

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Patti	Owen-DeLay	Yes	Like four-story limit for all.
Charley	Whitt	Yes	Those heights are too high. We're turning downtown castle rock into the Grand Canyon. We still need sunlight to make it to the sidewalk. Adding more tall Buildings will only make this worse
Jessica	Whitt	Yes	Enough. The people have spoken. I live and own a business in downtown Castle Rock and this out of control growth is not helping my neighborhood or my business. There is no reason to have a 6 story building in town other than greed. I'm all for smart growth. This is not it
Daina	Carlson	Yes	I am also a business owner in downtown. Do Not change height variance in downtown. Maybe if it's in the new development area near the MAC but not in the core of downtown.
Walter	Young	Yes	Do not increase the building heights. It is ruining downtown. Let's preserve the beauty of the town and not make decisions based on money.
Stefanie	Palko	No	as a business owner of 25 years in the downtown corridor I don't support anything over 4 stories AND they must have parking!!!
Tanya	Hunter	No	I used to be a Castle Rock resident and now live in Larkspur and frequent Castle Rock a lot. I support the proposed limits to 4 stories.
Samuel	Colston	Yes	I agree with the single maximum height limit of four stories to help preserve the views of the surrounding landscape.
Karen	Weber	No	I love the idea of height restriction to 4 stories for all of downtown. It will preserve the small, boutique-town feel. I work downtown, and want the small feel that attracts tourists and residents alike to remain.
Gerald	Hinton	Yes	Where are people going to park? Castle Rock is already overbuilt and downtown is almost inaccessible. Quit all building everything in downtown!
Melodie	Knotts	Yes	The town does not need the change the requirements there is too much changing already going on and the traffic is becoming worse with every change. This town is not in need of any more changes. The look and views we had which brought many to live here are being ruined and obstructed trying to accommodate what has already happened and parking is a nightmare anywhere in town now.i am opposed to the change and all future changes.

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Matthew	Marshall	Yes	Four stories maximum throughout town is fine. The View development along I-25 is awful and way too large.
Cristian	Miller	Yes	I do not want the height limit to change especially not multiple stories high.
Justin	Cormier	Yes	Kind of dumb to implement this after building the latest towers downtown Castle Rock. Should unify the limit at 6 floors for all of downtown.
Mark	McCullough	Yes	I fully support the change to a maximum of 4 stories for all new buildings in the entire downtown area. I have lived here for 20 years and the character of our town has changed for the worse with the higher multi-unit housing that has gone up in the past few years.
Greg	Thomas	Yes	Please restrict heights to the fore mentioned recommendations in the e-mail distribution.
Trevor	Bedford	Yes	As a resident that lives and works downtown, I think it would be a shame to limit heights downtown further than they already are. We have maybe 5 buildings over 2 stories. As much as people complain about the character of the town changing, they certainly enjoy the new restaurants that have only been made possible by 5 or 6 story developments. With a more restrictive height limit downtown, I guess we can go back to having places to get your oil changed and cash 4 gold plazas downtown instead of great places to live and eat, places that will actually generate more tax revenue than the cost to maintain their infrastructure. I certainly would not live in Castle Rock without the amenities provided by the Riverwalk and Encore developments.
Scott	Atkinson	Yes	Totally in favor of limiting to 4 stories; let's try to preserve the small-town feel as much as possible, and not block the awesome views we have.
Lisa	Sorbo	Yes	I support a maximum height limit of four stories for all new Downtown construction. With higher buildings we will loose some of the light downtown. We will also loose the smalltown character that we pride ourselves on and publicize. I'm comfortable with the current height of Riverwalk and Encore, but not higher.
Shannon	Saviers	Yes	I am in favor of height restrictions as presented

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Kristy	Chadwick	Yes	My husband and I have lived in Castle Rock for nearly 40 years and even though adding the buildings downtown has added amenities that draw people downtown, it has been shocking to see the number of high-rise buildings that have been built. They block the scenery around our beautiful town. The monstrosity that is at the north end of Castle Rock is such an ugly building and it is what everyone sees as they enter our town from I-25. I'm not sure how that one got approved! Please, please do not build anymore tall buildings in our beautiful little downtown area!!
Adam	Horstman	Yes	I agree that the Town should adopt a single maximum height limit of four stories for all new Downtown construction.
Lisa	Poulson	Yes	I think planners need to be mindful of any new construction downtown. The new tall buildings have already diminished the look and charm of CR. That ship has sailed. So be careful and think about what you are proposing. I don't think the residents of CR want a downtown Denver. The tall buildings have already occluded our beautiful view. Progress for progress' sake is not really progress.
Christine	Rivoir	Yes	I would like to respectfully request that you do not allow any more high rise buildings in town. It is ruining the character and small-town feel of our downtown.
Pat	Dies	Yes	The taller the buildings the more it takes away from Downtown Castle Rock. I have lived here for over 30 years and loved the old downtown feel with the old restored buildings and park-like feel. Now the tall buildings shade the street which causes issues in the winter when snow gets no sunshine to melt. Traffic and parking downtown has gotten so bad that I am avoiding some of the older businesses that used to enjoy. Since it's too late to do anything about it, leave the 4 story limit in place and don't go any higher. Don't do anything else to ruin the charm of downtown.
Susan	Amundson	Yes	All buildings in downtown Castle Rock, north, core, and south, should be limited to 4 stories.
Debbie	Ciatello	Yes	There should be a limit on building height in downtown castle rock. No more than 4 stories high in any location. We do t need to lose the small town appeal And feel we have currently. Parking is already a problem as well letâ€™s not make it worse!

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Renee	Freitag	Yes	Do not increase heights of downtown buildings. Any additional height will take away from our small-town feel. Oppose a height increase.
Catherine	Lisk	Yes	Keep height to 4 stories
Jennifer	Piscatelli	Yes	I agree with the proposed change to institute a single maximum height limit of four stories for the entire downtown district. While I understand that investors and commercial property owners want the opportunity to maximize their profits by constructing the tallest buildings allowed, as a 24 year resident of Castle Rock, I don't want more tall building swallowing up our downtown. Our cute, historic downtown is getting overshadowed by the tall buildings already permitted. Downtown is extremely congested as it is, without allowing additional 6 and 8 story buildings. Thank you for your consideration.
Annette	Bennett	Yes	NO! Do not go over current height restrictions. We don't want to look like Denver!
Leslie	Bogar	Yes	No more than four stories, includes a garage. Limit to three stories, including the garage, would be best. Also, color and architectural design needs to fit in with the aesthetics of the town.
Julie	Muns	Yes	I completely agree with the proposed changes to limit the maximum height of downtown buildings to four stories. We are a somewhat small town and want to keep it that way.
Laura	Lopez	Yes	Keep the downtown limits at four stories - five maximum. The rest of the city could cap at eight stories.
Ann	Foxton	Yes	I think three stories is high enough anywhere in town. The recently constructed building downtown is an eyesore.

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Kristina	Silvers-Nelson	Yes	<p>how about we demolish all of downtown and build building taller than the ones in downtown denver!!!!</p> <p>UMMMMM</p> <p>English: no</p> <p>Spanish: no</p> <p>French: non</p> <p>German: nein</p> <p>Italian: no</p> <p>Portuguese: não</p> <p>Dutch: nee</p> <p>Swedish: nej</p> <p>Norwegian: nei</p> <p>Danish: nej</p> <p>Finnish: ei</p> <p>Icelandic: nei</p> <p>Greek: ἰσχυρῶς (Íschi)</p> <p>Russian: Нет (nyet)</p> <p>Mandarin Chinese: 不 (bù)</p> <p>Japanese: いいえ (iie)</p> <p>Korean: 아니요 (aniyo)</p> <p>Swahili: hapana</p> <p>Arabic: لا (la)</p> <p>Hebrew: לא (lo)</p> <p>Turkish: hayır</p> <p>Hungarian: nem</p> <p>Polish: nie</p> <p>Czech: ne</p> <p>Slovak: nie</p>

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Tamara	Davis	Yes	I agree with the four story limit for Building restrictions.
Randi	Garske	Yes	No higher then 4 stories. No variances. I would actually prefer a 3 story limit but there are already buildings that exceed 3 stories.
Jeanette	Wygant	Yes	The landscape is a big part of what makes Castle Rock great. I disagree with increasing building height to anything over 4 stories to conserve the beauty of our town and to not make it into the budding suburban metro-esque place it seems to be becoming.
Richard	Scotty	Yes	I fully support building height limits. The character of Castle Rock has been changed by the amount of growth. Taller buildings in the downtown core will destroy the small town feel of Castle Rock
Wendy	Davis	No	Everyone en though I live in unincorporated Douglas County, Castle Rock is only six miles away, our closest town. Being a resident for over 20 years we have seen many changes. The downtown vitalization has brought a center point for town activities and walkable areas. However, building height should be kept to four stories or less, as this provides an inviting town feel, not a closed-in cold dark feel as so many downtowns exude. Boulder is an example of a planned community limiting height, maintaining the character, preserving scenic views for all, by managing development. It is an example where businesses want to be there, as well as people because of height management. The property values have increased as well as the town's popularity for residing and tourism. By planning city character and limiting height of buildings, the town creates a place for businesses, residents, and visitor to thrive. Their highest building height is 55 feet. Please preserve Castle Rock's character and scenery.
Shelley	Haas	Yes	Do NOT allow the height increase, there is already too much construction and it's destroyed the small town appeal. Leave as is..

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Monica	Goodfellow	Yes	<p>Yes, a revised height limit is appreciated. A four story maximum is too tall in my opinion. Downtown Castle Rock IS NOT downtown Denver. If people want to live in an area with massive high rise buildings lining every street and the sun is never seen they have options other than Castle Rock such as Denver. Traffic and parking in downtown Castle Rock are already out of control. Taller buildings and more residents in the area are not needed. We already avoid downtown because of excessive traffic and parking issues.</p> <p>I have lived in Colorado for my entire life, grew up in Denver and have witnessed what has happened during my lifetime. Let's not turn Castle Rock into the mess that the city of Denver and the state of Colorado have become. Castle Rock can't pretend to be the cute, nostalgic small town while turning the downtown area into a concrete canyon lined with high rise buildings where only the "sophisticated" downtown residents have easy access and have driven everyone else out.</p>
Brendon	Brigham	Yes	A little too late for this feedback request - the monstrosities have already been built or are almost done being built making downtown almost useless to its citizens that don't live in one of the monstrosities. 3 stories should be the limit for all zones. Thank you for the opportunity to share my thoughts with the town council.
John	Rodrigue	Yes	Nothing over 2 stories should be built anywhere within city limits. It has already ruined who we were as a town don't let it continue.
Phyllis	Hettinger	Yes	I am not in favor of building heights greater than 4.
Zach	Deegan	Yes	I am against lowering the building height restriction. I believe that preserving open space should be a top priority for Castle Rock. Encouraging dense development in the downtown core allows for less sprawling developments on the outskirts of town. Stifling downtown growth is a step backwards.
Mary	Jensen	Yes	If we want to retain the small town feeling, I think no more than 4 stories for all north, south & core buildings.
Christine	Melton	Yes	I agree with the town council. Please limit single maximum height limit of four stories for all new Downtown construction! Nothing higher than 4 stories!!

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Julie	Fujita	Yes	To maintain the charm of our current downtown, building heights should go no higher than 50 feet for new construction.
Chiara	Bialkowski	Yes	The tall buildings are an eyesore and block the beautiful views we have in our small town. Growth is inevitable, yes, but we must be responsible in our choices if we wish to retain Castle Rock's value and charm. Let's not swallow up our small downtown with a city feel. We appreciate the consideration of our input.
Nathan	Murphy	Yes	I disagree with this regulation, limiting the height of new construction would be shooting ourselves in the foot in the long run. Let the free market decide what to do with its real estate.
Regina	Caskey	Yes	I am in support of a maximum height of 4 stories. The charm of our town is what brings visitors and their revenue.
Marne	Hansen	Yes	The View should have never been approved for that location no matter the parking offered.what a fail. My feedback is nothing taller than 4 stories with no variances in all of downtown
Kathleen	McCauley	Yes	I support keeping the building height to a uniform max of 4 stories.
Kristin	Wagner	Yes	Limit all building heights to a consistent 4 stories. Enough of views have been blocked already which looks more like Denver than keeping small town feel

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Anthony	De Simone	No	<p>As a downtown building owner, I am concerned that insufficient consideration has been given to the effect this ordinance would have on existing structures that would become “nonconforming structures” under Section 17.16 of the Municipal Code. We see no provision in the ordinance that would permit full reconstruction of existing structures within the affected zone district in the event of significant or total casualty, despite the ordinance’s recital that the ordinance “will not have any impact upon any development or redevelopment projects within the DOD that were previously approved by the Town.” Instead, it appears that the existing limitations on reconstruction of nonconforming structures currently set forth in the Municipal Code would apply. Limiting reconstruction of nonconforming structures within these new zone districts to only those circumstances currently set forth in the Municipal Code would have a direct and significant effect on those existing property owners and could have an adverse effect on the marketability and financeability of those existing projects.</p> <p>Secondly, I believe that the approach to height limitations set forth in the draft ordinance undermines the Town’s otherwise stated desire for mixed-use development in the downtown area. The methods and means of constructing mixed-use buildings with ground floor commercial are different (and more expensive) than constructing single-use buildings. I believe that the current approach taken in the draft ordinance does not account for the cost complexities of mixed-use construction that often necessitate additional stories of development. Unless re-examined, the effects of the ordinance in its current form may well be less desirable uses that lack the ground floor commercial vitality otherwise sought by the Town and/or a complete abandonment of redevelopment opportunities by developers in the Town’s downtown area.</p> <p>Lastly, many land owners purchased downtown properties with the current zoning in place for investment purposes. Some have amassed several lots with the goal of some day redeveloping those properties. Downzoning and reducing their property rights will negatively affect their values.</p>

