

To whom it may concern,

My wife and I originally moved to Castle Rock in July of 1993 and bought a home in the Meadows. For many years that location served us well, until the development west of I 25 began and the foot print around the Outlet Mall was expanded. Within the master plan, there were drawings for infrastructure improvements, but those improvements lagged behind by many years. New development came in without a way to service the added pressures to the infrastructure. 20 years after my wife and I moved into the Meadows, we moved out because of the frustrations related to the expansion. Proposing to limit the height restriction for new development in down town Castle Rock would go a long way to managing the growth in Castle Rock. Bigger is not always Better.

Thank you,

Robert and Susan Schoene

B&B

Cafe

From: [Joanie Porter](#)
To: [Brad Boland](#)
Subject: Building Height Restrictions
Date: Tuesday, August 12, 2025 9:51:56 AM

Hello Brad,

It is my understanding that there is a motion to restrict buildings in our downtown area to four stories.

As a resident of our beloved town and member of our community as well as a Chamber of Commerce member of a prominent nonprofit, I am strongly in favor of a four storey limit in our quaint downtown neighborhood.

I believe it is in everyone's best interest to preserve our historic charm and heritage.

Our downtown area has a welcoming, small town feel that attracts many from the Denver metro area. To alter that family- friendly feel would be tragic for our community as well as effect our property values.

Thank you for your attention to this very important matter.

Best Regards,
Joanie Porter



Downtown Building Heights Feedback

Meagan Maltbie



Brad Boland
Long Range Project Manager
100 N Wilcox Street
Castle Rock, CO 80104

Subject: Downtown Castle Rock Building Heights Feedback

To Whom It May Concern,

I am writing to provide a response for building height limits on future construction in downtown Castle Rock. As a resident of Castle Rock for 12 years now, we are definitely **in favor** of a new maximum height limit of **four stories** for all new Downtown construction for multiple reasons. As Castle Rock residents, we value the charm and heritage that comes with Castle Rock and if we continue to build up, that will get lost. The new maximum height of four stories for buildings will also be great for property values and honestly the over all lives of those who live here.

Having anything over this height limit, feels excessive and contradictory to what Castle Rock is and should be. People come here to escape the city, not see more of it. If you look at Santa Fe, New Mexico and it's building height maximum, the city has done nothing but gain traction and brought more revenue in for being unique.

I urge that you decide to keep the history and culture that we all love so much, by putting good boundaries in place.

Thank you,

Sincerely,

Meagan Maltbie

From: [Karine Beard](#)
To: [Brad Boland](#)
Subject: Downtown Height Restrictions
Date: Tuesday, August 12, 2025 9:04:01 AM
Attachments: [image001.png](#)

Good morning:

I would like to voice my support for council's proposed height restriction of four stories for all of Downtown. As a business owner with a downtown office in three locations over the past 13 years, and as a resident of Plum Creek, I strongly urge Castle Rock to keep the small-town feel. I am not anti-growth of our town but would love responsible growth that highlights our history and core values as a family-friendly, business-friendly town. I would like to encourage planning that incentivizes perk up storefronts, clean sidewalks (looks like this project has already started) and continuing the great community endeavors the town has already started (flower boxes, Christmas decorations etc.). Lifting height restrictions even to six stories has greatly increased traffic and discouraged locals in the surrounding neighborhoods from enjoying downtown. I appreciate the need for revenue and growth, but if we do this to the expense of losing the small town charm, we will have crossed over the ROI of such planning.

Karine R. Beard, CES™
CERTIFIED FINANCIAL PLANNER™
Let's Make Plans



Clarus Wealth Advisors, LLC
Private Client Services, Member FINRA/SIPC

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

August 11, 2025

Adriana and Michael Vernon

[REDACTED]

[REDACTED]

Brad Boland

Long Range Project Manager

100 N Wilcox Street

Castle Rock, CO 80104

Subject: Downtown Castle Rock Building Heights Feedback

Dear Castle Rock Town Council,

I am writing to express my strong support for the proposed four-story maximum building height in downtown Castle Rock. As long-time residents and property owners, my family and I believe this limit is crucial for preserving our town's unique character while allowing for thoughtful, sustainable growth.

Preserving Castle Rock's Charm

A four-story limit will maintain the small-town atmosphere that makes our community special. Taller buildings would obstruct views of the iconic Castle Rock Star, particularly during beloved events like the annual Star Lighting ceremony. These events draw visitors from across Douglas County and contribute significantly to our local economy. Allowing 5- or 6-story developments in surrounding zones would create an inconsistent streetscape and detract from the cohesive charm of our historic downtown.

Sustainable Growth & Property Values

Cities like Boulder, Aspen, and Fort Collins demonstrate how reasonable height restrictions support steady, manageable growth without sacrificing community character. Boulder's 55-foot height limit, in place since 1971, has protected its scenic views while maintaining strong property values. We believe a four-story limit (approximately 60 feet) will similarly benefit Castle Rock by preventing overcrowding, traffic congestion, and the infrastructure strains seen in rapidly expanding areas.

A Balanced Future

This proposal is not about opposing growth, but about ensuring it aligns with what makes Castle Rock special. We urge the Council to adopt this reasonable limit to protect our town's heritage, support local businesses, and maintain the quality of life we all value.

Thank you for your time and consideration.

