

June 3, 2009
From: Sterling Ranch
RE: Statement from Sterling Ranch

Sterling Ranch's partners believe it would be unfair to the community to let the comments in the above story stand uncorrected. We've included our listing of the facts below, along with links to sources of further factual information straight from the plans we filed with Douglas County early this year.

Water

The term "draconian" is incredibly misleading and implies that Sterling Ranch's water-wise plan is overly strict. A much more accurate term to describe the partners' plan is "realistic."

FACT: Years of research have provided planners with an accurate estimate of projected water use at Sterling Ranch – in fact, the .28 acre feet per residence that we have requested includes a "buffer" of .06.

FACT: Sterling Ranch continues to purchase water for its future development. All of the homes and businesses in Sterling Ranch will employ water-wise techniques, implement Colorado's most sustainable water conservation methods, and build upon those smart water management practices used by the residents in Roxborough.

FACT: Sterling Ranch is not doing anything more than any other water districts are doing, nor are we doing anything more than the law allows. We will enforce water-wise plantings on Sterling Ranch. At the request of Douglas County planners, we have also included a provision that allows for an audit at the time of sale, to determine whether water-wise techniques are in use.

To check these facts and read more about Sterling Ranch's water plans, see sections 2.2.1, 2.3.1 and 2.3 of the Sterling Ranch Water Plan, submitted to Douglas County and available online at www.douglas.co.us/community/planning/documents/SterlingRanchWaterPlan20090423.pdf.

Density

Neighborhoods at Sterling Ranch won't look like a typical sprawling suburban community, with one house and one fence per acre. But, if built according to plan, density won't be any higher than many other neighborhoods.

FACT: Based on the projected number of homes on developable acres (including internal open space), Sterling Ranch's density will be comparable to that of Highlands Ranch. Of Highlands Ranch's total 22,000 acres, all but 12,000 have been designated as a preserve,

off limits not only to development but also to the public. In contrast, one-third of Sterling Ranch will remain undeveloped open space, for the public to use and enjoy.

Transportation

FACT: In addition to new roads within the Sterling Ranch community, the project's zoning submittal contemplates millions of dollars to help Douglas County improve existing regional "off-site" roads, to be able to better today's traffic demands and prepare for future growth.

Sterling Ranch expects to spend its proportionate fair share of roadway improvement funds to:

- Improvements at the Titan Parkway/US 85 interchange
- Widening of Waterton Road to six (6) lanes (as outlined in the Sterling Ranch Traffic Impact Analysis dated April 29, 2009)
- Constructing over two (2) miles of a four (4) lane Southern Connector
- Developing a transportation demand management program for Sterling Ranch

In addition, we are committed to exploring other ways Sterling Ranch can support funding for Douglas County roads. For more information on Sterling Ranch's road plans, see the Traffic and Transportation Analysis – U.S. 85 Corridor, submitted to Douglas County and available online at

www.douglas.co.us/community/planning/documents/TrafficTransAnalysis-US85Corridor050809.pdf.

State Parks

Per the request of the Chatfield Basin Conservation Network, our plans provide trail spurs to the many regional trails we can access, including pathways to the State Parks and Pike National Forest. This hierarchy of trails has been planned to respond to the character and quality of our surrounding environment.

FACT: Far from taking away from the natural beauty of and access to the State Parks we all enjoy, Sterling Ranch's plan provides for continued enjoyment by creating trails and pathways that are landscaped to act as an extension of the parks themselves. None of Sterling Ranch's more than 1,100 acres of open space will be off limits to the public.

For more information and facts about Sterling Ranch, visit www.sterlingranchcolorado.com.