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Peter	Newlin	No	<p>Town Council Members,</p> <p>As a new downtown property owner who invested in Castle Rock under the current zoning framework, I'm deeply concerned that the proposed height-limitation ordinance will devalue existing sites, limit mixed-use viability, and move density away from the very core that fuels local business. Changing the rules after investments are made jeopardizes property values and undermines the predictability businesses need to keep capital flowing into Main Street.</p> <p>Gastamo Group supports thoughtful growth, but true community solutions come from open dialogue. I respectfully ask the Council to table Ordinance 2025-025 and launch a transparent public process—one that lets residents and stakeholders weigh in on economic impacts, reconstruction rights for existing buildings, and how strategic downtown density creates the vibrant, walkable center we all envision.</p> <p>Thank you for your consideration.</p> <p>Peter Newlin Chief Vision Officer, Gastamo Group 855 Wyandot St., Denver, CO 80204 • peter@gastamogroup.com</p>
Susan	Snider	Yes	<p>Reduce the heights. It seems a little late since it is already a mess you created and now you ask our opinion? I have lived here 20 years and I avoid downtown because of lack of parking and the traffic. Ironic since I used to have to leave because of the lack of things and now I leave because of the over development. I chose castle rock over highlands ranch because it was an actual town w history. Don't let people come in and destroy what is left w tall buildings and apartments.</p>
Bobbi	Lively	Yes	<p>I support the building height being restricted to 4 stories. It is the beauty and views of the hills and mountains that makes Castle Rock so appealing.</p>

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Nora	Brigham	Yes	Build buildings in other parts of Castle Rock instead of down town. The traffic has already become troublesome to deal with.
Solomon	Putman	Yes	No more than 4 stories in Castle Rock! If you want tall buildings, move to Denver.
Rebecca	Kay	Yes	A limit of four stories should have been done years ago. These new buildings are getting out of hand and they don't fit in with the aesthetics of the original town. Please limit to no more than four stories.
Katie	P	Yes	I don't think tall buildings should be placed in downtown Castle Rock or the surrounding area. I personally think the limit should be two story buildings. I feel like the downtown area has become much too crowded and is looking like a city instead of the small suburb that it used to be. I don't think there's a need for high rise buildings in our community. Let's keep our buildings smaller and keep our downtown feeling nostalgic.
Abby	Burns	Yes	I would prefer to only allow buildings built to four stories. I do not want new high-rises blocking our view of the beautiful mountains and castle rock. We are already allowing so much urban sprawl and it would be reasonable to contain as much as we can
Inger	Hiller	Yes	As a downtown Castle Rock Business owner, I feel that the current standards in place are good and do not need to be changed.
Heather	King	Yes	Uniform restriction to 4 stories for all of down town would be great!!! New apartment high rises going in are an eye sore.
Whitney	Chapman	Yes	I'm in favor of lowering the building heights all to 4 stories or less. The ugly high rises that have already been approved are ruining the town and views. Also, I don't think the traffic implications with lack of public transportation options has really been taken into consideration. Castle Rock is a town where a car is pretty much a necessity. Our roads can't handle the density from tall buildings.

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James	Mann	Yes	<p>I believe that the town is incorrect to lower the maximum height restrictions within the downtown area. The change may result in unintended consequences, that may include further sprawl. In the Town's core downtown area, the development should be maximized, and if that includes taller buildings, the that is what should be approved. Setting the maximum to four stories is arbitrary.</p> <p>If there is an interest controlling development, it should be in the form of additional requirements on buildings, whether architectural, housing type requirements, parking requirements, contributions to parkland or park programs, etc.</p> <p>As I typed this on my phone, please forgive any foolish typing errors.</p> <p>Thank you for the opportunity to provide some feedback.</p>
Margaret	Hupp	Yes	Yes please cap it at 4 stories 3 would be better. We are losing our views and it makes the downtown feel constricted and the traffic is horrible!
Quinn	Rowe	Yes	Maintain the current 4 story building limit to ensure views and sight lines are unobstructed
Bonnie	Garin	Yes	<p>Don't raise them. Anymore than 4 stories. Keep the small town feel and don't ruin the views!</p> <p>Don't be like Denver, keep outer smaller town feel.</p>
Stacy	Jones	Yes	I think it would be great to set a limit to 4 stories. This will help to preserve the beauty of the town and best support us residents.
Travis	Tangen	Yes	Do not allow developers to define what castle rock should be as a town. I absolutely 100% support a four floor height maximum in castle rock. This is our town, make decisions for our community, and not what the developers will want to make them the most money.
Breanna	Roedema	Yes	Change the height maximum to be a universal maximum of four stories. The view is amazing and Castle Rock does not need extremely tall overpowering buildings. Keeping buildings shorter keeps the town feeling intimate and keeps the Castle Rock charm.

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Pam	Walters	Yes	Limiting building heights in Castle Rock is essential to preserving the charm and character that make our town so attractive. Residents and visitors alike are drawn to our downtown because of its historic scale, inviting atmosphere, and small-town appeal. This is not just a matter of aesthetics—it's about maintaining the sense of place that encourages people to return again and again to support local businesses. The health and long-term viability of our downtown economy depends on preserving this identity. Once the charm is lost to oversized development, it cannot be regained. What makes Castle Rock special is fragile, and protecting it should remain a priority in all future planning decisions.
Mary	Richardson	Yes	Please do not make anything 8 stories high. Our town is beautiful and while I understand change is necessary I would prefer it to be a little slower than that. I get raising the limit to 5 or MAYBE 6 stories. Also while I'm here I'd like to add that we desperately need more parking. Thank you.
Julianna	Rosen	Yes	<p>I support the proposed four-story height limit for new Downtown construction. Taller buildings not only change the aesthetic and skyline but also increase congestion, parking challenges, and infrastructure demands. A four-story limit strikes a reasonable balance between allowing growth and protecting the values and lifestyle that make this town special.</p> <p>Thank you for considering this important step in preserving the integrity and appeal of our community.</p> <p>Julie Castle Rock Resident since 2000</p>
Amanda	Lontine	Yes	I don't think it should be changed. The apartments are an eyesore and have taken away many of the beautiful views that brought me to Castle Rock in the first place.
Jake	Ranish	Yes,No	Please support a maximum height limit of four stories for all new downtown construction. Keep Castle Rock's small-town charm. Taller buildings only create parking and traffic issues.

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Tasha	Tyler	Yes	I support the Town Council to enforce a single maximum height limit of four stories for all new Downtown construction.
Debra	Markert	Yes	Please limit the height or we will lose that small town feel.
Kelli	Leachman	Yes	Leave the hight restriction uniform at 4 stories. Many people like that downtown Castle Rock still gives small town vibes, and is something that is unique to our town. By allowing taller buildings, it will certainly take this atmosphere away.
Adell	Blair	Yes	Yes to the four story maximum. Highly support this change.
Juliana	Anderson	Yes	I strongly advocate for leaving the building height requirements as is with no changes - so we keep our small town charm without new taller buildings. Thank you.
Eva	Perry	Yes	Its a good idea and will keep the integrity of our downtown feel.
Jenefer	Harger	Yes	Keeping building heights low is an excellent idea. I hope that the council votes to keep them low. I also hope that the council votes to stop all the projects that are up for approval. The infrastructure is not in place for massive housing development. Just because something can be done e doesnâ€™t mean it should be done.
Rebecca	Foglietti	Yes	4 stories max sounds great!
Becki	Umland	Yes	No more than 4 stories anywhere within the City Limits. It used to be that buildings couldn't obstruct the view of the rock from any point. This is no longer the case but lets not let this continue! Keep the small town feel. No buildings over 4 stories (which is still to high).
Nancy	Smith	Yes	I agree with uniform 4 story limits. Castle Rock is not a high rise town.
Karen	Dike	Yes	Yes, make 4 stories uniform. Higher buildings limit views of our wonderful environment.
Tammie	Faggart	Yes	Stop the building heifgts at 4 floors. Do not allow to build higher
Caroline	Chandler	Yes	Leave the limits as is! They are fine the way they are. Don't stunt Castle Rocks growth!
Tina	Munoz	Yes	NO TO NEW BUILDING HEIGHTS. This is ruining our small town. There is too much growth too fast. Larger building will add to crowding and traffic.

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Douglas	Hill	Yes	The town of Castle Rock is already too crowded as evident by the traffic congestion in many areas of the city and outlying areas. DO NOT allow more buildings that exceed the four stories--in fact, do not allow any more buildings unless absolutely necessary. Those elected individuals just want more tax money from occupants/owners of said buildings so they can spend on non-essential items. Many of those companies that build large structures are supplying PAC (under the table) money to those politicians who are seeking office or who are trying to get re-elected--almost like bribes. How do you think the thousands of houses that are being built just south of Castle Rock will impact the downtown area?? DO NOT allow more buildings in Castle Rock.
joe	Sanchez	Yes	I believe that the proposed height increase is a poor idea. The taller buildings in the down town area already block a significant portion of the view we used to have as a town. Also the impact it will have on the current traffic and parking issue we currently experience. Winter will also have a significant impact, taller buildings means more shadow during the day and Wilcox already suffers from the poor snow removal and melting
Karen	Storey	Yes	We live in Castle Rock and own 2 businesses. I support the height limit of four stories for any new Downtown construction. If the town continues to build higher it reduces the charm of the downtown environment. It also takes away from being able to see the Rock. Do not continue to build and change the charming downtown. We come from a state that overbuilt with no long term vision, experienced drought, and essentially ruin what originally brought people there to live and invest. Dont be short sighted.
Mary Beth	Schomas	Yes	Single Maximum of 4 stories. We are, used to be, a small town. Not a city.
Susan	Salvatori	Yes	Taller buildings takes away the small town feel that people used to love about Castle Rock. You need to also look at the unintended consequences, such as the taller building creating shadows where there used to be sun - preventing snow melt and creating icy spots. People came to Castle Rock because they wanted to live in a small town not a big city.

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Karen	Storey	Yes	We live in Castle Rock and own 2 businesses. I support the height limit of four stories for any new Downtown construction. If the town continues to build higher it reduces the charm of the downtown environment. It also takes away from being able to see the Rock. Do not continue to build and change the charming downtown. We come from a state that overbuilt with no long term vision, experienced drought, and essentially ruin what originally brought people there to live and invest. Dont be short sighted.
Kari	Sorah	Yes	I think limiting all downtown buildings to 4 stories would be a great assist to keeping our small town feel. I know that growth is good for all of us but we do not need buildings taller then 4 stories.
Lindsey	Ranish	Yes	I 100% support lowering the limits on downtown buildings to 4 stories. The Encore and Riverwalk while providing wonderful street-level amenities, they are far too tall and ruin some of the charm of the historic buildings. And that apartment monstrosity that is just being finished absolutely ruined the views and is an eyesore from every angle. Keep downtown charming and quaint with great shops and amenities.
Tammy	Brown	Yes	All new buildings should be limited to 4 stories for uniformity.
Marlene	Hill	Yes	Keeping a small town feel is important to most everyone living here. Lowering the height limits keeps that feeling alive. Please stop destroying the feel of CR. The behemoths you are approving do not fit what the residents want.
Aislynn	Burger	Yes	Downtown was beautiful when the vast majority of buildings were capped at 2 story. It is now cramped, lacks views, has completely lost the "Historic Downtown Castle Rock" look and charm that drew so many Downtown. The continued high rises will only continue the destruction of the enjoyable Downtown experience. Keep buildings under 3 stories (2 or less preferred) with 3 story buildings all being required to have one of the floors dedicated as parking for that building and its tennants/businesses.
Jeanne	Sloan	Yes	4 stories is good. The buildings should never be taller than that.
Ann Marie	Jacques-Koski	Yes	Keep building heights at no more than 4 stories. Do not increase building heights.
Zoe	Mauries=Gibbs	Yes	PLease limit the height to 4 stories so the Rock is visible as you walk and visit the downtown area. People come here to have a view and see the Rock. Don't hide it or the Front Range. Claustrophobic downtown is not attractive.

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Constance	Smith	Yes	Due to limited space, buliding up rather than out utilizes space more effectively.
Noreene	Thibault Chen	Yes	<p>I support changes that limit building height, with no variance, in downtown core, and north and south of downtown. I support the height limit of four stories for all new construction, with NO variance, and I would rather have a height restriction of 3 stories.</p> <p>We are shooting our selves in the foot by allowing for more than four stories maximum height, as the Town of Castle Rock continues to bank on the "small town feel". Huge and tall structures are a direct and unsightly contradiction.</p> <p>As a long time resident, I think the beauty, the variety of structure, the historic relevance of the Town of Castle Rock has been, and is being damage by sprawling, and tall look-like buildings.</p>
Christine	O'Connor	Yes	Needs to remain the same. We do not need high rises. Traffic is bad enough already.
Ashley	Bernardy	Yes	Our household is heavily against these changes. We do not agree with the proposed building heights. This is a town, not a city.
Tristen	McConnell	Yes	The heights of future buildings should all be limited.
Kevin	Archer	No	While not a resident, we have a business in town. And a four story limit through out the town is preferred.
Todd	TeStrake	Yes	Yes, four stories or less please. Taller buildings do not belong in Castle Rock or the immediate surrounding area. Developers can go build in Lone Tree or Colorado Springs if they so desire. Thank you.
Kathy	Blea	Yes	We should keep them "below" where they are! ..the higher buildings detract from the old town feeling of our (somewhat) small town. And definitely impede views of the front range.

