

Neighborhood Outreach Response Letter from the Developer of Canyons Far South
RE: Canyons Far South Site Development Plan (SDP); Town of Castle Rock

March 20, 2024

Dear Interested Party,

Thank you for your comments and questions related to the Site Development Plan (SDP) submission for Canyons Far South. We appreciate your interest in the project and participation in the Town of Castle Rock's review process. This letter provides additional information on the background of the SDP and responds to various comments submitted during the referral process.

An affiliate of Hines, Canyons Far South Owner LP ("CFS"), purchased the Canyons Far South property in August 2023 from the previous landowner, Canyons South, LLC (though similar in name, this a different legal entity affiliated with a different development company based in California, "Lowe").

In early 2021, prior to any substantial home construction in Macanta, Lowe commenced the process to annex and zone the Canyons Far South property (which includes an approximately 23.5-acre parcel that borders the two developments) into the Town of Castle Rock. Hines had no part in Lowe's applications to or processes with the Town for the annexation, PD Plan, or Development Agreement for Canyons Far South.

Per Town of Castle Rock records, Lowe conducted community meetings in June 2021 and December 2021 and provided required notices for Town hearings to all property owners within 500 feet of the Canyons Far South property. Additionally, the Town posts information about all new annexation activity on its website. In July 2023, after more than two years of public process, Lowe successfully annexed its property into the Town of Castle Rock and the Town approved a PD Plan and Development Agreement for Canyons Far South.

In August 2023, desiring to develop another community near Macanta, CFS/Hines purchased the Canyons Far South property from Lowe. The Canyons Far South annexation, PD Plan, and Development Agreement are final development approvals and Hines intends to develop Canyons Far South consistent with the Town-approved plans.

To the extent that any homeowners in the southernmost part of Macanta developed expectations that any part of the Canyons Far South property would be designated as open space within Macanta or would otherwise remain undeveloped, these assumptions were incorrect. The land area in question is part of Canyons Far South and is within the Town of Castle Rock; it is not part of the Macanta community open space in unincorporated Douglas County.

The northernmost lots in Canyons Far South will be a minimum distance of 713 feet from the closest lots in Macanta, providing a substantial open space buffer between the two communities. Furthermore, the average distance between Macanta lots and Canyons Far South lots in this area is

1168 feet of separation, with many lots as much as 1,500 feet apart, which is more than 1/4 mile. For comparison, on the southernmost boundary of Canyons Far South, the closest lots in Terrain are approximately 300 feet apart.

Additional concerns have been raised in various public comments. Below is a summary of those comments with a response by the developer.

- **Traffic.** LSC Transportation Consultants, Inc. conducted a traffic study on behalf of Lowe, which concluded that the traffic impacts of Canyons Far South can be accommodated by the existing and recommended planned roadway improvements. Additionally, the roadway connection between Macanta and Canyons Far South is required by the Castle Rock Fire Department due to life safety and response time requirements.
- **Amenity Center.** It appears there is concern that future residents of Canyons Far South would be using the Macanta Community Amenity Center, causing overcrowding. It should be noted that Canyons Far South is a separate development and will have its own Amenity Center.
- **Wildlife.** The Town of Castle Rock required Lowe to have a third-party firm conduct a Wildlife Habitat Assessment as part of the Annexation and Zoning process. This assessment was made available to the public and provided to the Colorado Division of Wildlife. Being mindful of wildlife in the area, Lowe and the Town worked together to minimize impacts on wildlife through design by protecting wildlife corridors and preserving a substantial amount of open space, which accounts for over 50% of the total acreage of Canyons Far South. In addition, Lowe incorporated many of the recommendations of the Wildlife Habitat Assessment, of which several are listed below:
 - Design and install well-designed trails to encourage human use in appropriate areas.
 - Locate trails planned for development generally along the edge of residential development to the extent practical to minimize fragmentation of wildlife habitat.
 - Limit fencing to open rail along driveways and public right-of-way to minimize disruption of wildlife movement.
 - Where feasible, leave large trees in place to provide continued nesting habitat for avian species.
 - Preservation of the existing drainages as open space.

