



April 5, 2023

Sens. Mark Baisley, Jim Smallwood and Kevin Van Winkle
Reps. Brandi Bradley, Lisa Frizell, Anthony Hartsook and Robert Marshall
Colorado General Assembly

Re: Town of Castle Rock strongly opposes SB 213

Dear Honorable Legislators:

"Build more housing now," was part of Gov. Polis' rallying cry when working with Senators last week to introduce Senate Bill 213, Land Use. Building more housing is exactly what has been occurring in Castle Rock for decades. Looking at the past five years – 2018 to 2022 – 6,440 new housing units have been constructed within our Town. Twenty-five percent of those units, 1,578 of the total, were multifamily units. During that same timeframe, 82 accessory dwelling units have been completed within Castle Rock.

We have also furthered the goal of attainable housing over the last decade by providing financial support to three rent-restricted projects. Water conservation, meanwhile, is always top of mind in Castle Rock – in fact, we are one of only two municipalities in the State that is prohibiting grass lawns in front of new homes.

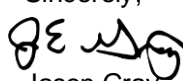

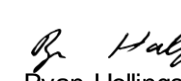


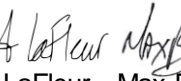
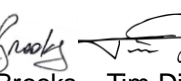
The Town of Castle Rock's policies have provided for market-based housing choices within our community while respecting property owners' rights – and while ensuring our community is served not only with a renewable, long-term water supply but also with walkable parks, dependable roads, and timely, top-notch responses during emergencies. The prospect of our painstaking planning being upended by SB 213 is a major reason why we vehemently oppose this legislation. Beyond that, we believe it is critical for you to protect the investment every homeowner in Castle Rock has made and use any means possible to defeat SB 213.

The bill purportedly allows multifamily dwellings to be built in any single-family district covered by the bill, regardless of existing zoning, homeowners association protections or planned developments. The Town is stripped of its authority to require parking or occupancy limits for these uses. **The effect of SB 213 is to substantially diminish the value of Castle Rock single-family homes in current single-family neighborhoods, because the unplanned placement of multifamily uses among detached single-family homes will be negatively viewed as a drastic diminution in the value of property.**

Please do not allow Gov. Polis and others in the General Assembly to destroy our community's character by forcing incompatible land uses to be placed immediately adjacent to each other. From our past experiences, we know this is in direct opposition to what the residents of Castle Rock want. Further, our residents deserve to have decisions that impact their quality of life and financial investments made by representatives whom they can hold to account, which is us, their Town Council representatives.

Parking issues within neighborhoods greatly impact quality of life – especially in communities without public transit services, like Castle Rock. Cramming six-plexes and other multifamily units — without adequate parking and occupancy limits – into single-family neighborhoods without mass transit is a recipe for community disaster. Do State legislators want to mediate these neighborhood parking disputes? The bill would also have incalculable financial implications on both our municipality and the State, adversely impacting services and affordability. Please work to defeat this legislation and allow us to continue in the work at which we have excelled: building a high-quality community with an array of market-based housing choices.

Sincerely,

						
Jason Gray	Kevin Bracken	Ryan Hollingshead	Laura Cavey	Desiree LaFleur	Max Brooks	Tim Dietz
Mayor	Mayor Pro Tem	District 1	District 2	District 4	District 5	District 6

cc: Colorado Municipal League