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Erica	Van Wyk	No	I own a building at 15 n wilcox. I received an call and pressure from an individual to voice my opinion against changing the current height limits. This individual obviously had his own financial interest in mind. I feel a four story max on all building would be a good move. Some people feel our downtown has lost its quaint appeal. I dont think so, yet. We dont want a shaded feel of a major city, we want a nice mixture of progress and quaint mom and pop businesses. In addition our current parking situation is not sufficient at this time and should be taken into consideration and have higher requirements on future builds. Thank you
Timothy	Bradley	Yes	Keeping the existing rules seems like the correct path forward since purchasers have spent money on real estate with these rules in mind. If changing the rules, buyers within the last 18-months, or so, should be grandfathered in
Holly	McClintock	Yes	I support the idea of limiting building height to four stories throughout downtown. Taller buildings take away from the small town feel of CR and block the gorgeous views of the surrounding foothills and the rock.
Velt	Compare	Yes	Please do not increase the height. Castle Rock is not Denver. Let's keep it that way.
Giselle	Martin	Yes	All building in Castle Rock should not be higher than 4 stories at the most the. Re apartments and condos they have built close to I-25 look like they don't fit into the landscape at all and are an eye sore. Have some architectural review by the community that live here. Let's preserve our ambiance buildings like these don't. We should have a moratorium on new building like Boulder does.
Robin	Coleman	Yes	I definitely support limiting all buildings to 4 stories or less. Two stories would be even better.
Sherry	Newhouse	Yes	Please approve the height restrictions being considered. The current high rise buildings on Wilcox have permanently altered the look and feel of the town into something urban rather than the town Castle Rock has always been, Four stories is plenty for a mixed use condo/commercial space.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Judith	Canning	Yes	I went to the University of Michigan and loved the friendly, small-town atmosphere Ann Arbor provided. I stayed for the next forty years because of it. In the early 2000s, building height restrictions were lifted, and the town exploded with high rises. The beautiful, homey, small town vibe was destroyed. Three years ago, I moved to Castle Rock, specifically because it reminded me of what I used to love about Ann Arbor. It had a wonderful, small-town community feel. Please do not make the same mistake by destroying what makes Castle Rock such a pleasant, friendly, fun downtown.
Alexis	Dahl	Yes	I think changing the limit to 4 stories for all buildings downtown is a great idea and I think it will make the town look better. That massive (several block wide) apartment building in downtown North is way too large and way too tall. It is an eye sore. It ruined the look and feel of that part of town. Preventing more of those sort of buildings from being built would be a wonderful idea.
Susan	Barnhart	Yes	Let's keep our small town downtown small! I agree with no more than 4 stories!
James	Hataway	Yes	I am in favor of the new idea with a maximum of 4 stories.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Bree	Megas	No	<p>August 11, 2025</p> <p>Bree Megas 308 Fourth Street Castle Rock, CO 80104</p> <p>Brad Boland Long Range Project Manager 100 N Wilcox Street Castle Rock, CO 80104</p> <p>Subject: Support for 4-Story Maximum in Downtown Castle Rock</p> <p>To Whom It May Concern,</p> <p>As a business owner in Castle Rock, I strongly support a maximum building height of four stories for all new downtown development. Preserving the small-town charm, historic character, and scenic views is vital to the long-term economic health of our community.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>Events like the Star Lighting, Fatherâ€™s Day Car Show, Douglas County Fair Parade, and Oktoberfest bring significant revenue to local businesses and rely on maintaining the open, inviting atmosphere that makes downtown special. Allowing 5- or 6-story buildingsâ€™ particularly in North and South Downtownâ€™ would obstruct key views, disrupt event experiences, and risk diminishing the very qualities that attract residents and visitors alike.</p> <p>A consistent four-story limit across all downtown areas will ensure cohesive growth, protect property values, and sustain the unique identity that sets Castle Rock apart from larger cities. Growth should be steady, sustainable, and rooted in our heritageâ€™ not driven solely by outside investorsâ€™ profits.</p> <p>I appreciate your time and attention to this matter.</p> <p>Sincerely, Bree Megas Owner Miss Mâ€™s Tea Parlour</p>
Kelly	West	Yes	my husband and I just moved to Castle Rock and love the views, and the â€œsmall townâ€ feel. We do not support high rise buildings and would support limited building heights in the town of CR.
Thomas	Nugent	Yes	<p>The Castle Rock leaders have already done a good job of destroying Castle Rockâ€™s small town feeling with all the 6 And 7 story high rises.</p> <p>The downtown building height limit should be no higher than 30 feet with no exceptions. This height limit should apply to all of downtown .</p>
Roy	Kenny	Yes	Make it uniform and settle on 4 stories anywhere in town.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Diane	TeGrotenhuis	Yes	<p>The issue I see with this is that if a huge, tall garage is built underneath, this is equivalent to an additional 1-1 1/2 story. This space should be counted as a story.</p> <p>Not sure where there is room to add additional tall buildings in CR, but it's too much already. This town is overgrown without the streets, parking, etc. to support this overgrowth.</p> <p>My feedback is limit to 3 stories, with the underneath building parking, which will be equivalent to 4 stories max. Preference is that there would be no more additional buildings in downtown at all. It's lost its original small downtown feel and is so overcrowded already.</p>
Carrie	Lohr	Yes	<p>You have already opened "pandora's box" on heights in downtown Castle Rock. I would limit it at 6 stories to match Riverwalk. Castle Rock needs the revenue from these buildings. There is a high need in Castle Rock for office space and retail, plus residences downtown. The EDC talks regualrry about the need for office space, Just think of the companies they could bring in and outside dollars they could bring into town if we had adequate office space. I am a business owner and would love to bring my business to town but the town does not have adequate space. I would be bringing in sales tax of \$75,000 a year. Just think what a business could do that needed a whole office floor. Don't limit yourself! Don't limit building size in downtown. Stick with the current limits. This is a financial decision!</p>
Timothy	Boulanger	Yes	I support the change. Let's work to keep our town's character and charm by limiting building height to four stories for new construction.
Katherine	Frommer	Yes	The current height is fine in the downtown area. If a resort hotel would like to come to Castle Rock, it needs to build in lower-grade areas where the additional stories blend in with the existing skyline.
Sherrie	Golobish	Yes	I agree with the single height limitation of 4 stories for all new construction in downtown CR
Elizabeth	Cyr	Yes	Keep the height consistently low as possible.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Haleigh	Richey	Yes	Do not extend the current height rules. They should remain as they are
Danny	Chapparo	Yes	Yes, I am very much in favor of restricting building heights to 4 stories in all of downtown Castle Rock. The existing high rises have already negatively impacted the look and feel of the once charming town. Higher buildings means more people, which would add to the already high traffic through downtown. I remember Jason Gray say at a review of a traffic stud several years ago, that if we get to a gridlock situation in downtown, we have a problem. Wellâ€¦ it is happening every day now, gridlock all along Wilcox, 5th, and Perry. What happens, if there has to be an emergency evacuation?
Joanne	Underwood	Yes	I am a 22 year resident. I want to limit the height of building in Castle Rock. I support the four story limit.
Stuart	Butler	Yes	I think downtown is exactly what the Downtown Advisory Council and the Town of Castle Rock envisioned when the current regulations were put in place over 15 years ago. Downtown business and property owners voted to tax themselves additionally in order to create the vibrancy we currently see in downtown. Perhaps leaving as is and possibly remove the variance would be a decent compromise.
Andrew	Wasson	Yes	I am a downtown property and business owner and strongly object to the proposed changes to future building heights. The changes would harm property values and stall the growth and vibrancy of downtown. Additionally, the proposed change isn't addressing any specific issues and seems to be an opinion of those who don't own property or businesses in the downtown area.
Trezha	Whitaker	Yes	My family resides in Castle Rock and we absolutely love the family friendliness of the downtown area. We are happy with the changes that have been made to downtown and welcome future growth of the area to provide more options than we already have! We are grateful to live in an area that has such a beautiful, safe, family oriented feel like downtown. Thereâ€™s something for everyone!

