

Dear Castle Rock Town Council Members and Design Board Members,

I have lived in Castle Rock (1280 Canyon Drive) for more than 26 years. The town that I fell in love with in 1994 has been slowly destroyed by developers and others who have made lots of money by overdevelopment and development that does not fit with Castle Rock. Why? For greed only. It was once such an attractive and welcoming town. We loved going downtown, but not anymore. Early on in my residence here, I was impressed that the new structures were being built to blend in with the old. But this has definitely changed. I think it started back when we citizens were promised we would not be able to see the new homes being built on the ridges. And of course, we can see those homes, and the Town allowed that without apology or explanation. I did not think it could get worse, but it has. The new, very tall, ugly structures in our once quaint downtown have not only made our downtown ugly and uninviting, but they violate the town plan and the designs agreed upon.

I have had dealings in recent years with the Town Council and its staff. The Town Council and staff totally ignored the plain meaning of the ordinances in order to allow the developer full reign. For instance, we citizens were told that the ordinances for set-backs for development did not really mean what they actually said in plain English. When we brought up the increased traffic, we were told there was a study. Come by Castle Rock Elementary School every afternoon around 3:00 and see what the residents must endure daily. But there was a traffic study! And we still cannot get out of our driveways despite that wonderful traffic study so relied upon. Traffic in Castle Rock is horrible and getting worse every day. I hear people complain about driving through town on Perry Street all the time.

Now when I must drive through the downtown, I cringe. The tall buildings are so very ugly, and they block the beauty of the front range that always enhanced the beauty of the town. How can you approve such ugliness in our town? The building behind what was once Augustine Grill is like something out of a third world country. It does not fit with Castle Rock. Nor does the Wild Blue Yonder that replaced the wonderful and peaceful Augustine Grill. And all the new building is even worse. Maybe we can become the ugliest small town in America?? And now you want to give us more traffic problems and further ruin our view by giving people in a high rise the view you are denying to the rest of us! All for greed.

Please, do not further destroy our Town and give away our view by voting to allow "The View" to proceed.

Jeri E. Brown, Esq.
1280 Canyon Drive
Castle Rock, CO 80104

Testimony on The View – CR Design Review Board and Council 20210310

Date: Wednesday, March 10, 2021

To: Castle Rock Design Review Board
Castle Rock Town Council

From: John Brown
1280 Canyon Drive
Castle Rock, Colorado 80104-1876

RE: **The View - Review of Proposed Design**

I am John Brown and have resided in Castle Rock since 1994.

Many people have already weighed in and will no doubt continue to weigh in with their legitimate and serious concerns about various aspects of this proposed project. I will not reiterate the concerns of the many in this testimony, but I do recognize and agree with their legitimacy and importance. Instead, I will address my underlying and deep concerns with the conduct of the business of the people of Castle Rock by too many elected and appointed officials alike.

Elected and Appointed Officials in Government Hold Their Positions “in Trust”

What does that mean? It means that the positions held by elected and appointed officials must not be used for any personal gain of any kind ... re-election, personal ambitions, friendship or cronyism, to enhance one's own business, etc. ... but must instead consider all the needs of all the people of Castle Rock. That is admittedly a tough job, but one that all officials signed up for when they entered “service” to the Town.

When I hear such things as “I want people to be able to walk to my store [in the downtown area]” or “I knew so-and-so from my days in Kansas”, I start to sense self-dealing going on. And who is to say that (effectively) Castle Rock was ugly but started to get better with the building of the ice rink on Perry? Honestly, my family found Castle Rock lovely when we moved here ... friendly, quiet, quaint, healthy for people to live and grow here, with few traffic problems. What makes a Town nice or beautiful? Growth is an interesting idea, but at what cost?

Castle Rock is Becoming Its Very Own Potemkin Village

Empress Catherine II and her lover Grigory Potemkin would be proud of us. But in a more modern sense in law Potemkin Village is a phrase that has been used by American judges,

especially members of a multiple-judge panel who dissent from the majority's opinion on a particular matter, *to refer to an inaccurate or tortured interpretation and-or application of a particular legal doctrine to the specific facts at issue* (italics mine). In only that way can Town ordinances be twisted to what we often see these days in development in the Town. Our very own "Ministry of Truth" seems to be ascendent in Castle Rock. To refer to this proposed development as "The View" would do a Stalinist era Communist Party Apparatchik proud. But referring to it as "The View" does not necessarily make it so.

