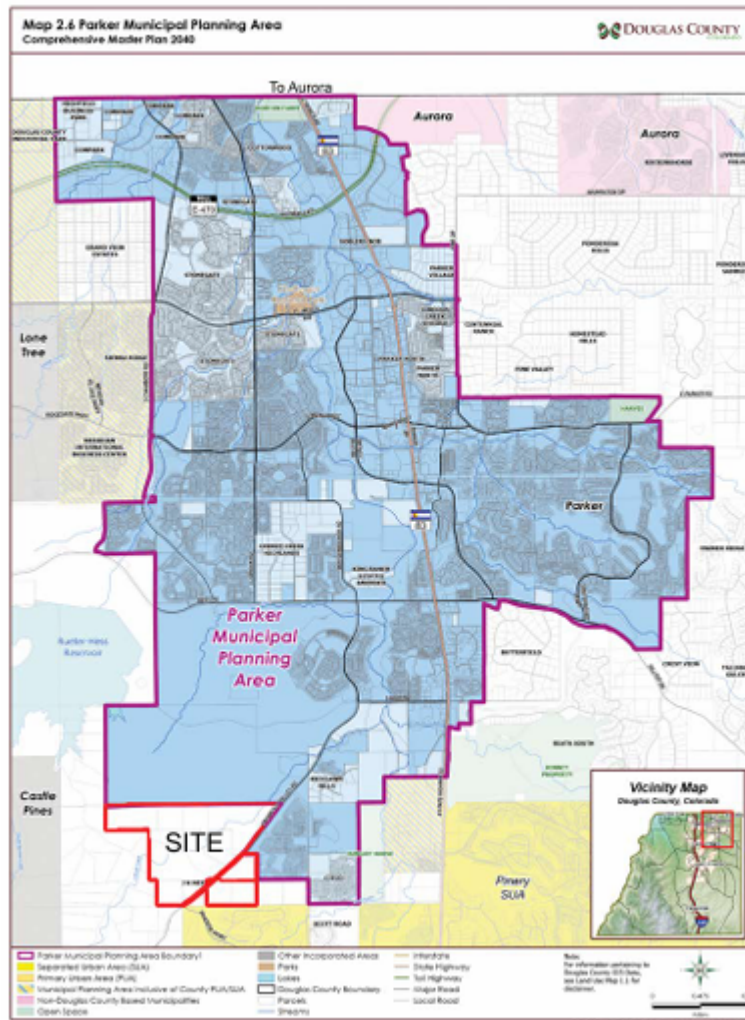


Map B.2 Parks and Trails Plan Map-Northern Tier show no recreation assets within the amendment site. This demonstrates the opportunity to add regional parks, local parks and trails to beneficially serve the urbanizing amendment area. There is also an ability to add connections to the surrounding regional system of recreation assets.