Thank you for your input. Please feel free to reach out to the Town of Castle Rock with any further questions.

From: [REDACTED]
To: [BrieAnna Simon](#)
Subject: Canyons Far South & Macanta SDP
Date: Friday, March 1, 2024 8:20:21 AM

BrieAnna,

I have learned that the Town is considering re-assigning a 23-acre parcel that is part of the Macanta open space for 2 extended cul-de-sacs. My property taxes this year are changing from \$2400 a year to \$8300 a year as a result of our choice of moving to Macanta. It is a bunch of crap that the town is considering taking from the Macanta master plan after selling it as is to its buyers and continually charging, through property taxes, what is being considered re-bounded to Canyons Far South. Please look out for Castle Rock's current residents over potential future residents and please kill this proposal.

Aaron Waggoner
[REDACTED]

From: [REDACTED]
To: [BrieAnna Simon](#)
Subject: Re: Open Space Proposal
Date: Tuesday, August 6, 2024 3:00:51 PM
Attachments: [image002.png](#)
[image001.png](#)

Hi BrieAnna,

I reached out to the Town Council, but she said the property most likely costs over 50 million or something very high like that! So that it would cost too much to purchase. I wish there was something that could be done to save the land from development, and save the animals living there.

Do you know if this land was going to be developed regardless of whether it was annexed into Castlerock? Because before it was unincorporated Douglas County, but I did not know if that made a difference as to whether the developer would develop this land.

Thanks,
Allison

On Wednesday, July 31, 2024 at 01:04:05 PM MDT, BrieAnna Simon <bsimon@crgov.com> wrote:

Good afternoon Allison,

I apologize for the delay. You can ask the Town Council for whatever you see fit. Please copy me on all correspondence with Town Council representatives so I can keep these as part of the official record of the project.

Please know the Town Park is a legal requirement for this project. The Town worked hard during the annexation to preserve natural features on this property through a Town Park requirement. Additionally, there is a large open space parcel for this project located along Founders Parkway, along with connected open space throughout the development. The current plans for this project can be reviewed at the following link:

<https://maps.crgov.com/hyperlinks/External/IYBY/HTML/SDP23-0041/index.html>

Let me know if you have any questions.

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

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey: <https://www.surveymonkey.com/r/LR35C27>

From: Allison Forrest [REDACTED]
Sent: Thursday, July 18, 2024 12:38 PM
To: BrieAnna Simon <BSimon@crgov.com>
Subject: Re: Open Space Proposal

Hi BrieAnna,

I will write her to ask if we can purchase all of it for open space! Is that correct, that I can ask for that, and she would be the one to answer it? I reached out to Douglas County Land Conservancy (my mom and I donate) to ask if they could be willing to contribute - but I have not heard back. Thanks for the information!

Can I add in the notes that I request no Town Park, so as to gain natural open land for deer? And, if there is a park, if it could be located near Founder's pkwy to keep that away from the open land? And, also, if the homes could be organized to allow through passage-ways for the deer on the open space provided? (not in a barricade fashion that blocks external access to the deer, i.e. the open space should be not be located internal with the homes surrounding it preventing deer from accessing it or moving through).

Thanks,

Allison

On Thursday, July 18, 2024 at 12:02:15 PM MDT, BrieAnna Simon <bsimon@crgov.com> wrote:

Good afternoon Allison,

The Town Council representative for district adjacent to this development is Councilmember Cavey. <https://www.crgov.com/2270/Meet-Council>

As part of the annexation the developer was required to dedicate the approximately 47 acres of open space at time of annexation. The information below was indicating that the Town has not owned any of this overall development until the time of annexation. Today the Town owns approximately 47 acres of the overall area. The remaining area is owned by a private developer. Additional open space will be dedicated to the Town at time of

development. Of the total 409 acres of land, the developer is currently proposing 217.5 acres of open space and a Town Park of 13.8 acres.