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Eric	Seufert	Yes	I am a business owner just outside of downtown. I would not restrict buildings to 4 stories. I don't think it is viable to build new without having commercial on the bottom and residential above. I also do not like changing rules on property owners.
Laura	Rinker	Yes	As a Castle Rock resident, I enjoy the sense of community and options the amenities in downtown provide for our family. I hope we continue to grow and provide more places to spend time with friends and family. Height limits seem confining to the vibrant neighborhood that we have and continues to evolve. Why would we limit ourselves with a blanket change? Living here nearly a decade, I promote that the Town of Castle Rock gets better and better with the development that occurs. Kudos to the people who smartly expand our access to services and grow the attraction of downtown to people who live here and beyond.
Bill	Heinlein	Yes	I am a 17 year resident of Castle Rock and am happy to see the Town mature into a place where there are downtown concerts, family friendly restaurants and a lively city center. I think limiting new projects to 4 stories is fair as developers can still maintain density while creating smaller impact on traffic and congestion.
James	Harper	Yes	If the building is being built it should go on the south of downtown.
Travis	Martinez	Yes,No	My family has lived and worked in the town of Castle Rock for 50 years, we operate a large construction company that is headquartered in Castle Rock as well. In addition, we hold real estate within the town. It is our belief that imposing restrictions on building height within the town would greatly impact the economic vitality of the town and actually increase the amount urban sprawl outside of the core downtown area, we do not support this initiative.
Cynthia	Harper	Yes	I would like to keep the building height rules as they are now. I enjoy the Downtown area and wish to continue future business development.
Clark	Hammelman	Yes	Changes should only be made after fully understanding the impact of the change. Council should not make changes without comprehensive analysis of the expected outcomes. It may be time for Council to direct creation of a Downtown Advisory Commission to update the study that was done 15-16 years ago.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Christine	Hernandez	Yes	I don't think any additional apartment buildings should be built downtown. It is seemingly at maximum capacity as traffic is atrocious, especially on weekends or when there are events. There is also no parking. anymore communities would cause chaos.
Angela	Vencill	Yes	I love downtown and everything it has to offer. The new developments have increased sales tax revenue which has been used to increase services. Restrictions is a short sighted remedy for people who do not understand economies of downtowns. The vocal minorities are complaining. The rest of us have jobs.
Stephen	Lehigh	Yes	As a Castle Rock resident and business owner, I like the current height rules and do not think they should be changed as proposed. The recent development has brought life to the downtown area. It is nice to have more restaurants, stores etc. Restricting height will deter future development and hurt current land owners.
ANTHONY	GARCIA	Yes	I think 4 stories is high enough for Downtown CR. I don't believe there should be any waivers. We need to keep our small-town intimacy. Taller buildings may bring more businesses or residents but they also create more traffic, more parking issues--we have plenty of those already--and even block out views and sunlight. Please be thoughtful about height requirements.
Karin	Nunley	Yes	I am in favor of limiting future building height to 4 stories
Stacy	Beemer	Yes	I support a height increase for building height limits, ie: possible variance for eight stories
Kristan	Pahl	Yes	I'd like to see all future building capped at 4 stories.
Larry	Underwood	Yes	Do not support building higher than 4 stories
David	Littler	No	The allowances for taller buildings in the entire downtown area has already killed the small town feel for Castle Rock. To allow up to 8 stories? This is TERRIBLE. I manage tghe Plum Creek North Master hOA and Castlewood Ranch Paired and Players Crossing hoa's and no one likes what Council has allowed.
Jim	Stanton	Yes	Cap at 4 stories
Andrea	Olson	Yes	I think 4 stories is enough. More tall buildings would ruin the views and the small town feel.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Josh	Katzer	Yes	Feels arbitrary and without merit. Castle Rock's downtown has flourished because of flexibility and the ability of the Town staff to look at every project independently. I think it's a mistake to add additional guardrails to development which will discourage developers from investing in Castle Rock. Don't fix what isn't broken.
Gerald	Fox	Yes	I support the restriction of future building permits and construction limiting building height to four stories or fewer. As a long time, Castle Rock and Douglas County resident I feel that continuing urbanization will take away from the charm and quality of life afforded by living in a town like Castle Rock. We can grow but it should be done in a considerate manner and echo the historic attributes of the town. Too many tall buildings will increase traffic, parking issues, and crime. Let's leave the Town the Historic Jewel that it is while continuing to carefully grow. We do not need more tall buildings and atrocities like Encore or the new building on Jerry Street.
Chris	Luersen	Yes	I'm enjoyed what the town council and partners have done with the downtown area. I'd support keeping as is and not enforcing new height restrictions!
Christopher	Spieker	Yes	I think the maximum height of new construction should be higher than four stories because of the shortage of housing in the Denver metro area. If there is a limit, I think it should be at least the height of the Encore building.
Sylvia	Malizia	Yes	I favor a limit of 4 stories.
Chris	Schulze	Yes	I feel that building heights should absolutely be limited. Castle Rock is being overrun with large apartment buildings and is slowly losing its small town charm.
Sharon	Hinton	Yes	Four stories or less
Teresa	Kutt	Yes	Lower is better. Stop approving apartments and condos.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Nichol	Bussey	Yes	<p>I love how vibrant downtown has become. There are so many great restaurants and events happening all of the time. I've been a resident of Castle Rock for 25 years and it has just become better and better over the years. 25 years ago, downtown was struggling. There wasn't anywhere to go or anything to do. We went north to Highlands Ranch, Centennial and Denver when we wanted to go out. Today, we almost never leave Castle Rock! I have no problem with the 5- and 6-story buildings as they allow for a good mixture of use. I think traffic is actually much worse on Founders/Meadows Pkwy and Plum Creek Pkwy than it is through downtown. Plus, a lot of traffic shows that people actually WANT to be in the area. The only time I have had problems parking is for large events such as Starlighting, DC Fair Parade, etc. and those parking problems have been around since the beginning of time. You can't build parking to serve those events - it's not economically or physically feasible and I think the Town has some great solutions with parking at the fairgrounds and running shuttles. I want to see Castle Rock continue to grow and flourish and restricting downtown building heights to only 4-stories would likely curtail the highly successful mixed-use projects that we have seen in recent years. Younger people actually want to move here and live here now. I have a 21-year-old son that constantly talks about how he would love to purchase a condo in the Encore complex because of how close it is to restaurants and events going on downtown. Isn't that what we want? Young people to live and flourish here? I grew up in a dying town. The problems associated with a dying town are MUCH worse than those associated with a flourishing and growing town. I'd much rather take our problems in Castle Rock, which is flourishing, than those of the town I grew up in, which was absolutely not.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Jeff	Cox	Yes	<p>We have lived in Castle Rocck for 20 years, the growth, including the "taller" buildings have been the catalyst for creating the Castle Rock that we all know and love. Limiting that development based on arbitrary height requirements, seems a bit out of date and contrary to the needs of the Town. The town is thriving, based on empirical data (sales tax revenues, etc.) and the fact that the Town has now become a hub for new restaurants, retail and office space. I like seeing the increase in foot traffic, young families with kids enjoying the many activities that have become part of the culture of Castle Rock and putting additional restrictions on the number of floors a building can have is short-sided and, in my opinion, does not represent the general feeling of the residents, at least not this one.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>Nicklaus Leitmayr Castle Rock, CO 80104</p> <p>8/8/2026</p> <p>Brad Boland Long Range Project Manager 100 N Wilcox Street Castle Rock, CO 80104</p> <p>Subject: Downtown Castle Rock Building Heights Feedback</p> <p>To Whom It May Concern,</p> <p>I am writing to provide feedback on potential building height limits for future construction in downtown Castle Rock, as it pertains to the new maximum height limit being considered by the Town Council. On behalf of myself and my family, we are in favor of a new maximum height limit of four stories for all new Downtown construction for a variety of reasons. As Castle Rock property owners, business owners, and residents, we have a vested interest in preserving the heritage, charm, and sustainable growth of historic downtown Castle Rock in a way that few people (i.e., "investors") will understand. Beyond our interest in preserving the heritage of Castle Rock, we believe this new single maximum height limit of four stories will have an immensely positive impact on property values, future growth, and overall vibrancy of the town. Any stakeholders providing negative feedback on this new single maximum height limit of four stories likely have ulterior motives that can only be related to the profit they believe they can make, and we believe that their negative feedback does not at all reflect the best interests of the town of Castle Rock nor its residents.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Nicklaus	Leitmayr	Yes	<p>A primary reason for our support for this new maximum height limit is to preserve the small-town feel that characterizes Castle Rock, which Town Councilman Mark Davis has heard from residents. Castle Rock hosts numerous year-round events that attract residents from all over Douglas County and beyond, with these events generating a significant economic impact for the town and the businesses that call it home. We believe that 5- and 6-story developments in the North and South Downtown zones will have an adverse impact on attendance at these events, especially the annual Star Lighting. Future 5- and 6-story developments stand to detract from the views of the Castle Rock Star and surrounding areas. In recent years as the event has grown, the Castle Rock Star Lighting has been primarily concentrated around the intersection of Fourth Street and Wilcox Street, with the main stage being there for the last several years, and previously in Wilcox Square. Obstructing the view of the Castle Rock Star from the location where most people congregate for the event will have an adverse impact on event attendance, and revenue for local business and the town itself. We believe this will spill over to other events, including the Fatherâ€™s Day Car Show, Fair/Rodeo Parade, and Oktoberfest, among others, but it will have the most profound, negative impact on Star Lighting, Castle Rockâ€™s biggest annual event that represents its history and what people value most about it, the community. Additionally, not having a consistent and cohesive height limit for the whole of downtown Castle Rock, as it currently stands, would be a severe detriment to Core Downtown with higher developments in North and South Downtown surrounding and obstructing the views from Core Downtown. An incohesive height limit would likely make Downtown Castle Rock feel fractured and divided.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>Another reason for our support for the new single maximum height limit of four stories is that we hope Castle Rock will grow at a more sustainable pace that is in the best interest of most of the town. Rapid growth would be in the best interest of the select few owners or “investors” that are interested in developing their properties in North and South Downtown. There are several excellent examples of towns that have grown at a slower, more sustainable pace, and those examples include Boulder and Aspen, both of which have height restrictions like the one the town of Castle Rock is considering. Conversely, towns that grow too quickly or unsustainably generally experience strains on infrastructure, increasing traffic congestion, and rising housing costs. Boulder, Colorado has had a historic building height moratorium capping building height at 55 feet since 1971, which helped preserve the city’s views of the surrounding foothills and its character. Boulder’s growth over the past 50 years has been steady and sustainable, while preserving its small-town feel. We hope that Castle Rock’s growth will look like that of Boulder’s, provided that the new single maximum height limit of four stories (60 feet) is supported and subsequently adopted by the Town Council. Aspen Colorado has had a 28-foot height limit for buildings since 2012, which has helped it maintain its small-town feel, as well. These two towns also serve as excellent examples of the fact that a building height restriction in the town’s Downtown Core will not negatively impact property values, which is what many people who oppose this new single maximum height limit of four stories are saying. On the contrary, a new height limit of four stories will have a positive impact on property values, as scarcity creates value.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>We do not believe that anyone who lives in Castle Rock and values living in Castle Rock wants it to turn into the next Denver. We wholeheartedly support a new maximum height limit of four stories in the name of the cohesiveness of Downtown Castle Rock and the preservation of Castle Rock's small-town feel. Additionally, we believe it will have a positive impact on Castle Rock's long-term growth and property values, with the goal of our support being sustainable growth for Castle Rock that honors its small-town feel and rich history.</p> <p>Thank you for your consideration.</p> <p>Nicklau Leitmayr Vice President Bull & Bush Holdings, LLC</p>
Deb	Powers	No	<p>I am a business owner in downtown. I agree with the proposed building height restrictions. It will keep the "small town" feel in downtown Castle Rock, plus parking is an issue and taller buildings generally do not provide enough space for the added floors.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
David	Miles	Yes	<p>The character and charm of downtown Castle Rock can be preserved by maintaining the current building height allowances while empowering the Design Review Board (DRB) to oversee setbacks, stepbacks, and architectural design. Returning more authority to the DRB would be a strong first step. Until recently, the DRB had broader influence but its scope was restricted by Town Council to buildings under 10,000 square feet. Restoring their role allows for expert oversight that encourages thoughtful development without sacrificing visual appeal or historical integrity.</p> <p>A blanket four-story height cap does little to foster a vibrant downtown. It restricts the flexibility developers need to pursue financially viable projects and will likely lead to more generic and less inspired buildings. Vibrancy is not achieved through restriction. It is cultivated through good design and thoughtful collaboration.</p> <p>Just two years ago many downtown property owners went through a similar fight to preserve the zoning and development potential that had already been granted. That effort was another attempt to roll back the town's previous vision and momentum for growth. Investors and owners made decisions based on the current rules and they deserve a sense of stability not a recurring pattern of reversals that undermine confidence and planning. Changing the rules again risks infringing on property rights and eroding trust in the process.</p> <p>Douglas County has assessed taxes based on this increased potential value. If that potential is stripped away owners will be paying taxes on development rights they no longer hold. This shift is unjust and sends the wrong message to those looking to invest in the long-term success of downtown Castle Rock.</p>
Francine	Onofrio	Yes	I vote for a single maximum height limit of four stories for all new downtown construction.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Jeff	Warkentin	No	My family owns 611 Wilcox. We would vote NO on this proposal. We intentionally picked this building to own because we love Castle Rock. We have invested into this location and have done the best we can to keep it current and beneficial to the downtown area. By putting regulation on properties like ours you deter improvements and development. This proposal if passed would stop free market capitalism and would really be a take away from my kids and future grandkids. I would encourage the leaders to continue the current approach that has been so successful at making Castle Rock what it is today! Let's look to the future and make the best moves we can to encourage improvement and allow our kids to enjoy this downtown like we have over the years. Thank you!
John	Witt	Yes	I am NOT in favor of reducing the building heights. As a resident of Castle Rock and an owner of a property affected by this change, reducing the maximum building height would adversely affect our property rights and future values. Additionally, going backwards on zoning rights (building height, or any other significant change) will essentially eliminate any cool new projects from getting built, as developers won't be able to afford to build cool projects like Encore and Riverwalk without the economies of scale offered by taller buildings. Our family visits downtown Castle Rock multiple times each week and we love the variety of shops, restaurants, and businesses that have been added to downtown in the last 10 years.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Dianne	McClure	Yes	<p>Before living in Castle Rock, I moved from a small town in Missouri that was dying because they couldn't attract businesses and people to live and work in the downtown. I've been a Castle Rock resident now, living in District 2 and now District 4 for almost 20 years. When I first moved to town, downtown was struggling. I could see the potential, but there was little to do and businesses struggled. I'm so grateful that our Town Council saw the problems of the past and has done so much to attract new businesses and positive change in our community. I love that there are more restaurants, shops, and things to do. I love the idea of having the opportunity to possibly live in downtown Castle Rock and purchase a condominium in the Encore building to simplify my life as I get older. I'm so happy our town is thriving now. I saw the proposed future building height reductions, and I think it would be a mistake to make changes to what has allowed our town to evolve into the future. It's why Castle Rock is the envy of so many other towns and cities across Colorado. My friends from out of town always complement me on our downtown and how it's evolved. Please don't do anything to change the current rules or reduce what our downtown business owners can do with their properties. Thank you!</p>
Barbara	Hieronymus	Yes	I support the proposed single maximum height limit of 4 stories for all new downtown construction.
Nichi	Kingery	Yes	<p>I think downtown Castle Rock construction should be limited to four stories. The apartment buildings which are higher look terrible and have ruined the "home town" aesthetic that Castle Rock used to have. Perry Street looks nice, but nothing should be built higher than four stories!</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
KC	Neel		<p>The Downtown Master Plan and the Downtown Overlay were created to provide a roadmap for the revitalization of the downtown district. Property owners, business owners, residents, and civic leaders created a balance between density and “small-town charm.”</p> <p>In the subsequent years, some properties were spruced up. Many changed hands and new property owners based their purchase prices on future development allowances. By limiting the height all buildings going forward, the town has effectively devalued those properties and left owners with little choice but to down-develop in ways the town is not eager to accept (i.e. four-story apartment buildings with no commercial on the first floor); let the properties languish, which was what was happening before the Downtown Development Authority was created in 2008; or sell at a loss. Property rights are a basic conservative tenant, and this community takes those rights seriously. How much government intervention is the right level of intervention? I would argue that changing these zoning regulations is not the correct level of governmental intrusion.</p> <p>If there is one thing businesses, developers, property owners, and even town staff want more than just about anything else it’s stability. Businesses want to know that regulations are not going to change all the time. Developers want to know the projects they are planning today or tomorrow are going to be consistent with town zoning regulations going forward. Town staff wants to be able to tell developers and property owners the rules of engagement without changes in the middle of the game.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
		No	<p>If modifications to the zoning regulations must be made and height limits readjusted “ and I have not yet heard a convincing argument as to why they should be modified at all -- I would suggest skuttling the variances for each district, meaning four stories for the core and six stories on the north and south sides of town. The truth is the north and south sides of town lack any sort of charm and having higher densities on the north and south will benefit the entire district with more residents and businesses that create tax revenue for the town without sacrificing the “small town charm” everyone cherishes about the core.</p> <p>It seems to me that complaints about downtown center mainly on parking, or the illusion that there is no parking. Hopefully, the new parking study will help shed light on how to best take advantage of what we have today and plan for tomorrow. The Downtown Alliance and the downtown businesses have tried to educate visitors to the district about the myriad parking opportunities throughout the district town, but the perception of a lack of parking remains. Apparently, more work needs to be done there.</p> <p>Rather than focus on building heights, I would prefer the town focus on wayfinding. For one thing, wayfinding can help visitors find things like “ yes, parking. I think our lack of wayfinding creates confusion for visitors and this creates angst in other things like “ yes, building heights.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>The downtown property owners, business owners and residents voted to tax themselves and to use those revenues to invigorate and rejuvenate the district. It worked. Growth is difficult. Growth means change. And change is scary. But what's happening in the downtown district is smart and well-thought-out: An organic mix of old and new meshing together to create a new multi-layered district where there is something for everyone.</p> <p>I urge the Town Council to reconsider the proposal to change the height requirements in the Downtown Overlay District. The model has worked well for the last 17 years. Sales tax is up; visitations to the district have skyrocketed; and Castle Rock is the envy of small and mid-sized communities from Cody, WY, to Buena Vista, CO, and beyond. Why do we want to try to "fix" something that is not broken?</p>
Ron	Kingery	Yes	Building higher than four stories is destroying the small town feel of Castle Rock as well as the skyline. I oppose any building which is taller than four stories.
Norris	Croom	Yes	Having lived here for 39 years, these changes have kept Castle Rock alive. It has turned downtown into a vibrant area, and I now have friends tell me they drive down from the Denver metro area to visit and eat in our downtown. Restricting a property owners' ability to maximize their return on investment will only end up hurting us all in the end. Please, don't change the current rules.
Thomas	Krueger	Yes	I would say that I would oppose this building restriction. There is a chronic lack of housing not just here but statewide.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Barrett	Carlson	Yes	<p>My name is Barrett Carlson. My wife and I moved here in 2024, first living in Riverwalk Lux and now at 53 Taylor Court. I run Master Magnetics up on the hill, and we chose Castle Rock after looking all over south Denver because of the people, the energy, and the unique character of this town.</p> <p>I understand concerns about traffic and parking, but from my own experience, responsible growth adds vitality and opportunity without losing the small-town feel. Castle Rock has become a “non-Denver haven” for families and visitors, and that vibrancy is part of what makes it so special.</p> <p>For that reason, I don't see restricting vertical growth as necessary. The previous and current thoughtful expansion keeps Castle Rock thriving.</p> <p>Thank you for your time and for your service to our community.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Blake	Calvert	No	<p>Dear Council Members,</p> <p>I am writing to share my perspective on the proposed changes to downtown building height standards. Having worked in real estate development and civil engineering in Castle Rock for 30 years, I have had the privilege of helping support the Town’s goals and have witnessed firsthand the remarkable transformation of downtown. Years ago, few people chose to visit the area. Today, it is vibrant, walkable, and full of energy”thanks to the vision and persistence of Town leaders and staff, the Castle Rock Economic Development Council, and the Downtown Development Authority (DDA).</p> <p>The standards in place today are the product of years of collaboration and thoughtful planning. They have attracted high-quality developers such as Confluence Companies, who have invested in cornerstone projects like Encore, Riverwalk, and the upcoming Brickyard. These developments have drawn more people downtown, strengthened the tax base, boosted businesses, and increased property values significantly. What was once a quiet downtown is now a regional destination.</p> <p>Castle Rock is in direct competition with nearby communities like Parker, Castle Pines, and Lone Tree for investment. Restricting building heights would make it more difficult for developers to create financially viable projects and would limit the types of retail and housing opportunities that make downtown thrive. If the Town reverses course now, these kinds of successful projects will simply go elsewhere”taking with them the benefits of private investment, community activation, and long-term economic strength.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>Castle Rock's downtown is thriving because of a shared vision that looked forward, not backward. I strongly encourage the council to preserve the standards that have already proven successful. This vision has not only elevated Castle Rock but has influenced surrounding communities, including Englewood, where I now chair the recently created DDA. Our strategy is modeled after Castle Rock's approach, which has become a leading example of how to build a sustainable, people-focused downtown.</p> <p>Thank you for your leadership and for continuing to invest in the long-term vitality of our town.</p> <p>Sincerely, Blake Calvert, President & CEO CORE Consultants</p>
Phil	Bonfanti	Yes	I would highly support limiting building heights to 4 stories and only 4 stories in the immediate downtown area
Jeff	Smith	Yes	<p>I am FOR limiting building heights in Castle Rock. People move to Castle Rock to find a lower-key, quiet area to live.</p> <p>The higher the buildings, the higher the density of people...which brings traffic, noise and crime issues. Leave the tall buildings to Denver and other surrounding cities, please.</p>
Leann	Schell	Yes	Limit height to no more than 4 stories, as well as density of such buildings. Without these limitations, the character of this city will change dramatically and become just another front range wind tunnel along I25.
Joshua	Brungardt	Yes	Please don't allow taller buildings. Don't ruin our down town more. Part of the charm is the height. We don't need any higher buildings.
Caroline	LaBarre	Yes	<p>Clarification on residency - my address is Castle Rock, but I live just past the city limits on Wolfensberger Rd.</p> <p>I support the decision to move to a single maximum height limit of 4 stories.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Pamala	ORR	Yes	<p>While it might be uncomfortable to be putting the genie back in the bottle, the laissez-faire attitude of the Town and Town Council regarding business approval has NOT been successful.</p> <p>Return to building height codes.</p> <p>Bob Lowenberg continuously imploded the Town to keep "the Rock" within view as the downtown grew. This was both historical and aesthetic as the Town, to this day, CLAIMS a "small town" atmosphere. I thought when White and Brown developed Perry Street between Third and Fourth Street, an architectural style had been put forth to keep continuity and define the Town of Castle Rock. The Downtown planning commission can set constraints in which businesses can still progress and make money.</p> <p>My husband was a former downtown businessman, and I know there are ways to keep Castle Rock quaint and vibrant.</p>
Dwernychuk	Lisa	Yes	Keep maximum height limit of four stories for all new downtown construction. We wish for Castle Rock to have a small town feel instead of blocking views of the rock and the mountains and feeling like a crowded city.
Grant	Dwernychuk	Yes	Keep downtown castle rock with a maximum of a four story height limits,
Troy	Carlson	Yes	Keep them low! It's too hard for businesses with parking even with the garages. People don't want to walk through snow and ice to businesses from a parking garage and risk falling.
Doug	Davis	Yes	Let's talk about building the infrastructure first, before we build more behemoth buildings that will dump more traffic into an already congested downtown traffic.
Jill	Grabill	No	I often come to downtown Castle Rock for work, and the improvements made over the last 8-10 years have been fantastic. It really has a unique sense of place now. I don't think downzoning is appropriate here. I love the local businesses and the walkability.
Abby	Hegarty	Yes	Downtown should grow and modernize without becoming downtown Denver. I live in Riverwalk and think it fits the vibe of downtown Castle Rock.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Andy	Herscher	Yes	<p>As a property owner of 0.4 acres in the Core district of downtown Castle Rock, I am concerned about the proposed changes to building height restrictions.</p> <p>The current allowanceâ€”up to four stories (60 feet) with the possibility of a variance for five storiesâ€”offers essential flexibility for future development. Restricting heights exclusively to four stories could have several impacts:</p> <p>Property Value Impact:</p> <p>Limiting building heights reduces the development potential of my land. This could directly affect its value, as developers and investors often seek opportunities where higher density and mixed-use projects are possible. The current option for a fifth story increases desirability and maximizes the land's utility, which in turn sustains or enhances its value.</p> <p>Vibrancy and Economic Growth:</p> <p>Personally, I believe that allowing added height brings vibrancy to the downtown area. Taller buildings can accommodate more residents, businesses, and amenitiesâ€”such as shops, restaurants, and officesâ€”that are much needed in our community. This not only increases the economic vitality of downtown but also fosters a more walkable and lively environment.</p> <p>Community Benefits:</p> <p>The ability to build higher can help attract a wider variety of businesses and services, making downtown Castle Rock a more dynamic destination for residents and visitors alike. Height flexibility supports thoughtful growth without sacrificing character, and it can help meet the increasing demand for housing and commercial space.</p> <p>In summary, I urge the Town to retain the current height allowances, including the possibility for a fifth story by variance. This approach best supports property values, economic development, and the continued revitalization of downtown Castle Rock.</p>
Liana	Brooks	Yes	NO! I do not support changing height limits to buildings.
Ginger	McGrail	Yes	<p>Keep the height at 3 stories or less!!!!</p> <p>Please stop building chain stores. Please stop building.</p>
Deborah	Fautsch	Yes	I am in favor of a single maximum height limit of four stories for all new downtown construction.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Rhonda	Herrera	Yes	I like the proposed ordinance. I prefer that downtown Castle Rock not be full of high-rise buildings.
Codie	Winslow	Yes	In order to enjoy the beautiful place we live in, maintaining the charm of downtown Castle Rock is imperative. The height of buildings that are on and surround Wilcox and Perry streets should remain contained to three or four at the most. It is a shame that we have already allowed so many new builds that block the beautiful view of the Rocky Mountains. The congestion the lack of parking and free roads creates is a subsequent problem of tall buildings.
Deborah	DeGroff	Yes	Please limit all future building height to 4 stories unless a current building of greater than 4 stories is rebuilt on the same site, in which case the building may be rebuilt to the same number of stories as it was originally.
Daria	Martin	Yes	I agree with a single maximum of four stories for all of any new construction in downtown Castle Rock. We are a small town, not Denver, we do not need 6 stories or higher. Quit killing the small town feel that so many people enjoy and why many have moved here because of it.
Trisha	Price	Yes	Biggest concerns for me are that it's unnecessary to even look at this currently as every project has to be approved on its own merits and can be dealt with at that time. Also, major infringement on the property rights of the owners as this is a major hit to the value of those properties. Thank you for reading and considering feedback from the town!
Daniel	Windham	Yes	I support the limiting building height limit to 4 stories
Alan	McDaniel	Yes	I think changing now is not fair to property owners who may want to redevelop their properties in the future and this restriction will make the construction not feasible, thus the older properties will not update.
Ryan	Briggs	Yes	I think the South could benefit from maintaining the current standards while keeping the 4 story standard in place for North and Core. That way we balance preserving livability within the central part of downtown while not discouraging growth in areas that won't affect that targeted livability.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Kevin	McHugh	Yes	I oppose imposing stricter building height restrictions in downtown Castle Rock. Our downtown is thriving because of thoughtful investment and smart growth, and limiting building heights would discourage innovation and reduce economic opportunity. With the right design standards, taller buildings can enhanceâ€”rather than harmâ€”the character of downtown while supporting housing, jobs, and local commerce. A height restriction would limit our ability to grow responsibly and to keep Castle Rockâ€™s downtown the dynamic heart of our community.
John	Lang	Yes	Keep them low!