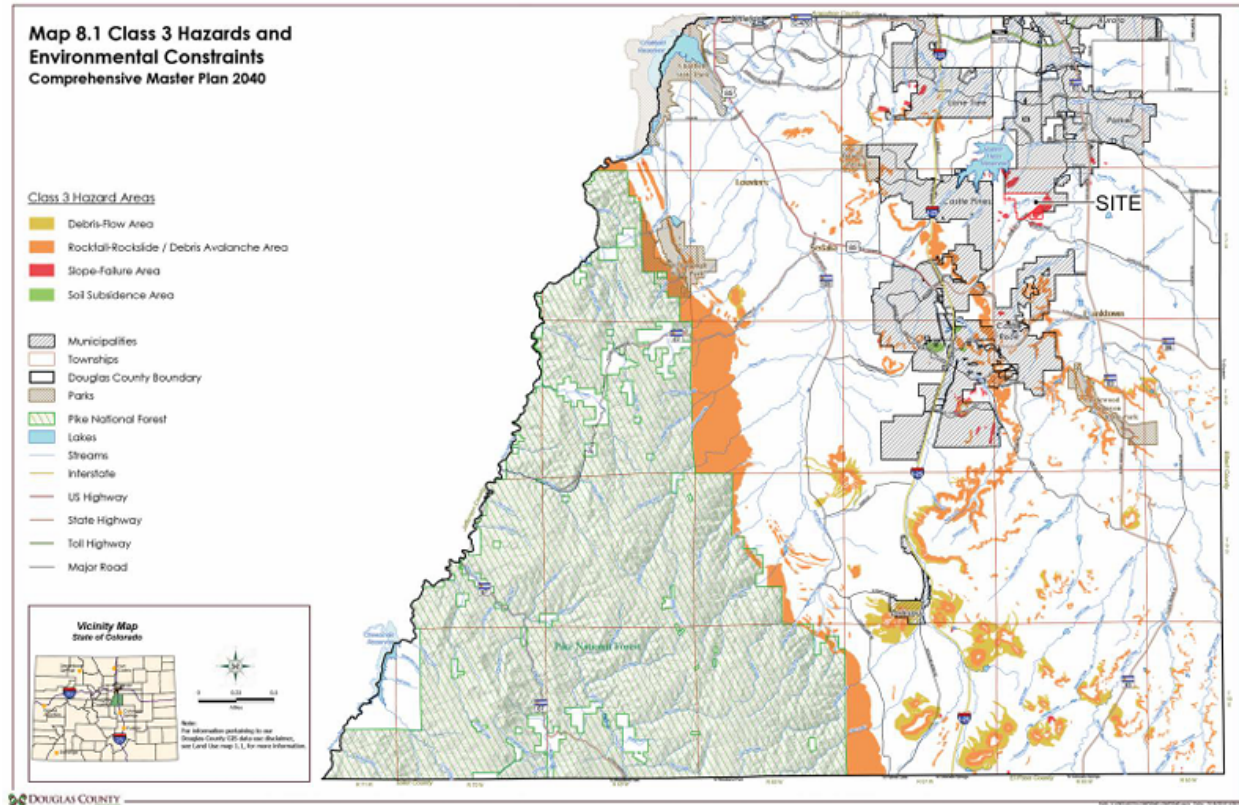


Map 1.1 clearly shows how the Crowsnest amendment site is a logical extension of the urban area within the High-Plateau non-urban area. Further, there is no representation of the Canyons urban area to the south of the Crowfoot site which supports continued urbanization along the Crowfoot Valley corridor.