The current plans are on the Town's website found at the following link:

<https://maps.crgov.com/hyperlinks/External/IYBY/HTML/SDP23-0041/index.html>

Thank you.



BrieAnna Simon

Development Services | Senior Planner

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Direct 720.733.3566 | bsimon@crgov.com

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From: Allison Forrest [REDACTED]
Sent: Thursday, July 18, 2024 11:37 AM
To: BrieAnna Simon <BSimon@crgov.com>
Subject: Re: Open Space Proposal

I actually live in Parker.....but I go there weekly: [REDACTED]

So, there were something like 200 acres of open space proposed, and that would mean that 47 of those acres are "Castle Rock", and the rest the developer just leaves open for wildlife? Can the Town of Castlerock not implement the "Town Park", and leave their share of open space for wildlife? Because that would eat into their much needed habitat.

Thanks,

Allison

On Wednesday, July 17, 2024 at 09:23:10 AM MDT, BrieAnna Simon <bsimon@crgov.com> wrote:

Good morning Allison,

The ballot did not pass and the tax to allow Castle Rock to purchase open space failed.

The zoning for this development has identified minimum lot sizes, the maximum number of lots, required open space, along with other requirements. Based on the zoning regulations, the developer works to ensure all technical criteria is met, minimum lots size, required open space, etc. There is nothing in the zoning or Town code to require the development to have larger lot sizes than what is required in the zoning.

The entire 410 acres was always owned by a private developer until the property was annexed into the Town of Castle Rock. At which time, the developer dedicated 47.7 acres of the overall area to the Town of Castle Rock for open space. The remaining acreage is still owned by a private developer. The entire 410 was zoned in Douglas County for residential homes and golf course areas. The entire 410 acres was not zoned for golf course but the specific 23 acre parcel within the overall 410 acres that was being discussed on the news was zoned for golf course. Douglas County has the history of this area zoning prior to annexation into the Town of Castle Rock.

In the Town of Castle Rock, your Town Council representative is based on the district you are located in. Can you share your address so I can look up which district you are in?

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

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From: Allison Forrest [REDACTED]
Sent: Sunday, July 14, 2024 1:47 PM
To: BrieAnna Simon <BSimon@crgov.com>
Subject: Re: Open Space Proposal

Hi BrieAnna,

Did you mean the ballot did not pass? So it failed to have a tax to allow Castlerock to purchase open space? Can Castlerock still purchase open space, regardless? I did not know that, thanks for telling me. Also, I had asked if there is a way to have less dense housing in this location (i.e. larger lot sizes)?

Was this particular piece of land owned by a developer already, and Castlerock annexed it? Or did Castlerock purchase the land from an owner, and then turn around and sell it to the developer? Was the person that owned this land (assuming it was not Castlerock) going to develop it anyway before it was annexed? The newspaper article I read made it sound like Castlerock purchased this land, and then turned and sold it to a developer immediately. I thought I read it was originally zoned to be a golf course, which would have been nicer.

Do you happen to know who to contact for the "Town Council Representative"? I'd be happy to see if they might like to pursue this idea of purchasing this property to make into open space instead of this housing development.

Thanks,

Allison

On Friday, July 12, 2024 at 03:04:29 PM MDT, BrieAnna Simon <bsimon@crgov.com> wrote:

Good afternoon Allison,

Thank you for providing your feedback and comments related to the Canyons Far South site development plan. I received both of your emails and will respond to both of them in this email thread.

This is an active land use application and going through the staff review process at this time. 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.

The Canyons Far South project was recently annexed and zoned into the Town's boundaries. As part of the annexation and zoning review, the entire property was analyzed for all the proposed uses. The commercial area is required as part of the zoning. Any changes to the allowed zoning would require rezoning initiated by the land owner and public process with approval from Town Council.