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Sarah	Humbargar	Yes	<p>As a Castle Rock resident I am deeply concerned about the Town's proposal to reduce building heights from the currently allowed five stories in the core (and six to eight stories on the periphery) down to four stories.</p> <p>My family chose our home on a hillside overlooking downtown because of the views of Castle Rock, the proximity to downtown, and the hope that someday we would see a vibrant skyline. Since our move to the community in 2018, we have hoped that Castle Rock would grow into a community with a distinctive and thriving downtown presence - which has recently started to materialize. Limiting building heights at this stage will all but ensure that opportunity never meets it's full potential.</p> <p>In my professional opinion, possessing a background in urban economic development policy, land use, and commercial real estate - this policy shift would devalue land and make redevelopment more difficult - if not impossible - under current market conditions. Developers, investors, and businesses alike require the ability to build projects that are financially viable. Artificially capping heights below what is already modest for a downtown core severely undermines that viability.</p> <p>The unintended consequences of this change are significant: lost tax revenue, reduced economic vitality, fewer options for housing and employment centers, and the erosion of property rights. Stripping away landowners' ability to realize the full potential of their property not only jeopardizes investment but also weakens confidence in Castle Rock's long-term vision.</p> <p>I urge Town leadership and fellow citizens not to support this measure. Let's plan for a Castle Rock that grows intentionally and boldly, with a skyline worthy of its potential - not one restricted by short-sighted limitations. I urge the council to NOT support this measure.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Kimberly	Heideman	Yes	I am not in favor of the changes. This will affect my property value. I love the growth, vitality and safe downtown that we are lucky to have!! Please keep the code the same. No changes need to be made. Thank you.
Jason	Bower	Yes	Small business owner and downtown property owner here. I like the height restrictions as is. Frankly, it's a little exhausting having to worry about the impact politicians have on my hard work and investment in Downtown Castle Rock. I believe tall buildings belong in downtowns. Most people expect them. My investment in my property is my retirement as a small business owner. No 401ks over here. I feel like some of the distaste for the taller buildings in downtown is because of the types of trendy franchises that have come along with them. Small businesses need density and people to support. I welcome the tall buildings with people. The trendy franchises feel like 16 street mall vibes. They put a damper on the character. More small businesses support is needed from Town Council if we want to keep mom and pop businesses in Downtown Castle Rock. Maybe we could start with parking enforcement and downtown culture before implementing restrictions. Thank you
David	Hieronimus	Yes	We need to limit all new construction in the core to 3 stories no variances and north downtown area to 4 stories no variances or the Town will lose Starlighting. Imagine a 4 story building on the NE corner of 4th and Wilcox. South of the core area 4 stories with variance up to 8.
Malia	Johnson	No	I work here and it's such a lovely town. It's very walkable and has a small town feel. Don't allow buildings over 4 stories of any kind.
Vickie	Rumbold	Yes	Im all for changing this so no buildings go higher then 4 stories high!
Diane	Rumbold	Yes	As a lifetime resident of this beautiful town I would like the building height to not go over 4 stories. Thank you, Diane Rumbold

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>Having reasonable building heights that provide flexibility for developers is important for the vitality of the community.</p> <p>This is a great question to be considering, limiting building height in our small downtown (historic core and civic/commercial district) can have both benefits and drawbacks. For a Town like Castle Rock approaching 100,000 people, weâ€™re at the scale where growth pressure is real, but downtown still plays an important role in identity, character, and economic vibrancy. Here are some concerns to consider if you cap building heights too tightly:</p> <p>1. Economic Development and Vitality</p> <ul style="list-style-type: none"> ☒ Restricting density, Limits opportunities for new offices, housing, or mixed-use projects that bring people downtown. ☒ Business competitiveness, Developers may choose surrounding sites or other towns with fewer restrictions, drawing away investment. ☒ Tax base impacts, Lower intensity means less sales and property tax revenue per acre compared to taller, denser development. <p>2. Housing Supply and Affordability</p> <ul style="list-style-type: none"> ☒ Reduced housing opportunities, Downtown attracts people seeking walkability. Limiting height can choke off the supply of apartments/condos. ☒ Higher costs, Scarce units mean higher rents and home prices, especially if demand is strong. ☒ Missed chance for diverse housing, Taller buildings can accommodate seniors, young professionals, and smaller households close to amenities.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Joe B	Wyatt	Yes,No	<p>3. Land Use Efficiency</p> <ul style="list-style-type: none"> • Inefficient use of infrastructure, Downtowns already has utilities, access, sidewalks, and parking. Height limits may push growth to the edges, requiring new infrastructure investment. • Sprawl pressure – Restricting infill pushes development outward, leading to more traffic, emissions, and loss of open space or overcrowding of undesirable urban development outside of downtown. <p>4. Transportation & Sustainability</p> <ul style="list-style-type: none"> • Car-dependence – If housing and jobs can’t concentrate downtown, more people will drive from suburban areas. • Travel options viability, Height restrictions can undercut other travel option potential <p>5. Urban Design & Character</p> <ul style="list-style-type: none"> • Risk of stagnation , if height limits are too strict, older buildings may remain underutilized or deteriorate because redevelopment doesn’t pencil out. • Context mismatch , A flat height cap may ignore variations in street width, historic areas, or transition zones. A “one-size-fits-all” rule can lead to awkward scale issues. <p>6. Inclusion</p> <ul style="list-style-type: none"> • Exclusionary effect – By limiting density, you may be effectively keeping out senior residents who could otherwise live closer to jobs and services. • Social vibrancy, A limited downtown population may mean fewer restaurants, shops, and cultural amenities thrive. <p>7. Legal / Policy Considerations</p> <ul style="list-style-type: none"> • Takings & property rights challenges, If height limits drastically reduce value compared to past allowances, property owners may push back. • Long-term adaptability, Policies that are too rigid may prevent the downtown from evolving with economic shifts (e.g., office-to-residential conversions).