Conclusion

The illicit relationship between government officials and the ruling elites in Washington has been referred to as "The Swamp." But Samuel Francis would say that it is never limited to just the federal level of government; a "swamp" can develop at any level when officials forget or ignore that their positions are held in trust. It starts to feel like we are developing our very own version of "The Swamp" here in Castle Rock. Too many cozy relationships, open and casual mention of how something would make 'my' business better, using official sounding words to blur the reality ... none of this feels particularly good to a citizen, this citizen.

It is my hope that there would be someone in official capacity in the Town that might stand up to this souring situation. We ask you to deny this proposed development, and that the Town reconsider its head-long rush into "growth for growth's sake."

Sincerely,

A handwritten signature in blue ink, appearing to be the name "John", with a stylized, looping flourish extending to the right.

John

From: [Larissa](#)
To: [Julie Kirkpatrick](#)
Cc: [Jason Gray](#); [Ryan Hollingshead](#); [Laura Cavey](#); [Kevin Bracken](#); [Desiree LaFleur](#); [Caryn Johnson](#); [Tim Dietz](#); [TownCouncil Mailbox](#)
Subject: Re: Inputs for the View proposal DRB Meeting
Date: Wednesday, March 10, 2021 12:31:59 PM

Hiya Julie,

I just wanted to make sure you got my briefing ok and see if there's anything I should know about how it'll be presented at tonights mtg?

Thanks!

Larissa

> On Mar 9, 2021, at 12:01 PM, Larissa <jaris137@comcast.net> wrote:

>

> Hiya Julie,

> I am strongly opposed to the proposed "View" project. Please pass the attached briefing to the Design Review Board, and add it to the public comments record.

> I would like to speak at the DRB tomorrow as well. Please let me know if you have any issues accessing the attachment.

> Thank you,

> Larissa Sbarbori

>

> <[the_view2.pdf](#)>

>

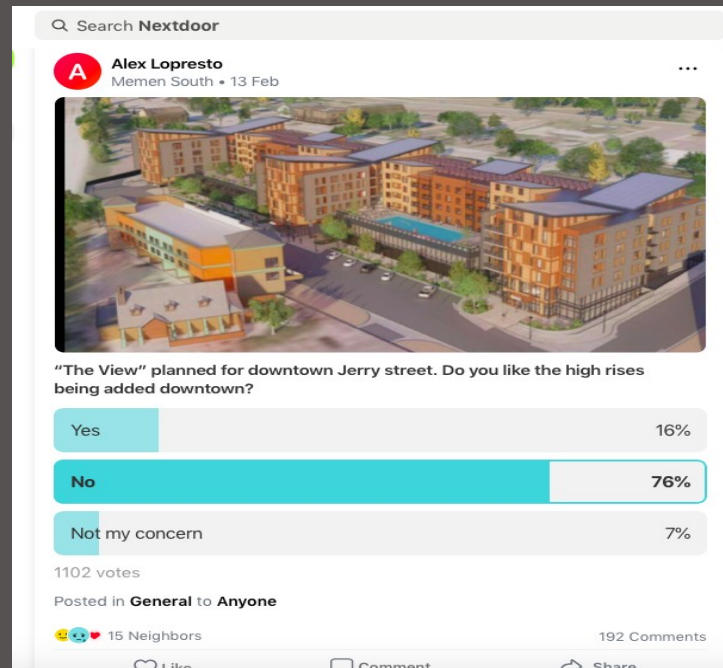
The View?

“Something is rotten in the state of [the View]”

- Hamlet

Public Finance Agreement/PIF

- Call it whatever you want – fee or tax – it’s directing We The People’s money towards something We The People do not support.