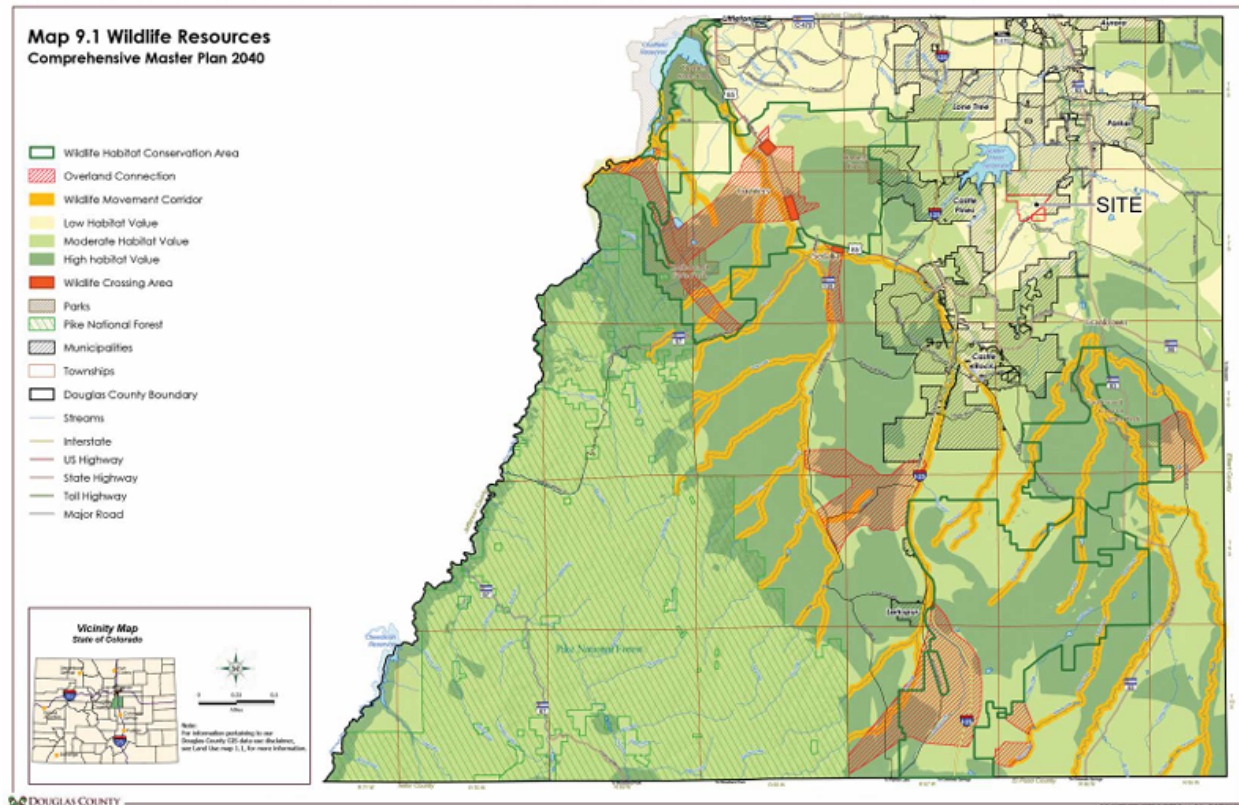
CROWSNEST COMPREHENSIVE PLAN AMENDMENT



The Crowsnest amendment is a logical extension of urban area, fitting nicely next to the recently expanded urban development within the Parker Municipal Planning Area and Pinery SUA. Crowsnest is more than 60% adjacent to existing urban areas.



Map 8.1 identifies areas in the county with class 3 hazards and environmental constraints. The proposed amendment site only has a small amount of slope failure areas. Similar hazard areas existed to the west in Parker but seem to be easily mitigated based on new urban levels of development over similar conditions.



Map 9.1 Wildlife Resources Map shows no wildlife movement corridors, overland connections, wildlife crossings or wildlife habitat conservation areas. Wildlife habitat values are predominately low with some moderate across the amendment site.

Compatibility with surrounding land uses and zoning

Crowsnest urban area is strategically located within an established and urbanizing corridor, surrounded on three sides by existing and planned urban levels of development. These include,

North

- Town of Parker – Looking Glass (2,500 home master plan at 4.5–6.0 DU/AC)
- Town of Parker – Anthology (3,300 SFD and Townhomes at 4.5 to 22 DU/AC)
- Douglas County – Pinery (1,800 home master plan average 6 DU/AC)

Southeast

- Douglas County – Pradera (825 home community)

South

- Douglas County – Macanta (1,200 SFD master plan).

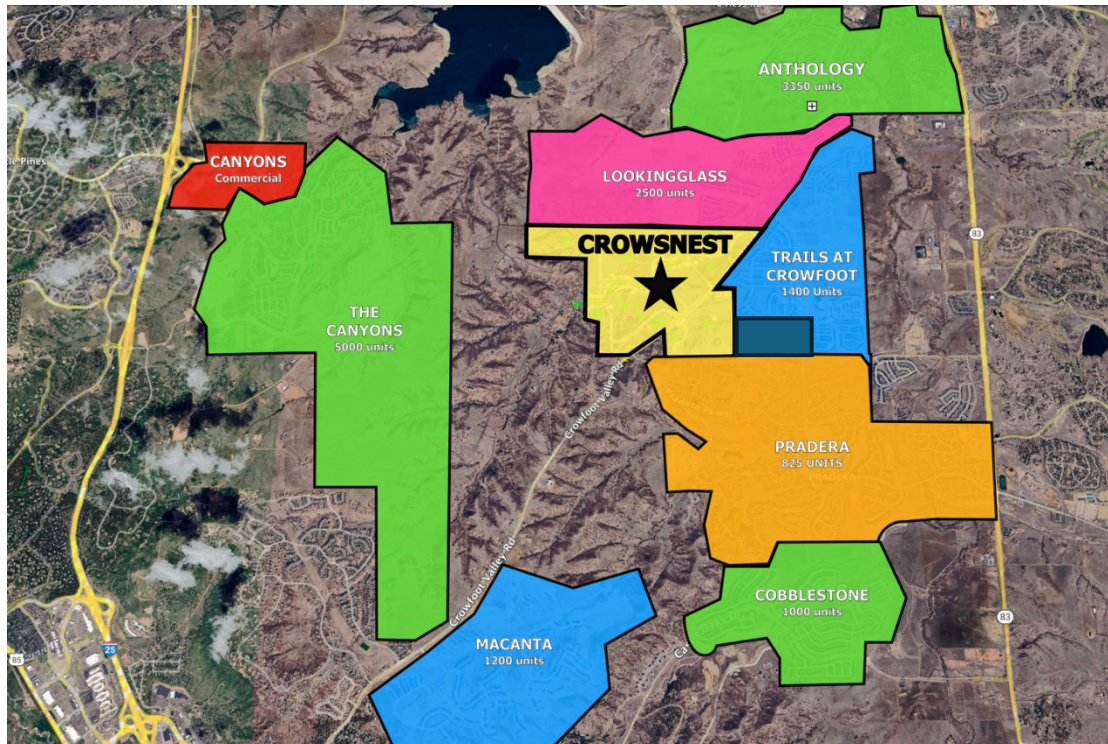
East

- Town of Parker – Trails at Crowfoot (1,800 SFD and Townhome master plan 4 to 15 DU/AC)
- Douglas County – Bloom Development (entitlements in process) located south Trails at Crowfoot