Additionally, any open space purchase by the Town would require Town Council initiative. The Town recently proposed a ballot initiative to have a tax that would allow the Town to purchase property for open space. That ballot initiative do not pass. If you would like the

Town to pursue this, I suggest reaching out to your Town Council representative.

We appreciate your comments and concerns on this development. This Site Development Plan 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

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From: Allison Forrest [REDACTED]
Sent: Friday, July 12, 2024 2:19 PM
To: BrieAnna Simon <BSimon@crgov.com>
Subject: Open Space Proposal

Hi BrieAnna,

As I was thinking about the land associated with the Canyons Far South site (400 acres), I was wondering if this land could be purchased back from the developer and designated open space? For example, combining funds with the Douglas County Land Conservancy, public donations, and the Town of Castlerock to make the purchase.

I believe that if people knew that it were possible to make this land a new open space area, donations would pour in. People need an opportunity to limit the scope of what's happening around them in terms of development. Residents in Colorado are deeply passionate about the nature and wildlife (that is why we live here), and would welcome the chance to preserve more of it. There has been so much land destroyed in this area in particular in just a short amount of time, I think it does something to people's soul - and to have little treasures saved and given back to them is immense. It would also give those animals a fighting chance. I really believe people would pour money and exuberance into this idea. I would also - I would give every penny I have.

I look forward to hearing your thoughts and ideas. Thanks,

Allison

On Tuesday, July 9, 2024 at 01:22:32 PM MDT, BrieAnna Simon <bsimon@crgov.com> wrote:

Good afternoon Allison,

Thank you for providing your feedback and comments related to the Canyons Far South site development plan. This is an active land use application and going through the staff review process at this time. 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 property was recently reviewed and approved to be annexed into the Town of Castle Rock's jurisdiction, and approved for single family homes and a small commercial area along Founder's Parkway. As part of the Town's review process, we work closely with Colorado Parks and Wildlife (CPW). The Town does not have any regulations specificity related to elk or mule deer, and therefore relies on the wildlife professionals at CPW for recommendations. CPW reviewed the annexation and zoning of this area in 2021. As part of that zoning review, the Town worked with the developer to ensure a large area of open space dedication of 217 acres or 53 percent of the overall property be required. Homes in the planning areas are clustered in order to provide for the large open space dedication area. This meets the recommendations provided by CPW.

The Canyons Far South Site Development Plan (SDP) is currently within the second review with the Town. This SDP is the next step that shows how the homes and road network will be laid out. Staff has received a response from the wildlife professionals at the Colorado Parks and Wildlife (see attached). Staff is currently reviewing this information and the SDP submittal. All external referral responses and comments from the public are being provided to the applicant as part of this review. The recommendations from CPW are to cluster the homes, provide large areas of open space and provide wildlife-friendly fencing. Living with wildlife is very common in Colorado, and in Castle Rock specifically, and we work to educate our residents on how to live with various wildlife such as fox, coyotes, deer, elk, and the occasional bear or mountain lion. Staff will continue to work with the developer through the review process on this project, to ensure they meet these recommendations from CPW.

We appreciate your comments and concerns on this development. This Site Development Plan 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

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Direct 720.733.3566 | bsimon@crgov.com

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From: Allison Forrest [REDACTED]
Sent: Tuesday, July 9, 2024 11:28 AM
To: BrieAnna Simon <BSimon@crgov.com>
Subject: Re: Canyons Far South

Hi BrieAnna,

I sent the original email about land for the deer. It is below....

There are many deer living on this land. These types of developments with small lot sizes look inhabitable for the deer. The larger area surrounding this property in particular is getting hit very hard with land destruction due to housing, and I'm afraid this particular piece of property may be their last remaining area to live.

Is there a way to increase lot sizes, eliminate fencing, create open space that allows the deer to move through (it must be completely untouched open space - not with "trails" or sidewalks"....etc.....)? Some of these developments have been built in ways that almost look like barricades that the deer cannot enter, so it has to be thoughtfully placed open space (not like circles that engulf all the area, with open space internally).