THE VIEW PROJECT OVERVIEW

PROPOSED REDEVELOPMENT AGREEMENT TERMS

- **Property Tax Increment:** Share back 55% of the Property Tax Increment through 2038, with a cap of \$3,250,000
- **Sales Tax Increment:** Share back 55% of the Sales Tax Increment through 2038, with a cap of \$1,000,000
- **Fee Waiver:** The Town will purchase 100 public parking spaces through the waiver of \$3,000,000 in fees and use tax (\$30,000/space)
 - Town funds will be repaid in future years by the DDA Special Fund to be made whole
- **IREA Credit:** The Town will allow use of up to \$100,000 of existing credits specifically for burying off-site utilities
- **PIF (Public Improvement Fee):** Town will approve a 1% PIF that will be captured by the development



Perception is Reality

- The Town Staff and Elected Officials with these conflicts of interest should have at the very least recused themselves from voting on this project!
- In God We Trust – all others we verify! Where are the financial disclosures for those and their families involved?

Conflict of Interest = Personal Gain from decisions made from government service /position of authority

Statements Made during 1 Sept Town Council Mtg:

Dave Corliss - although he's worked with these construction companies in Lawrence KS in the past, and people might say hey isn't that where Corliss is from, and that's true, but "I have no financial interests in this"

Mayor Gray's comments that "I need people walking to and from my store"

Jason Bower - earlier in the Town Council Mtg, touting "the best music store in Castle Rock" a few blocks away

George Teal - "We all know Mark and his wife, have dinner with them" - I'm guessing these are the owners of the property? - he goes on to say "we all know it's not the ritzy part of town.....people don't live there" - Could that be because it's right next to I-25?

Perception is Reality...

Downtown Projects are to “achieve the goals and objectives of the Downtown Master Plan....”

-This proposal fails on “small-scale mixed use”, fails on “comparable in size and scale to existing structures”, fails on “architectural styling that ties to historic Downtown structures and connection to our Western past”, fails to “incorporate interesting detail and quality building materials such as stone and/or masonry facades” etc...

-This proposal obviously does not meet the goals of the Downtown Master Plan

The DRB is composed of 2 members from the DDA

-The DDA encourages downtown developments

-The DDA then sits on a board that approves them?!

Does this represent a Conflict of Interest?

I certainly hope members of this board that may have ANY conflicts of interest recuse themselves from this vote, We The People are watching.

RTD Trojan Horse

- Traffic study is suspect [COVID lock down timeframe / developer funded]
- Town's own DRP study acknowledged most comparables are along the RTD line



