

From: [Tara Vargish](#)
To: [REDACTED]
Cc: [Dave Corliss](#); [Kristin Read](#); [Daniel Sailer](#); [Jeff Brauer](#); [Donna Ferguson](#); [TownCouncil Mailbox](#)
Subject: RE: North Basin phase 1 site development
Date: Tuesday, April 13, 2021 4:20:54 PM
Attachments: [Dear Town of Castle Rock Official.pdf](#)

Hello Mr. Cripps,

Thank you for your interest in the North Basin Village Phase 1 Site Development Plan. In response to your inquiry regarding the proposed limits of construction behind the homes of Red Bird Court, I wanted to confirm that it is not for any future trailhead parking. The Town is currently working with the applicant on the final construction plans to support the improvement of Castle Oaks Drive. Improvements to Castle Oaks Drive include widening, paving, adding curb, gutter, a sidewalk, landscaping and some off-site drainage improvements. There are no plans to add a trail in this area. The off-site drainage improvements are necessary to keep water and sediment from adjacent slopes from coming down onto the sidewalk and road, which cause safety concerns for pedestrian and motorists and maintenance concerns for the Town. As you are aware, there is established vegetation in this area which the Town values for its natural beauty and buffering capabilities. With these two interest in mind the Town is actively working with the applicant to reduce the grading to the greatest extent possible with the end goal of building a safe road which maintains as much of the established vegetation as possible.

I also wanted to assure you that your letter is in the agenda packet for this project. Thank you for reaching out with your comments and for attending the April 6th meeting. As you know, this item has been continued to the April 20th Town Council meeting. Again, thank you for your interest in this project and please feel free to reach out to me or the project planner Donna Ferguson with any questions at any time. Donna can be reached at dferguson@crgov.com.

Thank you,

Tara Vargish, PE, Director Development Services
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direct 720.733.3582 mobile 720-473-2473 tvargish@CRgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:
<https://www.surveymonkey.com/r/LR35C27>

COVID-19 UPDATES: Find the latest COVID-19 updates from the Town and its government partners, including available community resources and information on how to Work With Us Online, at CRgov.com/COVID.

From: LOUIS CRIPPS [REDACTED]
Sent: Monday, March 29, 2021 4:47 PM
To: TownCouncil Mailbox <towncouncil@crgov.com>
Cc: LOUIS CRIPPS [REDACTED]

Subject: North Basin phase 1 site development

Hello,

Please find the attached letter of concern related to the North Basin Phase 1 changes that extend outside of the designated areas previously discussed with homeowners by CORE construction during public meetings.

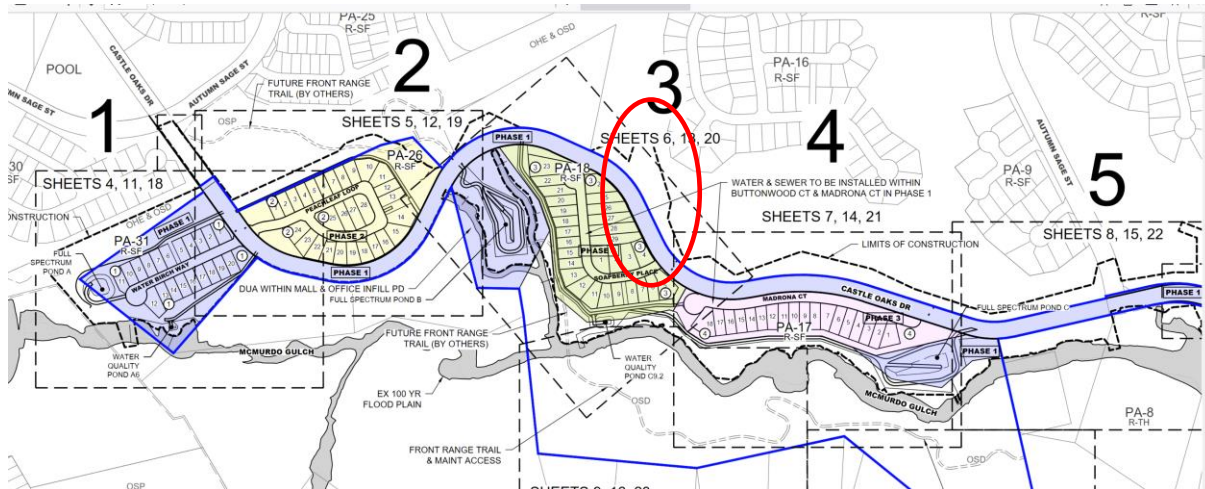
Thank you,
Lou Cripps

Sent from [Mail](#) for Windows 10

Dear Town of Castle Rock staff,

I am writing with concerns that have not been addressed with the construction of the North Basin phase 1 site development. My concerns are related to the bazar 'limits of construction' shown for PA-18 where the plan shows construction could extend well into natural space homes. This would devastate the natural habitat, drainages, wildlife and seriously compromise the value of more than a dozen homes.