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>If changes must to be made a balanced approach may be best considered.</p> <p>Rather than a blanket low cap, manage height through:</p> <ul style="list-style-type: none"> 200 Step-backs & design standards (allow taller buildings but with scale transitions). 200 Overlay zones for sensitive areas (historic core vs. peripheral blocks). Similar to the existing height guidelines. 200 Performance zoning (height in exchange for public amenities, plazas, or affordable housing). 200 Contextual height limits tied to street width or adjacent neighborhoods, like near Craig and Gould. <p>Thank you for all you do</p>
Adria	Herscher	Yes	<p>I would ask that the town not amend the current building height restrictions and allow for Castle Rock land owners (I own within the Core District) to develop their property based upon current guidelines. I feel that the current guidelines allow greater flexibility for development that would further enrich downtown Castle Rock with increased opportunities for affordable housing, increased access to jobs, and increased access to amenities that we as a community could enjoy. I’ve lived in Castle Rock for 13 years and now spend 3+ evenings in downtown Castle Rock enjoying local bars and restaurants that simply weren’t available to us before. Reducing the viability for future projects would certainly have an impact on amenities that we as a community would no doubt enjoy in the future.</p>
David	Martin	No	We live in Bell Mountain
Cody	Heath	Yes	I believe that the changes are detrimental to the future growth of castle rock.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Alexander	Kamm	Yes	<p>Hello,</p> <p>I would like to write in opposition of the proposed reduction in building heights allowed in downtown. I believe the existing guidelines are reflective of the downtown we want to have.</p> <p>I feel like we got really lucky when we moved to Castle Rock. Within a few years of moving here the downtown changed from a few strip malls and an oil change place to a vibrant downtown. There are great shoppes, housing, parks, and an amazing library. Downtown used to be dead on Friday, now it is the place to be. A large part of that is the apartment buildings and the people who live here. We think the town has done a great job with downtown and would like to see the execution of the current plan continued. There is no reason to change the plan now and halt all of the forward momentum we have now to go back to the drawing board.</p> <p>A few points against the proposed restrictions:</p> <ol style="list-style-type: none"> 1. 4 floors is arbitrary (as many code restrictions are). What happens when someone builds a structure that is 80 feet tall but only 4 stories? Luxury lofts for a select few people. That's not the downtown I am hoping for. 2. People want to move here. We all got to move here because other people developed the area. It would be wrong to lock the door behind ourselves and not develop for the next family that wants to move here. We should continue to develop high density housing that is affordable. Structure height is a big part of that affordability. 3. You can have either density or sprawl. If downtown was a bunch of 2 story apartment buildings it wouldn't feel like downtown. It would sprawl out for blocks, no people around, not the right mix of housing and shops etc. Or we can build a few taller buildings and have a vibrant downtown. I vote density. Density can fix lots of other problems too.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>4. We already have buildings that exceed this height. Prohibiting new developments of similar height makes little sense. First, it won't change the existing tall structures and the feel they lend to downtown. If the next building is 4 stories or 6 won't change how the downtown feels with the existing structures. Secondly, inconsistent implementation or execution of rules is unfair to other property owners in the area. I spoke with someone downtown who said they don't want other tall buildings built because it would degrade their sunset view from the Encore building. That's kind of a terrible take. They only have an apartment with a view because we allowed the first developer to build there (likely obstructing someone else's view behind them). It would be unfair to only allow the first builder to build that high and then lock the door behind them.</p> <p>Thank you,</p> <p>Alex</p>
Spencer	Zerlin	Yes	I am in favor of limiting building height to four stories. I've lived in Castle Rock for almost 12 years. I've seen the changes, and the new buildings, and I feel that we are losing the culture and the small town feel that made us fall in love with the town when we moved here.
Olga	Butler	Yes	Downtown is by far the best place we have in Castle Rock. Festival Park, restaurants, events. All of it is fantastic. Not sure why we would think to "fix" something that isn't broken. We come into town almost every day just to walk around or have a bite to eat
Connie	Deim	Yes	Limit the height to 4 stories. Castle Rock area is too small geographically to support anything taller without making people feel boxed in, which is contrary to why people move here. It also disrupts the views of the terrain from the highway and from within Castle Rock, again detracting from what draws people to the area. If the buildings need more floors, build downward in to the ground.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Michelle	Smith	Yes	Do not restrict building heights. Leave the current ordinance as is. Plenty of other factors will restrict building height anyway so there is no need to put in this time and energy to an issue that has already been dealt with.
Frankie	Mendola Jr	Yes	Hello do to population explosion in this town there is huge need to build higher than 4 stories for any residential complexes and parking facilities. The amount of growth really demands more space and the only way is go up higher. 4 Stories is just not enough. Thank You
Jody	Totten	Yes	There shouldn't be a limit on the heights of buildings considering how much Castle Rock has grown. We need more parking since it is very hard to park in downtown Castle Rock.
Ronald	Taylor	Yes,No	Why are you now restricting? I honestly don't believe that doing a restriction at this time is unnecessary or fair. I believe that it enhances Downtown and doesn't detract from anything
Kim	Berkenkotter	No	What the heck?? Are you trying to reduce or even stop people from coming to Castle Rock? Parking is already a nightmare. How do you expect the town to grow and flourish if buildings are restricted to only 4 stories high? It will be a mistake to change the heights now when there is already so much congestion. The only way to accommodate the growing town of Castle Rock is to build up due to limited space. If this passes it will have to be reversed in the near future to accommodate all the people flooding into the area. More restaurants, more businesses and more parking will bring more revenue as well. Thanks

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Robert	Molloy	No	<p>I am a landscape architect/landplanner who has done many projects in Castle Rock including the downtown area. Typically cities place restrictions on building height due to proximity to airports or expansive views. Neither of these reasons apply. The DDA was put in place to help with the downtown growth that was in dire need to be jumpstarted. The DDA has been successfull in revitalizing the downtown by increasing the population that lives, works, and plays in downtown. Now placing a height restriction will surely handicap that success. The reasoning behind the council member change is that he wants to maintain that small town. Castle Rock is no longer a small town and to continue with the success of downtown, development standards need to be maintained. As someone who has worked in development for the past 20 years and has served as a Loveland City Council member and spent a vast amount of time working with cities in Colorado on their code changes, I have witnessed the ill effect of changing city code per uneducated ideals. And to add at a time when cities across the state and nation are struggling to provide affordable or attainable housing I believe the view this council member is presenting is blind to this national problem. Reducing the building heights increases the cost of each unit.</p>
Colleen	Studor	Yes	<p>I live in Idaho but have family in Castle Rock I visit often with my young family of four. Every time we visit it is impossible to park and enjoy the Castle Rock downtown area. I don't know why you would limit the buildings to four stories high but I would think you would want to expand due to all the residents and tourists like ourselves. The only way to expand is up. Why would you want to limit the building height? Reduce the amount residents in the area?..then stop building houses. Every time we visit (which is often) there seems to be a new housing development. Are you trying to reduce tourism? Instead of or in addition to the new housing we see each visit we would love to see more shopping, more restaurants and please more parking. I hope you reconsider and maybe consider approving even higher buildings beyond the seven story limit in place now. Please include parking.</p> <p>Thank you for taking the time to consider the opinion of a frequent tourist to your town and businesses we frequent during our visits.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
John	Mcneil	Yes	<p>I've been at downtown Castle Rock residence for over 30 years</p> <p>Don't limit building heights</p> <p>It will limit your parking</p> <p>It's not fair that some had the ability to build higher and now your taking away rights and lowering the property values of others in the town</p> <p>If you vote to do this think about the law suits that can come your way</p> <p>Not a good idea</p> <p>And not good for the down town of castle Rock</p> <p>Don't do it !!!!</p>
Dallas	Palmer	No	<p>The restrictions are very unwise. This greatly limits the ability for developers to create affordable housing. I can understand why building height is a concern, but it also reduces the ability to create density housing.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>Michael Wright August 25, 2025 To the Members of the Town Council, Castle Rock, Colorado Subject: Opposition to Proposed 4-Story Building Height Limit Dear Members of the Council,</p> <p>I am writing to express my strong opposition to the proposed ordinance limiting building height to four stories. Having worked in this town for the past 23 years, I have had the privilege of witnessing its transformation “ from a quiet, often overlooked community into a vibrant, beautiful town that now draws admiration from residents and visitors alike. This revitalization has not come by accident; it has been driven by vision, investment, and a willingness to support smart development.</p> <p>It is therefore deeply troubling to see a proposal that threatens to undermine this progress.</p> <p>First, it must be noted that several existing buildings in town “ at least four “ already exceed the proposed height limit. These structures not only set a clear precedent but have contributed positively to the town’s character and functionality. Imposing an arbitrary limit now creates a two-tiered system that unfairly penalizes future development and raises serious questions of fairness.</p> <p>Second, the timing and motivation behind this proposal cannot be ignored. The fact that the builder currently finishing his last project “ which exceeds the proposed limit “ is reportedly receiving favorable treatment from the Council raises ethical concerns. The optics of such an arrangement suggest undue influence, and residents deserve transparency and accountability in all matters of governance.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
michael	wright	No	<p>Furthermore, this proposal is a slap in the face to the many small business owners who have dedicated their lives to building this town into what it is today. These individuals have invested time, money, and faith into our shared community, and now face a regulation that will severely restrict their ability to see a fair return. These small businesses are not outsiders â€” they are the backbone of this townâ€™s success and should be treated with respect and fairness, not limitations.</p> <p>Another crucial issue is parking. Everyone agrees it is one of the townâ€™s greatest challenges, and any thoughtful development plan must include meaningful solutions. A four-story limit would eliminate the possibility of integrated parking structures â€” one of the most viable ways to address this problem. By limiting building height, the town inadvertently limits the opportunity to solve parking itself.</p> <p>Moreover, if there is not enough parking, then logically, the town will find itself unable to approve new developments in the future. This means that restricting building height will effectively bring our forward momentum to a halt. This short-sighted proposal would turn back the clock on a decade of revitalization and vibrancy. It sends the message that the town is no longer open to progress.</p> <p>I urge the Council to reconsider this misguided proposal. Over the past ten years, your leadership has helped reshape this town into a shining example of smart growth and revitalization. Please do not allow this ruling to become the moment that forward progress was stifled and opportunities were shut down. The story of our town has been one of transformation â€” let it continue to be one of vision, fairness, and growth.</p> <p>Respectfully, Michael Wright</p>
Leslie	Morales	Yes	<p>Less than 4 stories is better, The smaller buildings are what makes downtown darling and sunny. The smaller buildings are more pleasant. NO to tall condos. Yes to small businesses!</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Allan	Wade	No	I've worked in downtown Castlerock for over 30 years. I don't understand why. Why the town town council wants to limit the height of buildings in Castle rock Arthur after are they have already have five stories in town it's crazy to me
Susan	Ebbs	No	Work in Downtown CR, live in nearby Sedalia for 21 years. Yes, yes, and yes! Wish it would have stayed at 2 stories so I could still see The Rock from where I work, which sadly is no longer the case. Please keep buildings low enough for future generations to enjoy The Rock. The Rock should not be towered over by buildings. It is what makes our town unique and special!
Barbara	Schneider	No	<p>Dear Castle Rock City,</p> <p>I am a very frequent visitor to Castle Rock as I was raised in Black Forest and have family and friends there.</p> <p>I became aware of your proposal to change the downtown building height to a limit of four stories. I have to say that I don't understand your logic at all. The growth you surely desire in revenue seems stymied by this proposal. Downtown, anywhere, is always a desirable place to shop, eat, walk, congregate and enjoy the ambiance of being downtown. No one goes downtown to "see the far off view". What I am saying is that, no one would go "downtown" to see the "mountain views".</p> <p>Castle Rock has grown beyond my wildest imaginations since I lived in Black Forest in the late 60's and 70's. I am impressed with its growth. I am drawn to the atmosphere downtown and enjoy being there. If you cut the buildings down to 4 stories only it will detract from the "downtown" feeling and ambiance.</p> <p>It will look like a squashed metropolis, dull and uninteresting. Leave that 4 story idea to the malls and restaurants within the outskirts of downtown. You will also detract from those who do want to purchase lots and build in the Castle Rock downtown area and in the end, lose revenue. Why in the world would you do that? Why take a glittering downtown and turn it ugly and plain? Downtowns USA are cultural and original! Don't do this, it would be a mistake.</p> <p>Thank you for considering my opinion.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Travis	Turner	Yes	We need to allow higher building heights, this is what will allow for a more flourishing, healthier downtown. Let's not restrict businesses anymore than they already are.
Katrina	Holmes	Yes	By limiting building heights after all of the building that has been done contradicts the progress that has already been made downtown. It should be based on a case by case situation and what is proposed to the town. There could be benefits of having different businesses that may need to have more than those height requirements.
Ben	Hensley	No	<p>Dear Council Members,</p> <p>I live in Colorado Springs but work in Castle Rock, so I spend most of my time in this area and have seen firsthand how much it has grown. The proposed law to limit building heights strikes me as both surprising and counterproductive. Why implement these restrictions now, especially when there are already several buildings in the area that exceed four or five stories?</p> <p>This kind of limitation seems like it would only slow the town's momentum and hinder economic progress. Growth brings opportunity and more people mean more demand for products, services, and housing, which ultimately benefits the entire community, especially local businesses.</p> <p>Castle Rock is no longer a small town. It's evolving, and trying to hold it back with restrictive zoning could do more harm than good. Instead, I encourage the council to embrace the change and plan for smart, sustainable growth that benefits both residents and businesses.</p> <p>Let Castle Rock thrive.</p> <p>Ben Hensley</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Juliana	Watson	Yes	<p>I agree with the limitations on future height restrictions. I don't think any should be allowed over 5 stories even with a variance. I think 4 stories for standard limits and 5 with a variance is acceptable but taller buildings take away from the historic small town feel. You can have growth and even taller buildings while still preserving the legacy and heritage of the town. I am from a small colonial town on the east coast. A law was established that no buildings could be taller than the capitol building (4 stories) located in the downtown area of the state capital (a few miles from my home), and the adjacent municipalities have adopted it as well. This did not prevent growth in the least. The area has exploded in population, commerce, and development in the last 20 years due to a variety of factors. One of the main draws to newcomers has been the essence of the heritage and legacy even with all the expansion. It has made for thoughtful construction and development that preserves the city's, and other surrounding towns and cities', charm while keeping pace with modernity.</p>
Diane	Brown	Yes	<p>Limiting the heights of Downtown Castle Rock may limit the already growing community. As a community we want to preserve the Historic Downtown areas, we also want to have growth. Moving forward with the already established newer modern design in our downtown area is already coexisting with our Historic areas and will continue to do so. Height restrictions may unintentionally limit the progress of downtown areas. Vertical growth can bring in additional business and revenue for the town if it is well planned. This could help our downtown area continue to grow and evolve with the community and will offer additional employment opportunities, entertainment venues to keep residents of Castle Rock and nearby communities spending money locally. Having flexible building height guidelines rather than height restrictions would be more beneficial for our downtown area and the Castle Rock community as it continues to grow .</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Kurt	Liss	Yes	All of the businesses and establishments have been nothing but a great thing for Castle Rock. While my family and I have been residents for only eleven years now, we've seen the changes in downtown as nothing but a positive for the community and its residents. New employment opportunities exist and great amenities are here now that weren't not that long ago. I think limiting new building heights to four stories will greatly impact the ability to bring in more prosperity to the area and fun experiences. My family and I were just at the farmers' market this past Sunday and the energy was amazing. I would venture to guess that this positive experience and fun environment would not have been possible without all of the new businesses, buildings and residents living downtown.
Tammy	Owens	No	I am ok with the buildings in downtown Catle Rock being taller, it is a good way to make downtown a tourist attraction and help with local economy.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Alexis	Thomas	Yes	<p>I have lived in Castle Rock nearly my entire life. My family moved here when I was four years old in 1996, and I grew up and graduated high school here. After attending college in Fort Collins, I moved back home in 2015 to raise my daughter and start my family. At 32 years old, I have no plans of leaving. Castle Rock is home.</p> <p>Growing up, Castle Rock felt safe, but it also felt limited. As a child and teenager, there was little to do hereâ€”our family often had to leave town for entertainment or a â€œdowntownâ€ experience. The most exciting developments I remember were the outlet mall and, eventually, a movie theater. The downtown area at that time was not a destination; it wasnâ€™t where people wanted to spend their weekends.</p> <p>That has changed dramatically in the last decade. With thoughtful growth, Festival Park, new restaurants, shops, and family-friendly businesses, downtown Castle Rock has become a true destination. For the first time, residents can spend an entire day here without feeling the need to drive elsewhere. This is exactly the type of community I wanted for my children and one of the main reasons I chose to move back and build my familyâ€™s life here.</p> <p>Because of this, I am completely opposed to the proposed restrictions on building heights downtown. These restrictions would:</p> <p>Limit opportunity for property owners to responsibly develop their land and invest in our community.</p> <p>Stifle the continued revitalization of downtown by making it harder to attract new businesses, restaurants, and entertainment options.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
			<p>Risk sending Castle Rock backwards to the days when residents had to leave town to find meaningful experiences and economic activity.</p> <p>Downtown Castle Rock has finally become a place that people want to be. We should not artificially cap its potential. Property owners, developers, and business owners should have the flexibility to continue improving and diversifying the heart of our community.</p> <p>For the sake of Castle Rock's future, its economy, and its families, I urge you to REJECT the proposed building height restrictions.</p>
Anthony	Palumbo	Yes	I believe further discussion is warranted. The core is where the highest density should be allowed and lower density allowed in the north and south
Darlene	Herrera	No	Living in Larkspur just 15 minutes from Castle Rock where we USE to go for dinners, luncheons, etc. Now its TOO busy because of all the people. Having larger buildings would cause even more of a congestion and ruin the view of the mountains even more. Would like to preserve the feel of a small town.
Jorge	Paradelo	Yes	Keep the heights at 4 stories. The Encore building's height and size should be the model. The huge apartment development to the North is an abomination.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Nathan	Berkenkotter	Yes	<p>Hey,</p> <p>I live in Castle Rock, in the Encore building, so I actually see whatâ€™s going on around here every day.</p> <p>It kinda feels like some of the people making decisions are trying really hard to keep everything the same â€” like theyâ€™re scared of any change. But the town is growing, whether people like it or not, and fighting that just holds us back.</p> <p>There are some projects coming up, like the hotel downtown, that could bring more life, more jobs, and more stuff to do. That kind of development could make Castle Rock way more fun and give people actual reasons to visit or stay here.</p> <p>I get that people love the â€œoldâ€ Castle Rock, but that doesnâ€™t mean we canâ€™t grow and still keep what makes it special. Change isnâ€™t a bad thing â€” it just means progress. So please donâ€™t shut down good ideas just because theyâ€™re new.</p> <p>Thanks for listening.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
John	Zelem	Yes	<p>Being a commercial and residential contractor in this town for many years, I do not feel that it will benefit the Town to enforce or restrict the limits of construction projects to 4 or less stories. No project should be automatically denied or restricted before it is presented on the principles of due process, transparency, and effective governance. Denying a project without review is an arbitrary action that sacrifices potential economic and community benefits. Each individual project that is presented to the building department should be taken into consideration and reviewed as such to determine its benefit and/or lack thereof.</p> <p>How can the Town create a blanket restriction over all upcoming construction to develop 4 stories and under after allowing many developers prior to come in and raise the height of infrastructure already? Would that not be completely controversial? By suddenly deducing the number of stories that builders can construct, the Town is not allowing for the full maximum potential of development, economic growth, or for current landowners to produce an equitable project in comparison to what has already been approved, built, and established. Developers, private, and public landowners should have and hold the same rights to review processes as was previously allowed in the Town.</p> <p>In closing, I feel the decision to cap the height of future infrastructure would cause a negative outcome to not only current and future landowners, surrounding businesses, financial benefits, and potential growth. Each project should be subject to its own review process as has been done in the past. This review process allows each side to present their case and cause.</p> <p>Sincerely John Zelem</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Matthew	Hearon	No	I am a frequent visitor to Castle Rock. One of the main issues in the downtown area is adequate parking, and limiting building heights will only make it more difficult for new buildings to have the garages they need for adequate parking. This will also negatively affect property values and their owners. Whether or not an owner ever intends to build over 4 stories does not matter, because the new rules limit the utility of the property and therefore its value.
Matt	Niemann	No	I operate a business on the south end of Perry Street. I would like to see less restrictions on building heights. As long as developers are required to provide plenty of built parking, I believe that growing density through height will improve downtown Castle Rock. In comparison, I also run a business in downtown Golden, CO. That town has no density, very few buildings over 3 stories, and limited public parking. Local residents avoid the downtown district and it has been relegated to a tourist trap, which benefits only a certain type of business. I would hate to see downtown Castle Rock follow the same path as Golden.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Deana	Place	Yes	<p>I would like to express my concerns regarding the proposal to limit future buildings in Castle Rock to a maximum of four stories without incorporating rooftop or structured parking solutions. While I understand the intent may be to preserve a certain aesthetic, this decision would create unintended consequences that would negatively impact our community.</p> <p>Restricting building height while eliminating options for rooftop or vertical parking will inevitably worsen traffic congestion and strain the already limited parking availability in Castle Rock. Our town continues to grow, and residents, visitors, and businesses all depend on safe, convenient access. Without adequate parking, cars will overflow into residential streets, increase traffic backups, and reduce the overall quality of life.</p> <p>Allowing for taller buildingsâ€”paired with structured or rooftop parkingâ€”would actually reduce surface-level congestion and create more efficient use of available land. Vertical growth provides opportunities for smart urban planning, improved walkability, and better integration of retail, residential, and office spaces. Simply capping height without addressing these needs risks stifling economic growth and creating avoidable frustrations for both residents and visitors.</p> <p>I urge the council to reconsider this proposal and instead support thoughtful development that balances community character with practicality. Please consider allowing flexibility in building height along with requirements for adequate parking solutions that will support the townâ€™s future growth and livability.</p>
Katie	Fortna	Yes	<p>As a Castle Rock homeowner for over 20 years who also works in downtown Castle Rock, I believe a four story limit should apply to all of Castle Rock. Visitors and potential residents come to Castle Rock for the beauty and sunshine; tall buildings block not only the mountain views, but also the sunlight. They create more icy areas of sidewalk and street during the winter, and detract from Colorado's natural beauty. Taller buildings add to already-congested streets and reduce already-limited parking and water resources.</p>