Is there something that can be done with this section of land?

Thanks,

Allison Forrest

On Monday, July 8, 2024 at 10:33:41 AM MDT, Sandy Vossler <svossler@crgov.com> wrote:

Allison,

The project manager for the Canyons Far South is BrieAnna Simon. The property was annexed to the Town and zoned in 2023. That process did involve consultation with the Colorado Department of Parks and Wildlife. BrieAnna can provide you with more

information on the amount of open space and movement corridors remaining with the development plan. I've cc'd her on this reply. Thank you. Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



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<https://www.surveymonkey.com/r/LR35C27>

From: Allison Forrest [REDACTED]
Sent: Friday, July 5, 2024 6:56 PM
To: Sandy Vossler <SVossler@crgov.com>
Subject: Canyons Far South

Hi Sandy,

I found your email address online in reference to this development. Could you let me know if I should contact someone else?

I was just made aware of another large development planned to go in near Hidden Mesa Open Space / Crowfoot Valley Rd. I'm terribly concerned about the level of development in this area because of the wildlife that currently exists. There are many deer. These types of developments with small lot sizes look inhabitable for the deer, and it tears my heart apart. This area in particular is getting hit very hard with land destruction due to housing, and I'm afraid this particular piece of property may be their last remaining area to live. There "were" antelope also, but I do not know if they are still able to live there / dead due to housing.

Is there a way to increase lot sizes, eliminate fencing, create open space that allows the deer to move through (it must be completely untouched open space - not with "trails" or sidewalks"....etc.....? Some of these developments have been built in ways that almost look like barricades that the deer cannot enter, so it has to be thoughtfully placed open space (not like circles that engulf all the area, with open space internally).

This entire area (Parker / Castlerock) has broken my heart horribly in the last few years watching all of this wildlife suffer on such a massive scale. I do not even look out the window anymore.

I need hope for them. Is there something that can be done with this section of land?

Thanks,

Allison

From: [REDACTED]
To: [Tara Vargish](#)
Cc: [Laura Cavey](#); [Dave Corliss](#); [TownCouncil Mailbox](#); cweatkunat@douglas.co.us; bjackson@douglas.co.us; matt.martinez@state.co.us; [BrieAnna Simon](#)
Subject: Re: SDP23-0041 Canyons Far South Site Development Plan - Elk Habitat Concerns
Date: Tuesday, January 9, 2024 10:57:27 AM
Attachments: [Pages from 01-SDP23-0041-CFS - Plans Fencing Plan.pdf](#)

Hi Tara,

Thank you for taking the time to provide this thorough response.

I would encourage the Planning Commission and Town Council to carefully review the development plan to ensure it complies with the CPW recommendations. My review of the development plan documents is that, while there may be a large percentage of open space provided, the developer's proposal for home sites and new road construction will restrict wildlife passing through the area and will fragment the open space provided. In my view this is quite clear from the developer's Fencing Plan, which I have attached for your reference. There seem to be very few (if any) contiguous open space corridors through the property.

Appreciate your consideration of my comments in your review of the Site Development Plan.

Thanks,

Tony

On Tue, Jan 9, 2024 at 10:09 AM Tara Vargish <TVargish@crgov.com> wrote:

Good morning Mr. Bauer,

Thank you for providing your feedback and comments concerning wildlife related to the Town of Castle Rock Canyons Far South site development plan. This information has been compiled and will be provided to both the Planning Commission and Town Council, who makes the final decision on this application.

This property was recently reviewed and approved to be annexed into the Town of Castle Rock's jurisdiction, and approved for 474 single family homes and a small commercial area along Founder's Parkway. As part of the Town's review process, we work closely with Colorado Parks and Wildlife (CPW). The Town does not have any regulations specificity related to elk or mule deer, and therefore relies on the wildlife professionals at CPW for recommendations. CPW reviewed the annexation and zoning of this area in 2021. As part of that zoning review, the Town worked with the developer to ensure a large area of open space dedication of 217 acres or 53 percent of the overall property be required. Homes in the planning areas are clustered in order to provide for the large open space dedication area. This meets the recommendations provided by CPW.