West

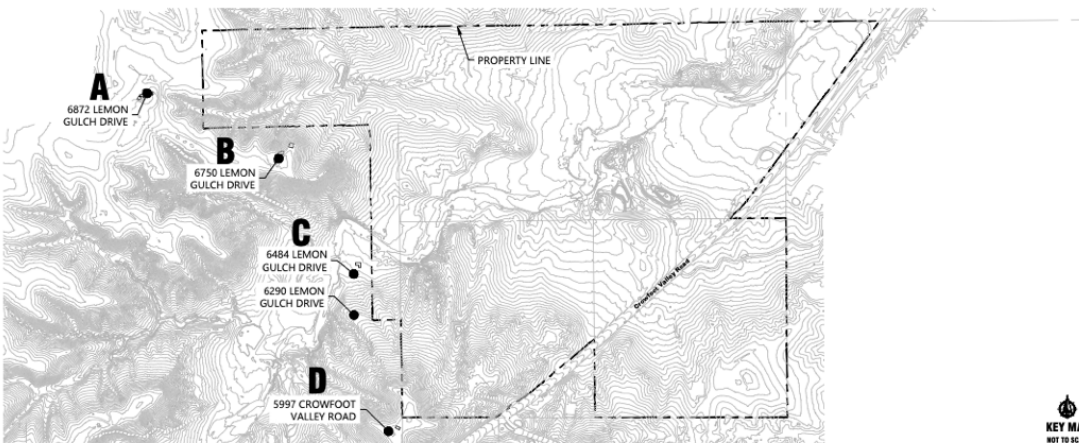
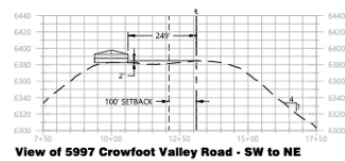
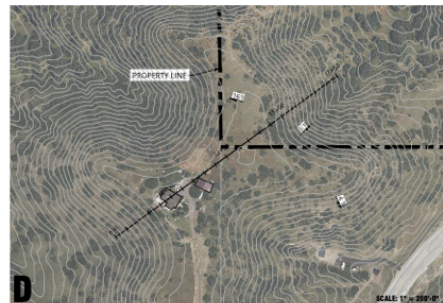
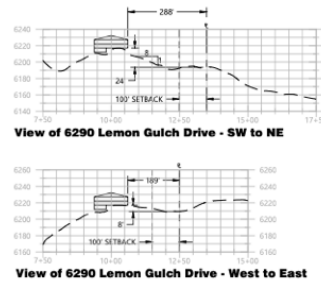
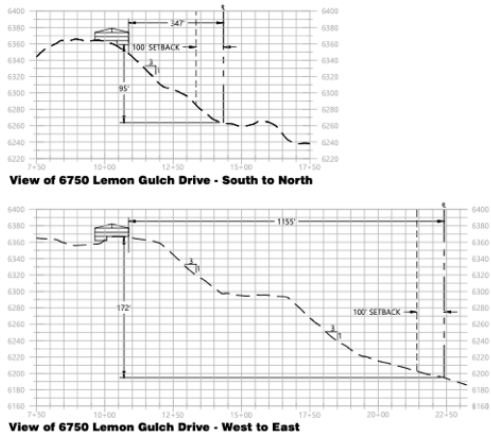
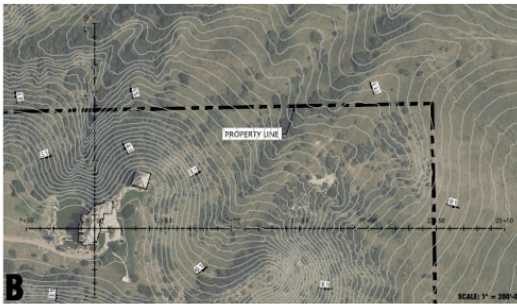
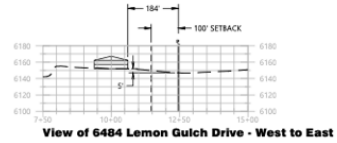
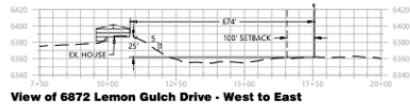
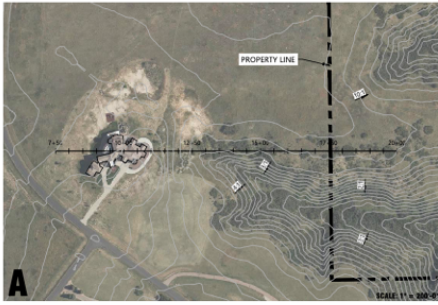
- Douglas County – Castle Park Ranch (estate residential 1 du per 35 acres)
- City of Castle Pines – The Canyons (5,000 residential plus commercial)

In the surrounding area, entitled and existing and planned urban development commonly ranges from approximately 3 to 6 dwelling units per acre for single-family neighborhoods. Higher density townhome and mixed-use areas range from 14 to 22 dwelling units per acre and are located near commercial centers and major roadways.