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Penny	Gundry	Yes	<p>I am in favor of limiting the building height downtown to four stories. Not just for aesthetic purposes but also because more stories will create more space to fill resulting in more traffic, less available parking and congestion throughout downtown. It's time to start focusing on density in Castle Rock</p>
Jewels	Daly	Yes	<p>I am a proponent of the current height rules, NOT the new proposal that the town council has decided on to change to a single maximum height limit of 4 stories. I live in downtown castle rock and want more growth and to keep the current height limits.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
JANET	KAUFMAN	Yes	I live in the Encore. We downsized our home to a condo in Castle Rock because we loved the idea of walking everywhere. We walk daily on the paths, through the town, and to restaurants and shops. It feels safe and is dog friendly. I rarely drive anymore. The height of this building is fine but I wouldn't want taller buildings.
Deanna	Murphy	Yes	They need to remain low
Lynn	Adams	No	<p>To Whom it May Concern:</p> <p>I have worked in Castle Rock for 12 years. I remember hearing that Castle Rock wanted to be the next silicone valley of Colorado. I do believe that at this late date changing the requirements for buildings to be no more than 4 stores seems a little late in the game to change the requirements. Changing from 5 to 4 stores really will not help parking in downtown Castle Rock. A parking garage is really the only solution to the parking problem.</p> <p>For 12 years traffic has been an issue in Castle Rock changing building heights is not going to change that problem.</p>
Jack	Smith	Yes	I am against lower limits. In fact i would raise them. Encore building is at 7 stories and other buildings should be able to match. This is an attempt of rich people on top floors and surrounding downtown houses to keep their private views available only to few. More people should be able to live in and enjoy castle rock. Raise them up!
Jean	Barrett	Yes	<p>With the influx of the residential apartments in the North quadrant not even occupied yet and the new apartments on the corner of Wilcox and 3rd with many vacancies, I think that this should be put on hold.</p> <p>We are not a downtown, and a two lane main street with crossings every corner, auto congestion and safety while walking is already tenuous. Where would another hi-rise be built?</p>
Denise	Perea	Yes	I like the 4-story limit for all new construction in the downtown Castle Rock area.
Roy	Kenny	Yes	I would like to see any future development be limited to 4 stories.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Glen	Pappas	Yes	I prefer the single maximum height limit of four stories for all new Downtown construction being considered as opposed to the current height rules. The reason being, I live in the Downtown Core & believe it's too small, too congested & too noisy to accommodate the increase in population that would result from buildings exceeding four stories.
Stephen	Lutter	Yes	Your limiting the height after the fact you allowed everyone else to build past 5 stories. Now your limiting the amount of what other businesses can make. Typical politicians that get bribes from developers is how the people see you. A capitalist county is meant to be equal rights. Not monopolize Riverwalk to be the only company that gets special treatment. If this passes you wont be getting my vote to run for office again.
Kevin	Marsilio	Yes,No	They should have a building height restriction
Derek	Smith	Yes	We really need a market downtown more than anything. I live downtown and there is nowhere to buy groceries other than Safeway which is several blocks away and across a busy street. A Trader Joe's or a Tony's Market is very much needed. However, tall buildings are not necessary in the downtown area. The streets are already too crowded and would definitely not be able to handle any more traffic. There would be no way to drive through downtown if any other condos or apartments were built. People haven't even moved into the huge apartment buildings near 6th St and Wilcox yet. It'll be a traffic NIGHTMARE!!!!
Susan	Pappas	Yes	I love that we have a vibrant downtown and want it to stay that way. Part of the appeal is that it is "small town" living. Adding larger buildings to the downtown area will take away the small town feel. I think that restricting the building heights to 4 stories will help to maintain the quality of the downtown small town aesthetic. I also feel that the six stories on the outskirts of the town will also help keep the town beauty consistent.
Kim	DeLisle	Yes	Don't want CR to look like a big city. Height limit should not be more than 7 stories. It's such a great community and if it gets where buildings are tall, it can be a safety risk and lose the ability to enjoy the scenery.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Jorge	Troncoso	Yes	The core of Castle Rock should be preserved, especially historic buildings. Build the four to six level monstrosities outside the core of the town. This is Colorado and open space is widely available for large buildings everywhere around Castle Rock. Leave downtown alone.
Thomas	Kammer	Yes	We DO NOT need to change the current height limitations that are in place. Since moving to downtown Castle Rock I only using my car a couple of time per week. My wife and I walk to restaurants, retail stores, events in festival park including concerts, farmers markets and the art festival. As Colorado natives, this way of life was a big change for us and we find many couple that have made the same decision and could not be happier. Its amazing what a center point downtown Castle Rock has become for the surrounding communities and with the continued growth of neighborhoods outside of the city center we must continue to enhance and grow the city to support the community. The energy, safety, and community that Castle Rock exhibits is like none other, so please lets continue the progress and not change the existing restrictions
James	Woodruff	Yes	Keep the rest of buildings at 4 floors. Maybe 5 if they have parking.
Pamela	Kammer	Yes	<p>I do not support any changes to the current building height plan and believe it should remain the same. I live in downtown Castle Rock and have truly enjoyed all the growth that has taken place. Downtown offers so much to do, and I would love to see it continue moving forward. Unlike Lone Tree, Highlands Ranch, or Monument, Castle Rock has a true, vibrant downtown.</p> <p>I can walk to a hair appointment, attend story time with my granddaughter, shop for a unique gift, visit the farmers market, or enjoy concerts”all without getting in my car. It is a fabulous community, and events like these bring people together and strengthen our sense of connection.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Richard	Brust	Yes	I agree with the 4 story restriction whole heartly. In fact I would agree to more building restrictions in Downtown Castle rock. When we have to park commercial trucks in the middle of the street to deliver goods, we are beyond restriction building heights.
Rick	Shaw	Yes	<p>No more than 4 stories in any of those zones.</p> <p>Crazy how everyone says they want to preserve the feel of the town, then we build massive buildings right up to the street. I live right by Rock Park, but I avoid the stretch of 5th to South on weekends because of all of those people in those giant buildings on Wilcox and Perry streets.</p> <p>I don't know how tall those are, but they have made it difficult for snow to melt, among other problems. It's especially dark on Perry behind that building.</p> <p>I've lived here since 2003 - Douglas County since 1988 - metro area since 1977. We used to drive down here as a shopping trip to the outlet mall.</p>
Sara	Shriver	Yes	<p>Please DON'T allow buildings and builders to go any higher than the 4 stories. This is a small town and the people who have lived here for years do NOT want it to be s subdivision of Denver. Please allow us to remain a small town and not become another Denver. The building in this town is already out of control.</p> <p>We do Not want it to continue at the rate it's going or the beauty of our town will disappear. Please don't allow this to happen.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Brett	Ogden	No	<p>While I am not a resident, I am a property owner and business owner in downtown Castle Rock and I would hate to see the building height limits lowered because I believe that it will harm the beauty of our downtown area. Here's why: By restricting heights you will limit our ability to create multi-use properties with ground level retail. Instead, the only way to extract enough value from the existing land will be to build standard 4-story apartment complexes. No street facing retail as that's no longer financially feasible with such limited height.</p> <p>The current height limits and variances have helped deliver creative properties to downtown Castle Rock that improved on the pedestrian experience and has encouraged more walking, dining, and shopping in downtown. Please don't reverse that -- it will be such a shame. If anything, more variances should be allowed when developers make architectural and design modifications that reduce the visual impact. Going this route, you can maintain the quaint feel of Castle Rock while also increasing the pedestrian appeal.</p> <p>Thank you, Brett Ogden, Co-owner of 309 Jerry and 703 Wilcox</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Sarah	Miles	Yes	<p>We are writing as long-time residents and property owners in downtown Castle Rock. Our investments in 240, 302, and 314 Wilcox Street, 330, 30 & 350 3rd Street, and 416 Perry Street.</p> <p>We understand the Town is considering a proposal to reduce the allowed building height downtown to a uniform four-story limit. If approved, this change would significantly reduce the development potential and value of our properties. The current code allows for more, and that framework has shaped our decisions and investments. A change like this would rewrite the rules midstream. Sudden zoning restrictions that limit development potential and remove property value can trigger valid legal challenges. We are asking the Town Council not to force that outcome.</p> <p>Instead, we request the Council take the following steps:</p> <p>Commission a third-party economic impact study to fully understand how a four-story cap would affect current property owners.</p> <p>Include clear grandfathering or phased transition provisions to protect property rights.</p> <p>Engage directly with affected owners before advancing a vote on this change.</p>
Richelle	McKim	Yes	<p>I am in favor of the new building height proposal! I love that Castle Rock has kept the original charm while still providing modern amenities. The downtown area has been developed responsibly and beautifully, even increasing parking with the garages. The new height guideline will bring conforming and clarity for future developments, and it sounds that it will positively impact traffic considerations with new developments. Thanks so much to town Management for keeping our downtown beautiful, modern and efficient. I'm so proud to have raised our family here!</p>
John	Levy	No	<p>I believe to preserve the small town charm of Castle Rock, a 4 story limit is desirable. If the demand is there, then 4 stories should satisfy the demand adequately. Higher rises cast shadow on the neighboring buildings and create even more demand for parking.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
David	Kamp	Yes	YOU ARE RUINING CASTLE ROCK!!
Dan	Ahrens	Yes	It is my recollection that the Town Council placed a restriction on building heights of 6 stories a few years ago. I believe there needs to be a balance between building owners rights and the desires of the community, however revisiting a council decision that has not been in place long, I view as simply as an attempt to undo a previous council's decision. I oppose the proposal. I am a resident of the Craig and Gould neighborhood.
Molly	Ross	Yes	As a downtown business owner of an office condominium, I strongly support a maximum height restriction of four stories for ALL new downtown construction, which the Town Council is currently considering. I believe this will preserve the character and small downtown feel of Castle Rock!
Randy	Reed	Yes	I agree with the proposed future building heights in Downtown Castle Rock
Deborah	DeGross	Yes	Cap at 4 stories in all of Castle Rock
Phillip	Hendrix	Yes	Whoever approved of the height of the buildings erected in the past 8-10 years should be removed from office and run out of town! I remember a survey from a number of years ago regarding what made Castle Rock special, and one of the primary responses was its charm and small town feel. Well, that's no longer applicable! I suggest that no building be more than 3 stories, or 4 stories depending on the type of building, and that height restrictions be placed on any such structure. It seems we have lost what has made us special, but is it too late to scrape the top off of some of the existing buildings? (Only partially tongue-in-cheek.)
Robert	Osborn	Yes	I do not think Town Council should change the current height limits in the downtown. I believe that Castle Rock's current developments and future opportunities for the downtown area are well balanced in height and aesthetic. The blend of modern and historic buildings provide charm to our community. The opportunity for redevelopment as set in current height limits provides flexibility for Castle Rock's continued progress. Reducing height will reduce opportunities. Please do not make changes.
Mike	Beaudoin	Yes	Leave the same