The Canyons Far South Site Development Plan (SDP) is currently within the first review with the Town. This SDP is the next step that shows how the 474 homes and road network will be laid out. Staff has received a response from the wildlife professionals at the Colorado Parks and Wildlife (see attached) earlier this week. Staff is currently reviewing this information and the SDP submittal. All external referral responses and comments from the public are being provided to the applicant as part of this review. The recommendations from CPW are to cluster the homes, provide large areas of open space and provide wildlife-friendly fencing. Living with wildlife is very common in Colorado, and in Castle Rock specifically, and we work to educate our residents on how to live with various wildlife such as fox, coyotes, deer, elk, and the occasional bear or mountain lion. Staff will continue to work with the developer through the review process on this project, to ensure they meet these recommendations from CPW.

We appreciate your comments and concerns on this development, which neighbors your Douglas County development of Macanta. This Site Development Plan will have future public meetings as it advances through the process. Please feel free to send any additional questions or concerns to the Town project manager on this case: BrieAnna Simon, bsimon@crgov.com.

Thank you,

Tara Vargish, PE, Director Development Services

Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
direct 720.733.3582 mobile 720-473-2473 tvargish@CRgov.com

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<https://www.surveymonkey.com/r/LR35C27>

----- Forwarded message -----

From: **Tony Bauer** [REDACTED]
Date: Tue, Jan 2, 2024 at 2:20 PM
Subject: SDP23-0041 Canyons Far South Site Development Plan - Elk Habitat Concerns
To: dnr_cpwcommission@state.co.us <dnr_cpwcommission@state.co.us>
Cc: <matt.martinez@state.co.us>, <bsimon@crgov.com>, <towncouncil@crgov.com>, <cweitkumat@douglas.co.us>, <bjackson@douglas.co.us>

All,

I am writing to the Colorado Parks & Wildlife Commission to voice my concern on impacts to elk habitat due to the proposed Canyons Far South Site Development Plan (Project Number SDP23-0041). Please find attached a letter summarizing the concerns and my observations on elk population use on the subject property.

Please contact me if you have any questions or would like to obtain additional documentation.

Thanks for your consideration.

Tony

--

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Anthony Bauer, PE

January 2, 2024

Colorado Parks & Wildlife Commission
c/o Commission Assistant
Colorado Parks and Wildlife
6060 Broadway, Denver, CO 80216
Email: dnr_cpwcommission@state.co.us

Subject: Castle Rock Project SDP23-0041 – Canyons Far South Site Development Plan

To Whom It May Concern,

I am writing the Colorado Parks & Wildlife Commission to provide additional information related to the Canyons Far South Development in Castle Rock, Colorado and also to request the Commission provide further review of the project and potential impacts to existing wildlife habitats. The referenced project is SDP23-0041 and additional information can be found at this link ([Planning Pro - External Referral - External Referral \(RE2023-187\) \(douglas.co.us\)](#)).

I am a resident at [REDACTED] which is located immediately north of the subject property (see Figure 1). I have lived here for the past 12 months and have observed wildlife in the subject area on nearly daily basis, including large herds of Elk and Mule Deer grazing and migrating through the area. It is quite common to see herds of over a dozen elk on the subject area and traveling through the area between west near Founders Parkway and the Franktown area.