The exceptions are the Castle Park Ranch neighborhood to the west of Crowsnest that is characterized by 35-acre residential lots and the smaller proposed Bloom subdivision at about one unit per 2.5 acres. The topography of the Crowsnest property already creates a strong physical and visual separation between the Castle Park Ranch residences and the interior of the site: a prominent ridgeline and intervening slopes maintain the separation. The below cross-sections demonstrate that there are already several hundred feet of setbacks where the existing residences look over broad foreground open areas toward distant views rather than directly into Crowsnest. From a CMP standpoint, this existing “built-in buffer” provides a key justification for compatibility of urbanization of the Crowsnest area. It allows the County to accommodate needed urban growth within an already urbanizing corridor along Crowfoot Valley Road without intruding into or redefining Castle Park Ranch neighborhood.

CROWSNEST COMPREHENSIVE PLAN AMENDMENT



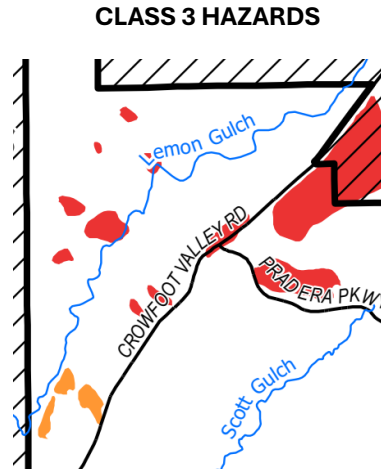
The proposed Bloom neighborhood defines as the upper range of the non-urban density range and uses where large-lot development is appropriate as low-intensity infill. In contrast, Crowsnest sits in a corridor already surrounded by master-planned communities at roughly 3-6+ units per acre, which the CMP characterizes as Urban.

Environmental conditions and hazards existing on the site

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

Crowsnest is characterized by gently rolling terrain with a series of small ridgelines and a drainage corridor (Lemon Gulch) that create a strong natural framework for neighborhood organization, trail connectivity, and integrated open space. The prominent ridgeline along the western portion of the property abuts the Castle Park Ranch residential area and provides an existing topographic separation and visual screen, functioning as a natural barrier along this edge as planning and future development proceed. Much of the site consists of broad areas with moderate slopes that are well-suited to development.

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



Important natural features, scenic viewsheds, riparian corridors, and wildlife habitat movement corridors

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

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

ERO observed remnants of black-tailed prairie dog colonies with inactive burrows and recommends that, if prairie dogs re-occupy the site and removal is necessary, removal should occur humanely prior to earthwork and consistent with applicable guidance. Because prairie dog burrows can be associated with western burrowing owl habitat, ERO recommends burrowing owl surveys if work would occur within recommended buffers of burrows during the March 15–October 31 season. ERO also observed four potential

inactive raptor nests and recommends that vegetation removal/ground clearing occur outside the primary nesting season where practicable and that nest surveys be conducted shortly prior to construction when work must occur during nesting season to avoid impacts protected under the Migratory Bird Treaty Act.

Historic resources

Douglas County Historic Resources map shows no historic resources on the site. Further studies provided by ERO found no historic resources on the site and indicated there was no reason for further surveys.

Impacts on the existing road network

The proposed Comprehensive Master Plan amendment has been evaluated in the context of Douglas County's long-range transportation planning framework, regional land use planning, and the transportation assumptions incorporated into regional travel demand modeling.

The application area is currently served by Crowfoot Valley Road, an existing arterial roadway that provides north-south connectivity within this portion of the County. Crowfoot Valley Road is planned to be widened over time to accommodate future growth, consistent with the transportation improvements identified in adopted area plans and regional transportation planning efforts. These improvements are intended to support both existing traffic and future development anticipated within the surrounding planning areas.

In addition to the improvements to Crowfoot Valley Road, a new regional connection, Canyonside Boulevard, is being planned to provide additional connectivity within the area and to the broader regional transportation network. The planned extension of Canyonside Boulevard will enhance mobility, improve network redundancy, and distribute traffic across multiple corridors, thereby supporting the long-term transportation needs of the area.