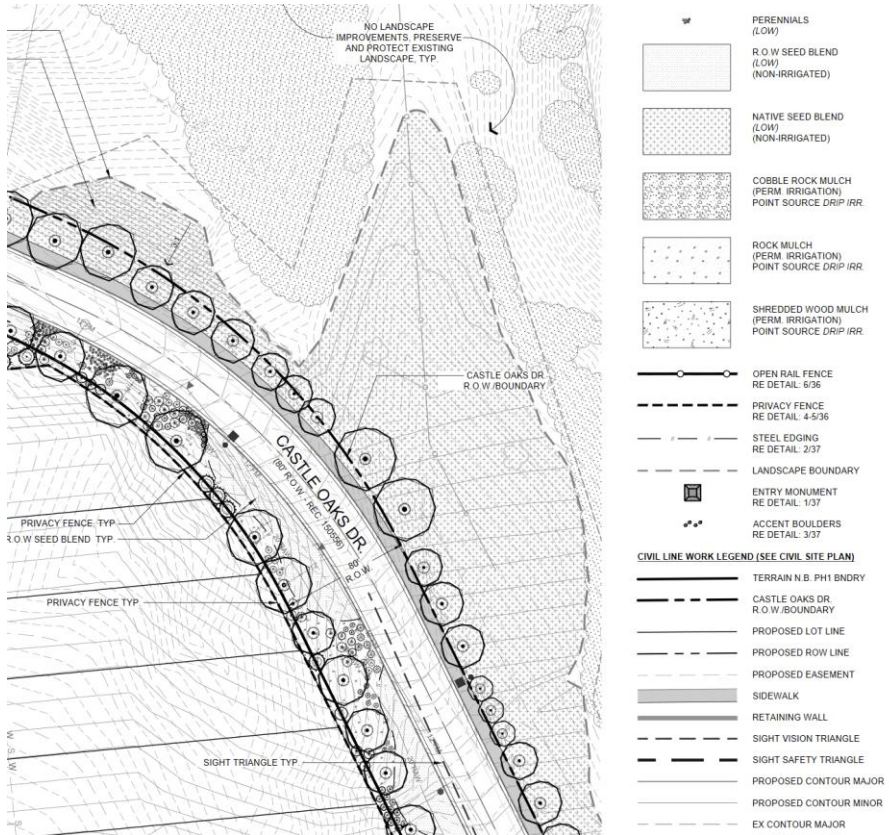
I have circled in red the area that jets out from what are limited construction limits shown along the rest of the drawings.



This is the same area where the Town of Castle Rock planning failed to follow public notice processes and did not follow established plans. The homeowners (along Red Bird Trail and Red Bird Court) used original town plans and site development drawings in decision making for home purchases. This issue was resolved, and written notice from Town officials was given to the homeowners that trails would not be added in this dedicated open space – at any time in the future.

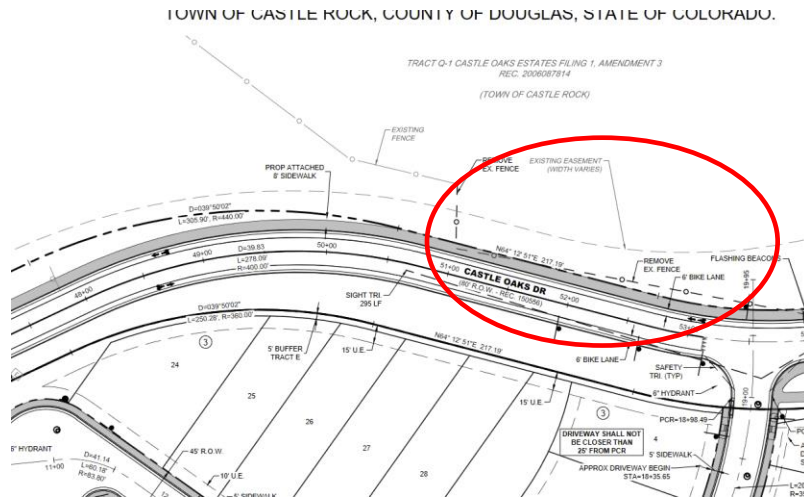
It is my concern that there is again an effort from by town planners to produce irreparable harm to this conservatory area to effectively make it a default trail entrance. This is shown on CORE Site Development Plan Terrain North Basin Ph.1 DDP20-0019 drawings on page 33. Reviewing these plans it seems this area is slated for destruction without concern or reason. This area is a natural area with no drainage issues, concerns or risks presented to the existing road or area topography. Changes to the terrain would go against the spirit of the agreement reached with the Town of Castle Rock. Damage to this area could also be viewed as punitive response towards homeowners who were successful in pointing out mistakes made by town planners.

There are plans show shrubs and possibly two trees along the roadway, and seeding shown for the rest which will leave this area stripped naked removing the habitat and beauty that currently exists if construction activities extend into this area.



If there is some other reason why this area is designated for destruction or damage caused by construction boundaries a more transparent dialog should take place between the homeowners, the Town of Castle Rock and CORE developers.

Next, is the plans to remove the existing fence – I’m fine with this but a fence needs to be returned to this location or along the roadway. Again, the town had agreed to return this fence when it was taken down. The fence has was repaired by the town and signage installed on the fence now slated for removal.



Please contact me as soon as possible with any questions.

This is the current condition and beauty of the area of concern.



Kind Regards,

Lou Cripps

[Redacted]

[Redacted]

[Redacted]