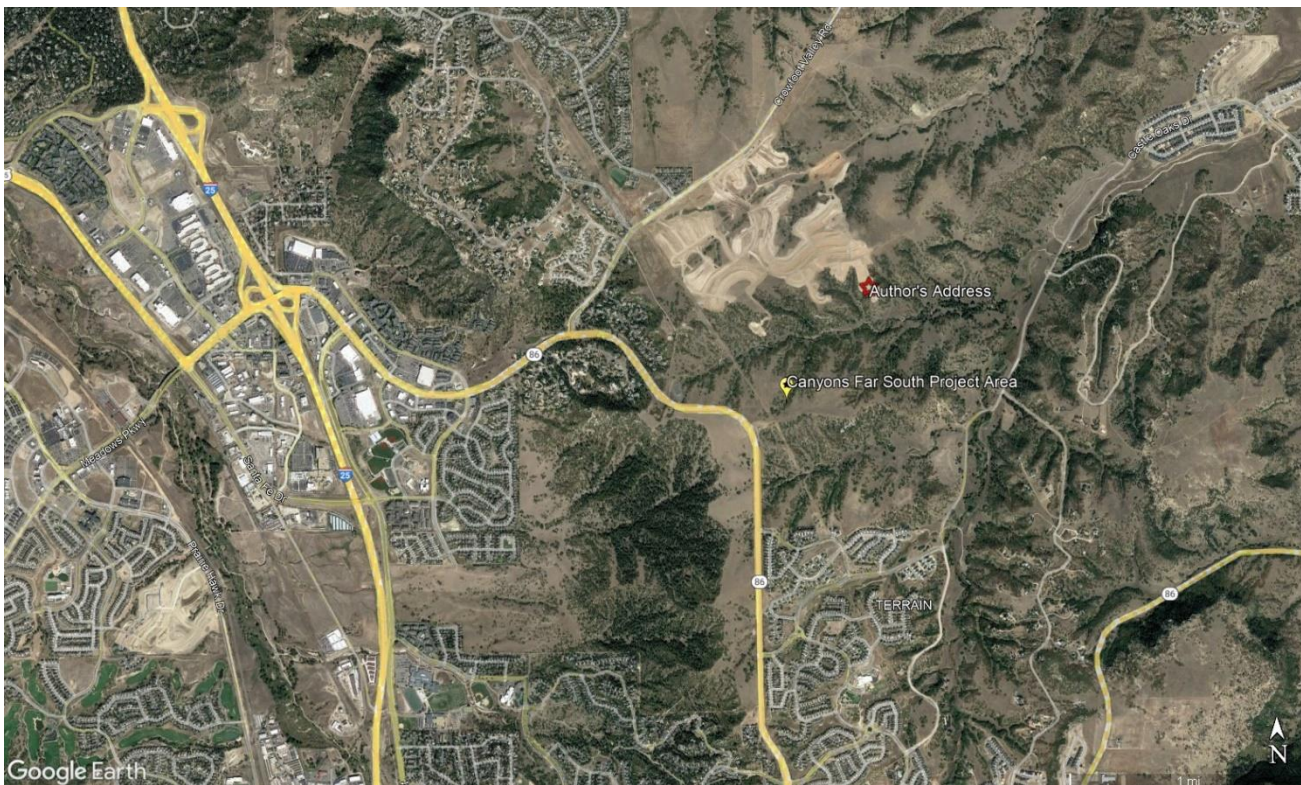


Figure 1 - Project Area & Proximity To Author's Address

As part of the developer's application for Project SDP23-0041, they have submitted a "Land Suitability Analysis Report for Canyons Far South Planning Areas 1, 2, 3, 4 & 5" dated November 2023. In this report's Wildlife Habitat Assessment, the report concludes that elk *"elk may occasionally forage in the project area; however, no HPH [High Priority Habitats] for this species (including migration corridors, production areas, severe winter range, or winter concentration areas)"* citing the CPW 2021 study.

My (and my neighbor's) daily observations of the elk activity in the area significantly differ from the conclusions of the LSAR report as well as the 2023 CPW's [High Priority Habitat](#) determinations. Based on the maps at the link above, the project area is identified within the Elk Overall Range (see blue area in Figure 2) which is defined by CPW as *"the area which encompasses all known seasonal activity areas within the observed range of an elk population"*. Our observations are much more aligned with the definition of the Elk Resident Population, defined by CPW as *"an area used year-round by a population of elk. Individuals could be found in any part of the area at any time of the year; the area cannot be subdivided into seasonal ranges"*, which are currently to the north and west (see yellow area in Figure 2).