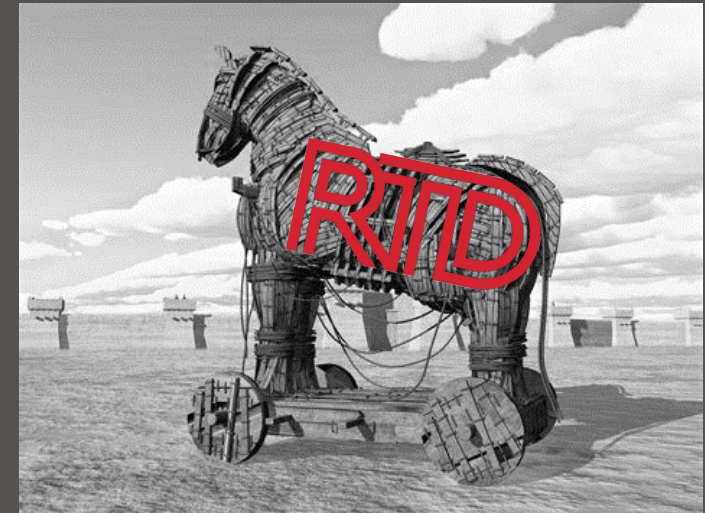
Development Research Partners

Gap Funding Analysis

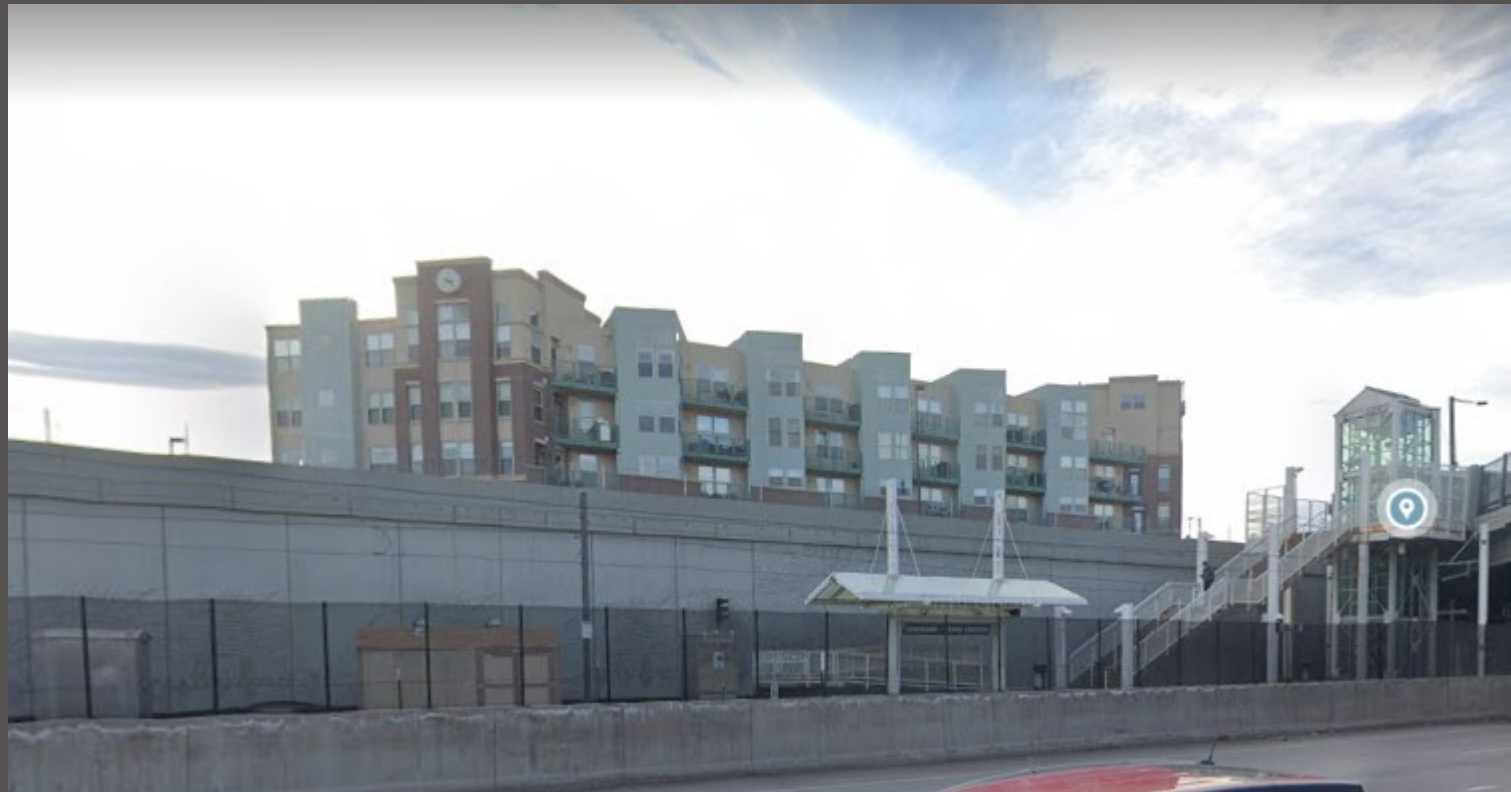
Rental Rates

The indicated range of market rents by unit type is validated by comparing to competing properties within the town of Castle Rock. Rental rates for The View are not out of line with the local market, however they do define the current upper end. This can be attributable to rents being asked for the top floor units which is planned to have relatively large unit sizes, oversized windows and panoramic views, and loft-design.

The rental rates estimated for The View is primarily based on comparisons with its closest competitor, Riverwalk, and a market study completed in support of informing this project. The market study was reviewed and found reasonable. **It is worth noting that the market study includes many comparables located in the regional market, and many of those projects are in transit-oriented (TOD) development locations near RTD light rail stations. Castle Rock does not have light rail service to Metro Denver and rent projections may be overstated;** however, the proximity of southeast Denver business parks and transit stations somewhat offsets the lack of a TOD location. The risk of missing this forecast is that revenues maybe overstated.



Does this look “vibrant”?



Building for 2000 in the 2020's?!

- This last year has seen the way many of us work change forever
 - Folks that may have never worked from home before now do and many are expected to continue – meaning commercial office space is now wholly overstocked – *why are we investing public funds to build more?*
- How likely are those who work from home to choose to live in an expensive apartment right next to a highway?
- Is this the best use of this space?
- Is the Town really going to realize 100 parking spots when all other factors are considered?
- Building costs have increased considerable in the last year, how will that affect the build or the look, and how much will that cost the Town (us)?

