

## BrieAnna Simon

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**From:** Denae Brodis [REDACTED]  
**Sent:** Wednesday, April 2, 2025 6:23 PM  
**To:** BrieAnna Simon  
**Subject:** Pine Canyon

To whom it may concern,

This development is a terrible idea because of the traffic impact on Founders road because traffic is already a problem getting out of Founders village. I can't imagine how another 1590 cars will impact traffic. Also the water aspect of another 5000 people added to the area

I think this is a terrible idea.

Thanks so much Denae

## BrieAnna Simon

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**From:** [REDACTED]  
**Sent:** Monday, March 31, 2025 3:25 PM  
**To:** BrieAnna Simon  
**Subject:** Pine canyon

Hello

We absolutely do not need 1800 plus homes in this area.

- 1: Castlerock has a lack of water now, what will the impact be with another 1800 homes?
- 2: Traffic on Front is extremely busy, especially during school hours. What will the impact be on Front St., Scott Blvd, Woodlands, Black feather and surrounding streets?
- 3: Our schools are over crowded now, what will the impact be with 1800 more homes. Our children will suffer with their education.
- 4: Was this area not part of Metzler Foundation that is supposed to be open space? I would hope the Town Council would take in consideration all these impacts that are going to grossly impact the neighborhood.

Mitzi Valdez

[Sent from AOL on Android](#)

## BrieAnna Simon

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**From:** Steve Vize [REDACTED]  
**Sent:** Thursday, March 20, 2025 1:04 PM  
**To:** BrieAnna Simon  
**Subject:** "Pine Canyon Development Plan" Drawing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear BrieAnna Simon,  
Town of Castle Rock Representative for Pine Canyon Development Plan

In regards to the Pine Canyon Development Plan, I am providing my comments to the Town Council.

As a resident living on [REDACTED] adjacent to the section PA-3 shown on the Pine Canyon Development Plan your plans greatly impact my wife & me.

### General Comments:

1. A resort hotel should NOT be introduced into a single family neighborhood. This action would only add to the already congested traffic flow, annoying lights at night time and what I would consider an eyesore, if more than two stories high. The resort property PA-6 should be moved to PA-18 location or perhaps near the new Crystal Valley Interchange off I-25. Please reserve PA-6 property for a new Open Space or park. You might consider a new fire station to serve the needs of all the new houses.
2. The new park area on the south side of PA-3 & PA-4 should be expanded, especially on the southeast corner of the property. This improvement will help buffer the interface between the existing homes and the new development. The southeast corner of development should be equivalent to the proposed park area shown on the southwest corner of PA-4.
3. All new homes must be connected to a renewable city water source. This means that no new wells may be drilled. This will safeguard our existing aquifers and protect the water supply for all existing homes.
4. All new Multi-Family townhouses must be built by Front Street or I-25. No townhouses allowed along Founders Parkway.

We sincerely appreciate the town council's concern for preserving thie integrity of our single family neighborhoods.

Respectfully,

Steve & Chris Vize  
(Escavera residents)

## BrieAnna Simon

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**From:** Thomas Berve [REDACTED]  
**Sent:** Tuesday, April 1, 2025 2:34 PM  
**To:** BrieAnna Simon  
**Subject:** Pine Canyon Proposed Annexation

To Whom it may concern:

For the various reasons already stated in many of the citizen & City of Castle Rock letters/comments submitted earlier to Douglas County, please do not approve anything that leads to the development of the land within the Castle Rock city limits known as Pine Canyon. It would be astonishing that our town would do that to its inhabitants who happen to live in Castle Rock. Thank you for counting 4 votes from our family against the proposed annexation & thank you to all the council members of Castle Rock who are willing to stand up & vote no to the “progress” that seems to continue to beat its drum here in Castle Rock. Consider all the factors, traffic, noise pollution, water availability & water usage, loss of wildlife, loss of open space & loss of confidence of the citizens for our elected representatives. There is not one good thing that would come out of this development for Castle Rock, except more money for the town. Scale the project way down, choose lower density, choose to show that the our town cherishes some of the beauty of the area & not simply the financial benefits to Castle Rock for this annexation & probable development.

Vote NO for this annexation, PLEASE.

The citizens of this area are watching what the vote is & how it will affect ALL of us.

T. & C. Berve

**From:** [REDACTED]  
**To:** [BrieAnna Simon](#)  
**Subject:** Pine Canyon Annexation  
**Date:** Monday, March 10, 2025 8:40:01 AM

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Hi BrieAnna,

I received an email a couple weeks ago mentioning the Pine Canyon Annexation meetings that will be held and it stated to submit any comments on the project to you. I live in the [REDACTED] neighborhood (Meadows) directly west of the Pine Canyon property.