The proposed amendment does not introduce transportation impacts beyond those already anticipated in the planning assumptions for the area. Land use patterns and associated travel demand within the application area have been evaluated through prior planning efforts, and the roadway network identified in those plans, including improvements to Crowfoot Valley Road and the planned Canyonside Boulevard corridor, was designed to accommodate buildout conditions consistent with the broader planning framework.

The amendment would designate the area as Urban within the Comprehensive Master Plan. From a regional transportation perspective, this designation supports development patterns that are typically associated with lower vehicle miles traveled (VMT) compared to

lower-density development forms. Urban land use patterns promote shorter trip lengths, greater internal trip capture, and improved viability of multimodal transportation options.

When viewed within the broader regional context, the application area represents logical infill development. Surrounding areas have developed, or are currently developing, in a similar urban pattern consistent with adopted area plans. The proposed amendment therefore continues the planned development pattern within the area rather than extending growth into previously undeveloped or unplanned locations.

Additionally, nearby communities are implementing emerging mobility services such as Link OnDemand, an on-demand micro transit service designed to provide flexible first mile/last-mile connectivity within the region. Urban development patterns help support the effectiveness of these services by concentrating travel demand in areas where shared mobility options can operate efficiently.

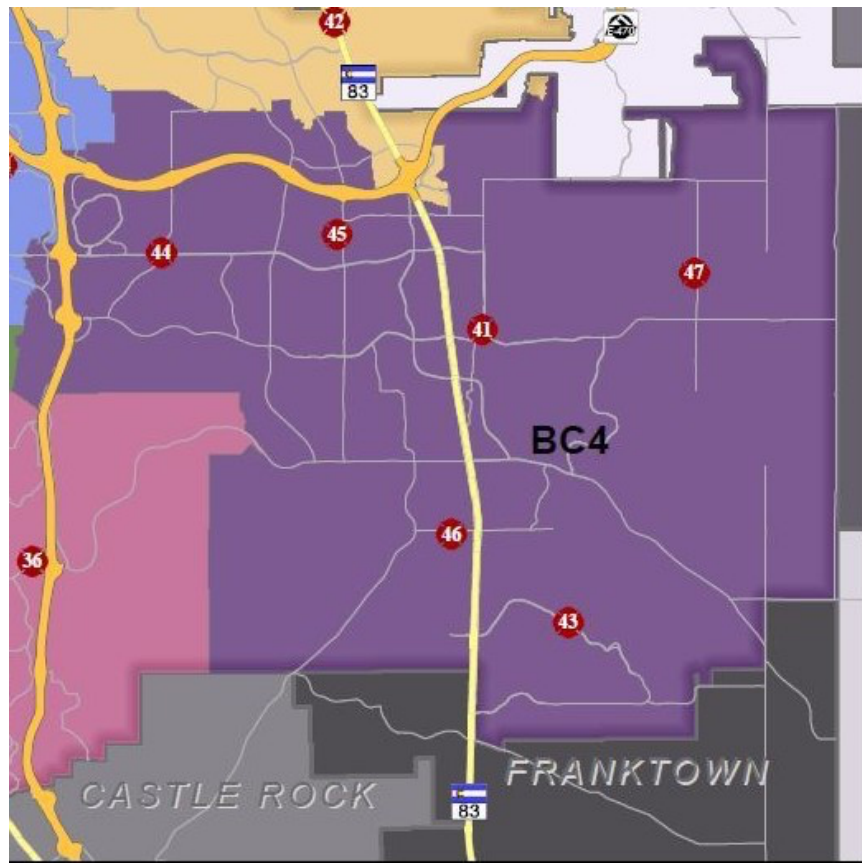
Future development within the application area will be subject to Douglas County's development review process, including the preparation of traffic impact analyses where required. These analyses will evaluate site-specific conditions and identify any necessary transportation improvements to ensure the safe and efficient operation of the surrounding roadway network.

Based on these considerations, the proposed Comprehensive Master Plan amendment remains consistent with Douglas County's long-range transportation planning framework and regional mobility objectives and is not expected to result in adverse impacts to the surrounding transportation system.

Capabilities of, and impacts on, existing or planned special districts affected by the amendment

South Metro Fire Rescue is the emergency services provider for the Crowsnest project. Regional district service is provided through Battalion 4C with the closest station being approximately 4 miles north of Pradera Parkway along Crowfoot Valley Road and just east on Stroh Road. Any required land dedication for emergency service purposes will be requested through referrals associated with zoning and subdivision processes.