10 lbs in a 5 lb Bag....

- The View designs, despite the inclusion of trees that will not exist in most of our lifetimes if ever, and the exclusion of I-25, is an anathema to the Town's Downtown Master Plan in both **size** and **design**.

This might be I-25, but to downplay the overly Urban look of this design we're going to place it in what looks like a rural setting! And don't worry - if we can get RTD here it'll take out the rest of the trees!



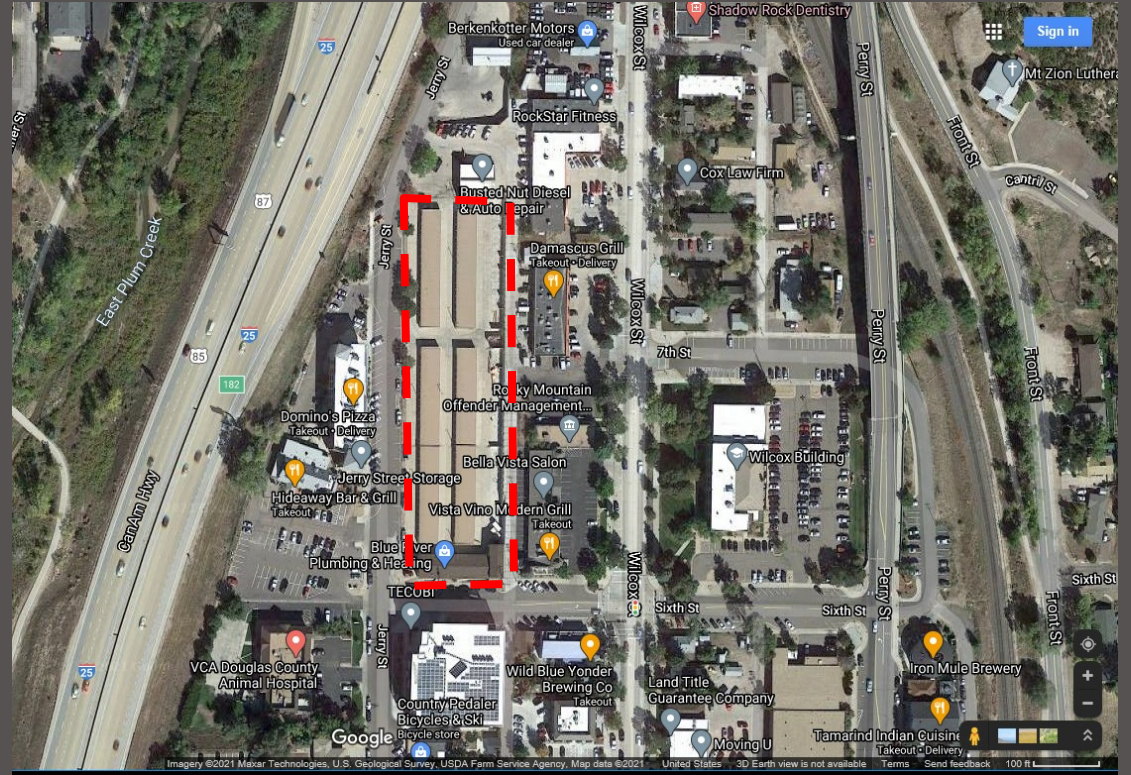
These trees will likely never survive - but they look pretty here!

Or shown another way...

CR Hospital, 212k sq ft 4-story Bldg, 297 parking spots



Proposed "View", 375k sq ft 6-story Bldg, ~429 spots



Same 100 ft scale on both images, the hospital takes up roughly 3 times the space as the proposed "View"

Best Use of Resources?

- In a 17 Sept 2020 call-in neighborhood meeting about the View the Town Manager Dave Corliss said that the town does not have a plan yet for the management of the town's parking spaces at the Encore (read more PIF and taxpayer funded parking)– one of the options he said that's under consideration is using the CRPD to ensure Residents aren't using the 'public' spaces, and that the same might be considered for the View
- I am sure there are much better uses of our CRPD, and this shows a lack of forethought and planning from those entrusted with our town finances