My only comment/feedback at this time related to the proposed annexation is that there needs to be a new interchange with I-25 as part of the agreement to help alleviate (to some extent) the congestion on the roads within the City. The developer should be responsible for a significant portion of the cost.

Thanks,  
Cody

**From:** [REDACTED]  
**To:** [BrieAnna Simon](#)  
**Date:** Monday, February 10, 2025 10:57:21 PM

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Thank you so much for your time this morning I really appreciate it. I live in [REDACTED] and I think having a huge development of over 500 homes . It will tax the road system of Founders getting into the development and create alot more traffic as well as tax the water system and numerous other resources, therefore I think this development proposal should be rejected

Thanks so much for your time

Denae Brodis

**From:** [REDACTED]  
**To:** [BrieAnna Simon](#)  
**Subject:** Pine Canyon – Proposed Annexation and Zoning  
**Date:** Wednesday, January 29, 2025 10:43:21 AM

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BrieAnna Simon,

Thank you so much for your time this morning I really appreciate it. I live in [REDACTED] and I think having a huge development of 1800 homes, hotel and other commercial businesses is a terrible idea. It will tax the road system of Founders getting into the development and create alot more traffic as well as tax the water system and numerous other resources, therefore I think this development proposal should be rejected.

Sincerely,  
Denae

**From:** [REDACTED]  
**To:** [BrieAnna Simon](#); [REDACTED]  
**Subject:** Re: Pine Canyon and Black Feather  
**Date:** Monday, March 10, 2025 1:48:14 PM  
**Attachments:** [image001.png](#)

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Hello again BrieAnna,

I had spoken to a council member briefly after the Pine Canyon community meeting in February to ask about previously circulated plans from CDOT, incorporating a transportation hub in the PA 17 & 18 area that could include an interchange. He said he thought that plan was abandoned.

It looks like that mobility project is still in discovery phase. <https://www.codot.gov/projects/studies/i25mobilityhubcastlerock>.

With the results of the CDOT study due 'this spring', and Pine Canyon in the running, is it prudent to wait until the study results to know if the potential for that usage is fully incorporated. Do the current impact studies include this mobility project as a potential impact? I'm not an engineer but It seems like standard mixed use considerations would be different than a transportation hub, especially at the Black Feather Trail intersection.

I hope someone can address this possible gap, but I am unable to attend the community meeting March 11. Is there a recording or transcript of the meetings available?

All my best,  
Heather Taber

[REDACTED]  
[REDACTED]

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**From:** BrieAnna Simon <BSimon@crgov.com>  
**Sent:** Wednesday, February 19, 2025 8:41:34 AM  
**To:** H T [REDACTED]; Mark Sneddon [REDACTED]  
**Subject:** RE: Pine Canyon and Black Feather

Good morning

Thank you for providing your feedback and comments related to the Pine Canyon Annexation and Zoning. Your information has been compiled and will be provided in the public hearing packets to both the Planning Commission and Town Council, who makes the final decision on this application.

This is an active land use application and going through the staff review process at this time. Town professionals are reviewing the plans to ensure all Town criteria is met. I have forwarded your concerns to the appropriate departments. Staff will take these concerns into consideration as we



review the provided plans.

We appreciate your comments and concerns on this development. This Annexation and Zoning will have future Neighborhood Meetings and Public Hearings before the Planning Commission and Town Council as it advances through the process. Please feel free to send me any additional questions or concerns.

Thank you.



**BrieAnna Simon**

Development Services | Senior Planner  
Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104  
Direct 720.733.3566 | [bsimon@crgov.com](mailto:bsimon@crgov.com)

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**From:** H T [REDACTED]  
**Sent:** Wednesday, February 19, 2025 7:00 AM  
**To:** BrieAnna Simon <BSimon@crgov.com>; Mark Sneddon [REDACTED]  
**Subject:** Pine Canyon and Black Feather

Hi BrieAnna,

I joined the Pine Canyon neighborhood meeting this past week to see how mitigation for my home would be considered during the Pine Canyon development process. I feel like I have a fair understanding of the overall process and am glad it will be done as an annexation to the city with multiple timelines for input based on the overall development and each platted area.