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Brian	Tobler	Yes	I am in favor of allowing variances for both core and north/south downtown. Castle Rock has nearly 90,000 people and we need to allow for some vertical builds to attract development and continue with the vibrancy of the downtown area. The recent multifamily builds in town have set the precedent and now backing off of that seems challenging and unnecessary. Hypothetically, if I were an owner of land downtown and I was told I couldn't get a variance but the town allowed other developers to get that same variance it would fall pretty hard especially when projects are hard to pencil in today's environment.
Lawrence	jacobson	No	In my opinion, it's vital to the future of Castle Rock that it have a vital, safe and prosperous downtown. This supports not only the downtown businesses and residents but also the entire town. Being able to attract visitors - whether they be Castle Rock residents or from elsewhere - provides the Town with a stable economic base which is essential to long term stability given that the Town has a very low property tax rate and thus is so dependent upon sales tax revenue to fund police, fire and other life safety services, as well as roadway maintenance, parks, open space and other Town services and infrastructure. Limiting building heights and therefore densities in downtown is contrary to all of the above. As construction costs and fees have increased, it's essential that developers have the ability to add density to urban projects in order to support commercial/retail uses at street level while building residential above. Yes parking is a challenge but it's something which can be addressed as part of the entitlements for the projects - look at the solutions provided by Encore, Riverwalk and The View. Developers, public officials and residents across the Front Range want to learn from and emulate the lessons provided by the Town's downtown Renaissance. As a stakeholder in Castle Rock, but more importantly as a resident of the Front Range, we need to promote economic vitality and success in small town downtown's as a covenant to future generations. The height limits which are being discussed do not conform with that vision. Please respect private property rights and, within the current Town regulations, let the market determine what is developed in Downtown Castle Rock to serve future generations.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Chris	Leevers	Yes	<p>I think this is a huge mistake. I have lived here for nearly 30 years and I remember when the downtown was dead and decaying and Castle Rock was only a bedroom community to denver. In the last 10 years, we have seen the growth of a vibrant active downtown area as a result of new development and sincere cooperation between the town and stakeholders within the downtown area. In my professional life, I see lots of interaction between towns and developers, and I believe Castle Rock is very lucky to have mostly local stakeholders who are very involved, invested and care deeply about the type of development and what is most beneficial for the town in addition to their own interests. I fear that growth in Castle Rock will come to a screeching halt if we become known as a community that is willing to trample on the rights of property owners, and willing to yank the rug out from under anyone willing to invest in our community. I also believe that town council exists in order to protect our rights, not to limit our freedoms and bend to the will of Facebook, or those who are not invested or involved in our community.</p> <p>There is much more at stake here than building heights, and I fear for the economic health of the Town of Castle Rock should growth be stopped. This town survives on income from growth, and stifling the downtown core business community will not help in filling the gap left by removing incentives for anyone to invest in our downtown.</p> <p>Please tread carefully and involve the stakeholders should you feel the overwhelming need to continue down this path.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Spencer	Leevers	Yes	<p>I was born and raised in Castle Rock. I left town for college and then lived near Denver for a few years, and I did not anticipate moving back to Castle Rock. The changes that have happened in downtown Castle Rock since I grew up here have been great and have made the town a place that I wanted to live in again. Largely because of the growth and recent changes, I decided to buy a house in Castle Rock, and move back home. I would like to stay in Castle Rock, and I would love to see it continue to grow and improve as it always has.</p> <p>I think it would be very disappointing if this new height restriction passed. Before a lot of the recent development, there was no reason to spend time in downtown Castle Rock. When I lived here as a teenager, anytime I wanted to eat at a restaurant or do pretty much anything, I would opt towards leaving town and heading towards Centennial, Denver, Colorado Springs, or pretty much anywhere else. So far, I think the town of Castle Rock has done a tremendous job in managing the growth in a way that has created a vibrant and lively downtown area that's unique and an enjoyable place to be. Friends of mine that I grew up with, and have all since moved away, are surprised by how cool Castle Rock has become when they visit. I would be very disappointed if the growth were to stop or slow down and put an end to the great changes that have been happening in town.</p>
John	McCord	Yes	This is a growth killer for the town, very bad idea! With parking already an issue this will not make building in this area feasible and will destroy the town's future.
Chris	Boumeester	No	Building height should not be restricted. I am a business owner in Castle Rock and would stifle business and growth.

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Diane	Evsns	Yes	<p>The current code was a collaborative effort that took many months to build and maintain a successful downtown. In years previous to that effort we had empty spaces, downtown was closed for business by 6 PM at the latest and only limited events brought the community together. Thru this collaborative effort and a vote to tax ourselves the downtown businesses and property owners created a mechanism for investment in the community while providing a vibrant economy who's thrives to this day. Not only is it a destination we have people that reside, work and shop in downtown. It's such a privilege to see families and people of all ages patronizing our community. Can it be enhanced yes but lowering height is not the answer. Addressing parking including handicap needs to be done. Increased signage and encourage after hours parking in private lots can go a long way. Don't make us the pit stop between Denver and Colorado Springs but rather go time to encourage business but supporting what's working. Leave this issue alone</p>
Jamie	Samuelson	Yes	<p>I have lived in Craig/Gould area for 25 years. I moved here when castle rock was just a place you would stop to get gas, businesses were struggling. Now it is vibrant and a destination location for people from all over. I would hate to see a zone change that would limit the ability for business owners to make the numbers work and also cease the growth in Castle Rock. This far the town as done a great job of creating a lively downtown alongside a steady growth matrix that draws businesses and people into our town. I would hate to see that inhibited.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
DJ	Tedesco	Yes	<p>No reductions to existing height rules should be made at this time and for these reasons:</p> <ol style="list-style-type: none"> 1. Stakeholder input has not been received and/or discussed by town staff or council members. Stakeholders are considered business and property owners located in the core, north, and south downtown areas. Without this information, town council would be making a decision lacking relevant information. 2. Town staff and council should have a good understanding of how the adoption of the proposed height restrictions will affect planned or future re-development of property located in downtown Castle Rock. To my knowledge, they do not. Will re-development stall or cease as a result of the adoption? There are properties located in the downtown area that need to be developed, which would further improve the downtown area. 3. Adoption would adversely affect property values, which could lead to a or multiple lawsuits being pursued by property owners. 4. Businesses located downtown are doing well and the downtown corridor is more vibrant as a result of re-development. <p>For these reasons, I urge town council to be prudent in making this decision. As a suggestion, form a committee comprised of downtown stakeholders, citizens, and members of the town's staff to thoroughly review and discuss input from all who would be directly affected by the adoption of the proposed height limitation. Thank you.</p>
Rick	Stucy	No	<p>There should not be a change from what it is now! What has gotten into you that you think this is a credible idea. Property rights trump the constant regulations and road blocks thought up by bureaucracy. Let the market determine what should be built. Have you totally forgotten what Castle Rock was like in 2008?</p>
Jill	Minter	Yes	<p>I do not support changing the zoning to have a maximum height restriction. The development of downtown Castle Rock has been wonderful and now an enjoyable place to go to. I think it would hurt businesses and is not right and unfair to the property owners to change the rules.</p>

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Jeffrey	Jones	Yes	<p>I do not want them to change zoning in downtown Castle rock as it will affect the value of my building at 755 S Perry St.</p> <p>I think downtown is great and I don't want any zoning changes done.</p>
Tim	Morgan	Yes	The building heights need to go lower, not higher!
Jill	Minter	Yes	I do not support changing the maximum height for downtown Castle rock. The redevelopment of downtown Castlerock has been a wonderful addition to our town and is now a nice place to go and hang out. It would be unfair to property owners and would hurt businesses to change the current zoning.
Carren	Leevers	Yes	I think the building heights should remain as currently zoned. I have been in Castle Rock for 30 years and it has been nice to see the downtown area become more energetic. I think restricting heights could cause developers to abandon the properties in downtown and leave us with some dilapidated areas.
Tatum	Leevers	Yes	<p>Building height regulations should remain as is. Due to the current regulations, Downtown Castle Rock has developed into a energetic, lively, and vibrant social district due to the rising businesses. If the building height regulations were to be changed, I fear that development would be substantially stagnated.</p> <p>The cultivated community within downtown would suffer due to the businesses that would be negatively impacted from the changed building heights.</p>
Terry	Pfister	Yes	Too much building right now without enough parking availability. Seems like we need to involve everyone in the decisions that impact everyone!

First name	Last name	Are you a Castle Rock resident?	What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?
Dan	Berkenkotter	No	<p>The whole town will not turn into buildings</p> <p>It takes properties to be put together</p> <p>Up is the way to go and parking will be better going up</p> <p>Voting in height restrictions will cause more problems</p> <p>Just leave it how it is</p>