Sincerely,

Adriana and Michael Vernon

Brad Boland

From: Heidi Mossman [REDACTED]
Sent: Wednesday, August 13, 2025 7:36 PM
To: Brad Boland
Subject: Opposition to Proposed Building Height Increase in Downtown Castle Rock

Dear Mayor and Council Members,

As a downtown business owner and supporter of our community, I am writing to express my strong opposition to the proposal to increase downtown building height limits, potentially allowing structures up to eight stories.

Castle Rock is one of the few remaining towns in Colorado where history, charm, and a small-town atmosphere still thrive. Our historic buildings, the open views of the Castle Rock landmark, and our unique downtown character are not just aesthetic features — they are the foundation of our identity and economy. Visitors and residents are drawn here because we are not like everywhere else. Allowing taller buildings would change the very reason people come.

Impact on the Community Experience

The quaint, walkable, human-scale environment is part of what makes our downtown so special. This proposal would permanently alter that. Many of our most treasured traditions — especially the annual Star Lighting — depend on unobstructed views of the Castle Rock. Taller buildings would block that view from where most attendees gather, diminishing the experience and potentially lowering attendance. The same concern applies to other events such as the Father's Day Car Show, Oktoberfest, and the Fair/Rodeo Parade. These events are not just fun traditions — they are economic lifelines for local businesses and the town.

Economic Risks to Small Businesses

Small businesses like mine succeed in large part because downtown encourages visitors to slow down, browse, and discover shops. Overshadowing these businesses with taller developments will make them less visible and reduce the inviting, approachable feel that drives foot traffic. Our infrastructure — particularly parking and traffic flow — is already stretched during busy times. Increasing density will only exacerbate these issues.

Additionally, there is no current shortage of commercial space. Many properties already sit vacant. Adding more will not address a demand problem — because there isn't one — but will instead dilute what we already have.

Preserving Cohesion and Identity

Having a consistent height limit across all downtown zones preserves a cohesive and unified feel. Surrounding our historic core with out-of-scale buildings in the North and South Downtown zones would make the area feel fractured and disconnected. Once our skyline is changed, there is no way to restore it.

What's at Stake

In Colorado, towns like ours are rare. People come here because of the small-town charm, local businesses, and sense of community. That is an economic asset worth protecting. More than new square footage, we need to safeguard the qualities that make Castle Rock a destination — qualities that cannot be replicated once lost.

For these reasons, I urge the Town Council to reject the proposal for increased building heights and instead commit to preserving the look, feel, and character that make Castle Rock unique. This is about more than buildings — it's about protecting our identity, our economy, and the community we love.

Sincerely,

Heidi Mossman

Owner – Life At Home Gift and Home Décor





Downtown building heights feedback

Background information

Town Council is considering changes to building height limits for future Downtown construction. Your feedback is important.

Current height rules:

- **Downtown core** (Fifth Street to Second Street, between Interstate 25 and the railroad tracks): Up to four stories (60 feet) with a possible variance for five stories with a corresponding height increase
- **North and south Downtown:** Up to six stories, with a possible variance for eight stories

Town Council is now considering a single maximum height limit of four stories for all new Downtown construction. Any changes would not affect existing or already-approved buildings.

Please provide your feedback on Downtown building heights below. Information you share will be presented to Town Council for discussion and consideration at the 6 p.m. Tuesday, Sept. 16, Council meeting.



Name:

Caryn Johnson

(First and last name are required for feedback to be provided to Town Council)

Email:

[Redacted email address]

Address:

[Redacted address]

Are you a Castle Rock resident?

☒ Yes

☐ No

What feedback do you have on proposed changes to future building heights in Downtown Castle Rock?

I moved to Castle Rock for the small town / small buildings in downtown, the historic downtown. ~~and~~ I'm looking for ^{new} ~~more~~ buildings to have architectural features to match the historic buildings and for step backs of stories higher than 4 stories.

From: [REDACTED]
To: [Brad Boland](#)
Subject: Fwd: Re: Height Limits
Date: Sunday, August 10, 2025 10:11:48 AM

[REDACTED]

[REDACTED]

On Jul 14, 2025, at 5:00 PM, leitmayrl@comcast.net wrote:

Hi Jason,
It's Lisa Gelroth, I own the Swiss Village Apartments. I know you are incredible busy, but I need some direction. You know I'm not very good with all the downtown politics! Just a land owner with a tiny part of Castle Rock! However, what do I need to do for my voice to be heard in this absurd debate about discontinuing height restrictions? Anyone against caping development at four stories could NOT be more wrong in stating that it decreases property values. Look at Aspen and Boulder as case studies, two of the most affluent cities in the state with some of the highest property values - all because of their growth and height restrictions, and geographical constraints. Scarcity is what creates value!!
LIMITING BUILDING HEIGHT IS ONE OF THE THINGS THAT

MAKES DOWNTOWN CASTLE ROCK BEAUTIFUL!! Higher buildings would reduce visibility to our landmarks, decrease the event desirability (who wants to attend a downtown "Star Lighting" when you can't see the star??) Taller buildings reduce Castle Rock's quaint charm. AND, talk to Dan Lord, there has already been a burden on his team to keep streets clear and ice free with showdowns from higher buildings, making it less safe for residents and visitors.

So please guide me in any way as to what meeting I need to attend, what individual I need to write, ANYTHING to help keep greedy developers from ruining our town!

Thanks, Jason,

Lisa Gelroth