South Metro Fire



Water supply and provision of water and sanitary sewage treatment

Urban growth is anticipated within this portion of Douglas County, and the Crowsnest amendment area lies predominantly within the PWSD service area boundary. PWSD has provided correspondence confirming that it will evaluate the Crowsnest properties for potential inclusion through its standard service-plan and inclusion processes and that, if inclusion is approved, renewable water and centralized sanitary sewer service could be extended to serve urban-level development. To response PWSD's governance role, no specific service commitment is required or assumed at the CMP amendment stage. Instead future land use applications will be conditioned upon demonstrating an approved, reliable water and wastewater solution including but not limited to: inclusion into PWSD; wholesale water supply from PWSD paired with the creation of a separate water and sanitation district to own and operate internal facilities; use of an existing 1,000 acre-feet of groundwater, consistent with County and State standards. The CMP amendment therefore does not predetermine a single utility solution but confirms that feasible paths

exist to provide long-term water and sanitary sewer services in coordination with PWSD and Douglas County at the appropriate entitlement stages.

Availability of public facilities such as schools, parks and trails, libraries and fire stations

Urban levels of development surrounding the Crowsnest project provide numerous public facilities. Schools include Legacy Point Elementary, Sagewood Middle School and Ponderosa High School. Any dedications of land or cash for schools will be completed during zoning and subdivision processes.

The nearest fire station is north of the Crowsnest amendment area on Stroh Road east of Crowfoot Valley Road. Douglas County libraries are in Castle Pines on Village Square Lane, Castle Rock on Wilcox Street and Parker on East Main Street.

Significant regional parks and trails exist in the communities surrounding Crowsnest. This includes Cherry Creek Trail to the east, Hungry Horse Open Space also to the east, significant trails exist with the Parker municipal planning areas to the east and north, Rueter Hess Recreation Area is to the northwest and regional trails run through the Canyons to Macanta Regional Park to the south. Crowsnest would easily act as a hub that could interconnect the surrounding park and trail amenities.

Conditions that have changed in the county to warrant the amendment

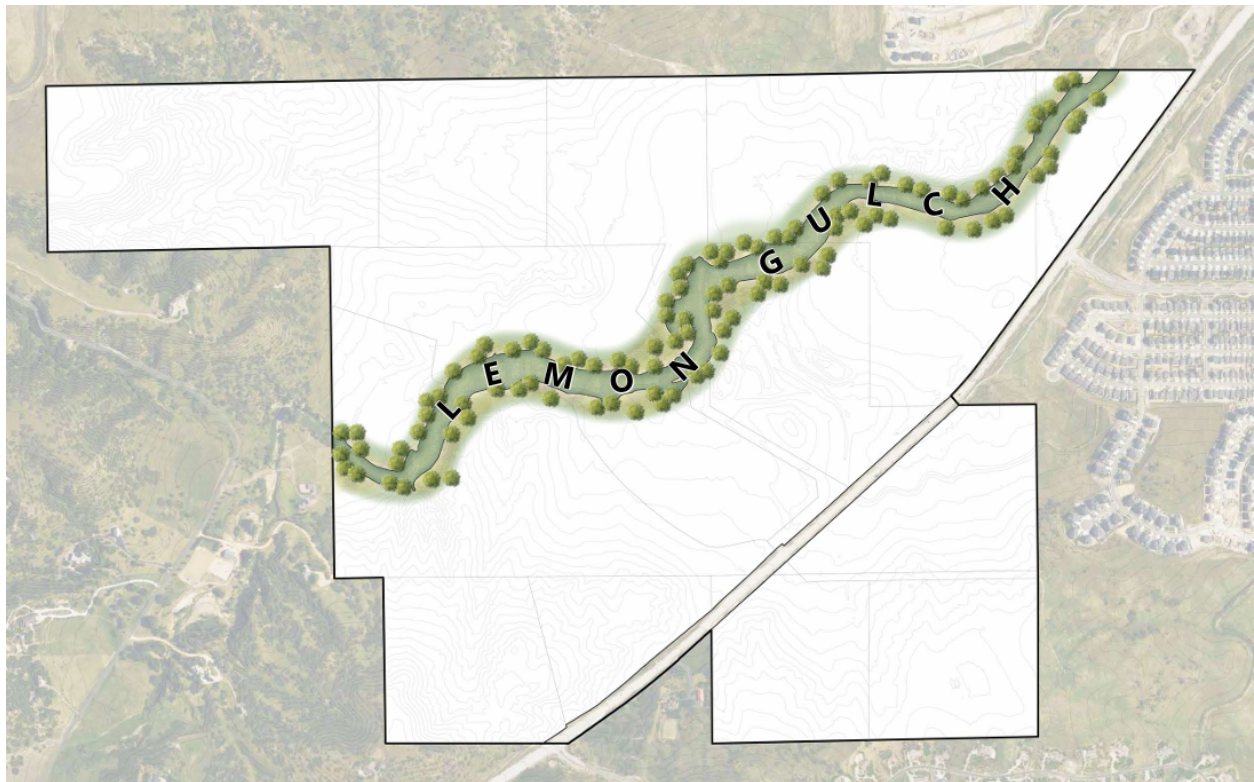
Over the last two decades, the Crowfoot Valley Road corridor has transitioned from predominantly agricultural land to an urbanizing growth area. It is now characterized by master-planned residential neighborhoods, planned commercial centers, and extension of urban service providers. This transition is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