I live at [REDACTED] and my concerns are:

- The immense impact of traffic on the corner of Black Feather Trail and Front Street (from Front St entrance of Pine Canyon PA 16 and Woodlands Blvd punch through)
  - I'm afraid the assessment is incorrect on not tagging this corner as an immediate impact (yellow dot). It is the intersection that controls access to I25 and Hwy 85. If I'm not mistaken, with the assessment calling this intersection secondary impact (green dot) it will be the City's responsibility to mitigate impacts instead of directly done by the developer. This seems unfair to the Black Feather community and the city.
  - The parking lot at Black Feather is already used as a cutoff for people avoiding the light and this development will increase that dangerous misuse
  - The increase in exhaust will be harmful to the few remaining trees protecting the Black Feather community
  - The increase in noise will diminish the enjoyment of the Black Feather residents
- The noise and light pollution from the mixed use area on the west side of I25 (PA 17 & 18)

- With the broad description of mixed use area and the potential for a transit center it seems unavoidable that there would be a large amount of 24 hour lighting
  - 24 hour light pollution is a known health risk for people and trees
  - The increase in traffic to the mixed use area will further the noise and exhaust issues that will impact the Black Feather community
  - The increase in light and noise from the mixed use area will directly impact the enjoyment of my home at Black Feather (facing SW)

I do think the corner should be reassessed for mitigation by the developer and that there is time for clever planners to plan some mitigation for the Black Feather community, for instance a tree shelter belt on the north and west parts of the easement. I might be using vocabulary loosely here from a planner point of view and have zero skills or background for planning but I think you get what I'm saying. I have also cc'd another concerned owner at [REDACTED], on this email and with a bit of time could definitely add 50 or so other owners with similar concerns.

I hope to be at the next meeting and to hear that the above issues can be addressed with more specific strategies. Or please use this email thread as a way to let us know what you think.

All my best,  
Heather Taber

[REDACTED]  
[REDACTED]

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**From:** [REDACTED]  
**To:** [BrieAnna Simon](#)  
**Subject:** Re: Pine Canyon Public Comment  
**Date:** Wednesday, February 26, 2025 10:05:37 AM  
**Attachments:** [image001.png](#)

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BrieAnna:

I would like to leave some comments about the Pine Canyon development proposal. I am a resident of Castle Rock. Basically I feel that before any approval is finalized the acres/project be 100% annexed into the Castle Rock city limits and the owner and developers are required to pay 100% of all city taxes, fees, etc that are required. Regardless of the size and the history of the family there should be no concessions that help this development that are different than all other property owners and developers incur and have incurred as Castle Rock has expanded its footprint.

I am especially concerned that they must be required to meet every demand by Castle Rock water and safety division (Fire and Police) for both the near term and long term. As has been presented, this development will add many new burdens on Castle Rock services. Fire, police, utilities, schools, roads, and more. Front street is already limited in its capacity and the extra traffic to Founders Parkway, Woodlands Blvd, and other roads and streets will create substantial costs and maintenance.

As recently reported by the media it is refreshing to see what the developers of the "brickyard" are adding to improve the city roads, infrastructure, and recreation. Ideally the inherited owners of these acres would consider a sale to a potential group of the city, county, state, wildlife and conservation funds, etc and a park, greenspace, outdoor classrooms, educational center, and other related improvements rather than more homes, commercial endeavors, traffic, and overall crowding and congestion.

Thank you. Ken McClure

On Wed, Feb 26, 2025 at 8:38 AM BrieAnna Simon <[BSimon@crgov.com](mailto:BSimon@crgov.com)> wrote:

Good morning Ken,

Thank you for taking the time to speak with me this morning, Please let me know if you have any questions or comments concerning the proposed Pine Canyon Annexation and Zoning project.

Thank you.



**BrieAnna Simon**

Development Services | Senior Planner

Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104  
Direct 720.733.3566 | [bsimon@crgov.com](mailto:bsimon@crgov.com)

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**From:** [REDACTED]  
**To:** [BrieAnna Simon](#)  
**Subject:** Pine Canyon proposal  
**Date:** Tuesday, March 11, 2025 12:19:45 PM

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I oppose the Pine Canyon proposal. This is based on maintaining the beauty along founders as you make your way around the curve in a southwest direction with the view of pikes Peak beyond.

Also, I don't believe that we have the infrastructure available to do this nor the capability. Additionally, I believe that additional traffic will create problems as well.

I would love to attend tonight's meeting, but I'm unable to do so.

thank you sincerely Kevin and Marie Peterson [REDACTED] in Castle Rock, Colorado.

Sent from my iPhone