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

Given these conditions, this amendment aligns with the corridor's current urbanizing character by providing opportunities to develop in a coordinated manner. The amendment also leverages existing and planned corridor infrastructure by aligning access, circulation, and land use transitions with surrounding development patterns. and planned roadway improvements, rather than creating isolated or leap-frog development.

How Crowsnest Urbanization Results in a Compelling Public Benefit

The Douglas County 2025 community survey reveals that 91 percent of the residents support parks, trails and open spaces. Analysis of the proposed amendment area found in this application supports public preferences and comprehensive plan policies indicating preservation of the Lemon Gulch riparian corridor and adjacent areas as a significant 132 acre regional park amenity. Habitat value, ground cover, possible recreation amenities and topography would make this a very interesting and valuable regional park. There is also the opportunity to use the park as a hub for several trail connections to neighboring recreation amenities.



The public would benefit by designating Crowsnest as urban. Urbanizing would support the overall goals of the CMP by guiding growth to the northern tier of the county. Almost 90% of the county population lives in the urban area, Crowsnest will provide an area for future urban growth while reducing growth pressure on the edge and preserving the

county's non-urban western heritage. The urban infill at Crowsnest also supports the overall goals of the CMP by leveraging existing infrastructure and reducing the need for expensive sprawling urban development moving south into the rural areas of the county.

Crowsnest State Parcel Numbers and Descriptions

- A. State Parcel #: 2349-070-00-023
N1/2NE1/4 7-7-66. 80 AM/L
- B. State Parcel #: 2349-080-00-003
NW1/4NW1/4 8-7-66 189-446 40.00 AM/L
- C. State Parcel #: 2349-082-00-001
NE1/4NW1/4 8-7-66 AND A TR IN SE1/4NW1/4 & NW1/4SE1/4 8-7-66 55.72 AM/L
- D. State Parcel #: 2349-080-00-031*
N1/2NE1/4 & PT SE1/4NE1/4 LYING N OF CROWFOOT VALLEY RD 116.089 AM/L
- E. State Parcel #: 2349-090-00-010
TR IN NW1/4 9-7-66 22.946 AM/L
- F. State Parcel #: 2349-082-00-003
PT N1/2SW1/4 & MOST S1/2NW1/4 & PT NW1/4SE1/4 8-7-66 AND PT E1/2E1/2E1/2 7-7-66 94.20 AM/L
- G. State Parcel #: 2349-080-00-019
TR IN E1/2 8-7-66 53.878 AM/L
- H. State Parcel #: 2349-083-00-003*
MOST N1/2SW1/4 & PT S1/2NW1/4 & PT NW1/4SE1/4 8-7-66 AND PT E1/2E1/2E1/2 7-7-66 94.21 AM/L
- I. State Parcel #: 2349-084-00-001
PT N1/2SE1/4 8-7-66 44.843 AM/L
- J. State Parcel #: 2349-080-00-015
TR IN S1/2SW1/4 8-7-66 39.967 AM/L LSP 1386
- K. State Parcel #: 2349-080-01-002
MOST OF LOT 1 JK NEST 24.274 AM/L
- L. State Parcel #: 2349-080-00-026
TRACT IN NW1/4SW1/4SE1/4 8-7-66 LYING NW OF CROWFOOT VALLEY RD 0.952 AM/L
- M. State Parcel #: 2349-080-00-042
PT SW1/4SE1/4 8-7-66 34.822 AM/L
- N. State Parcel #: 2349-080-00-041
TR IN S1/2SE1/4 8-7-66 40.738 AM/L

- O. State Parcel #: 2349-080-00-037
TR IN N1/2S1/2SE1/4 8-7-66 2.65 AM/L