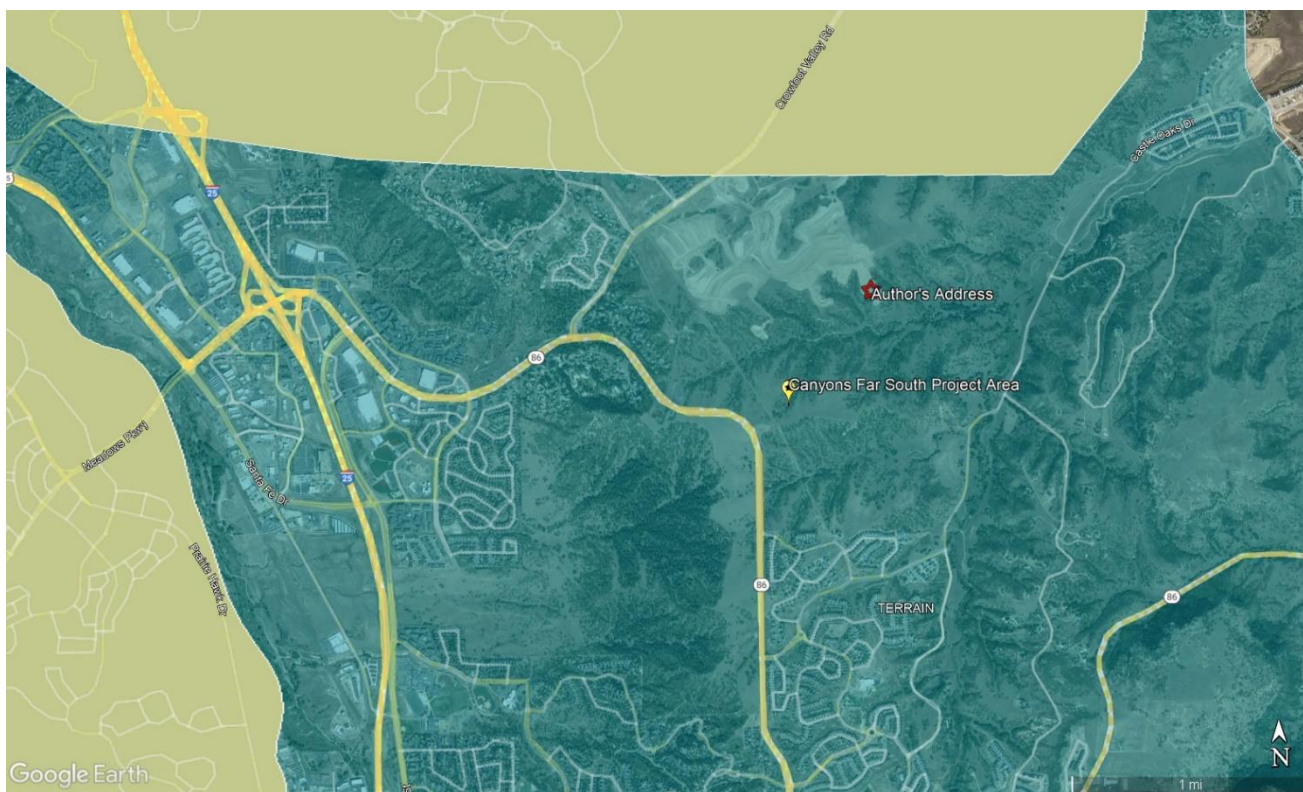


Figure 2 - CPW's Elk Overall Range (blue) and Resident Population (yellow), [CPW Elk Shapefile Download - Overview \(arcgis.com\)](#).

Based on our observations, this area could also potentially be a Migration Corridor for elk traveling between the Winter Ranges & Winter Concentration Areas to the west and the Summer Concentration Areas near Franktown via the East Plum Creek corridor (see Figure 3).

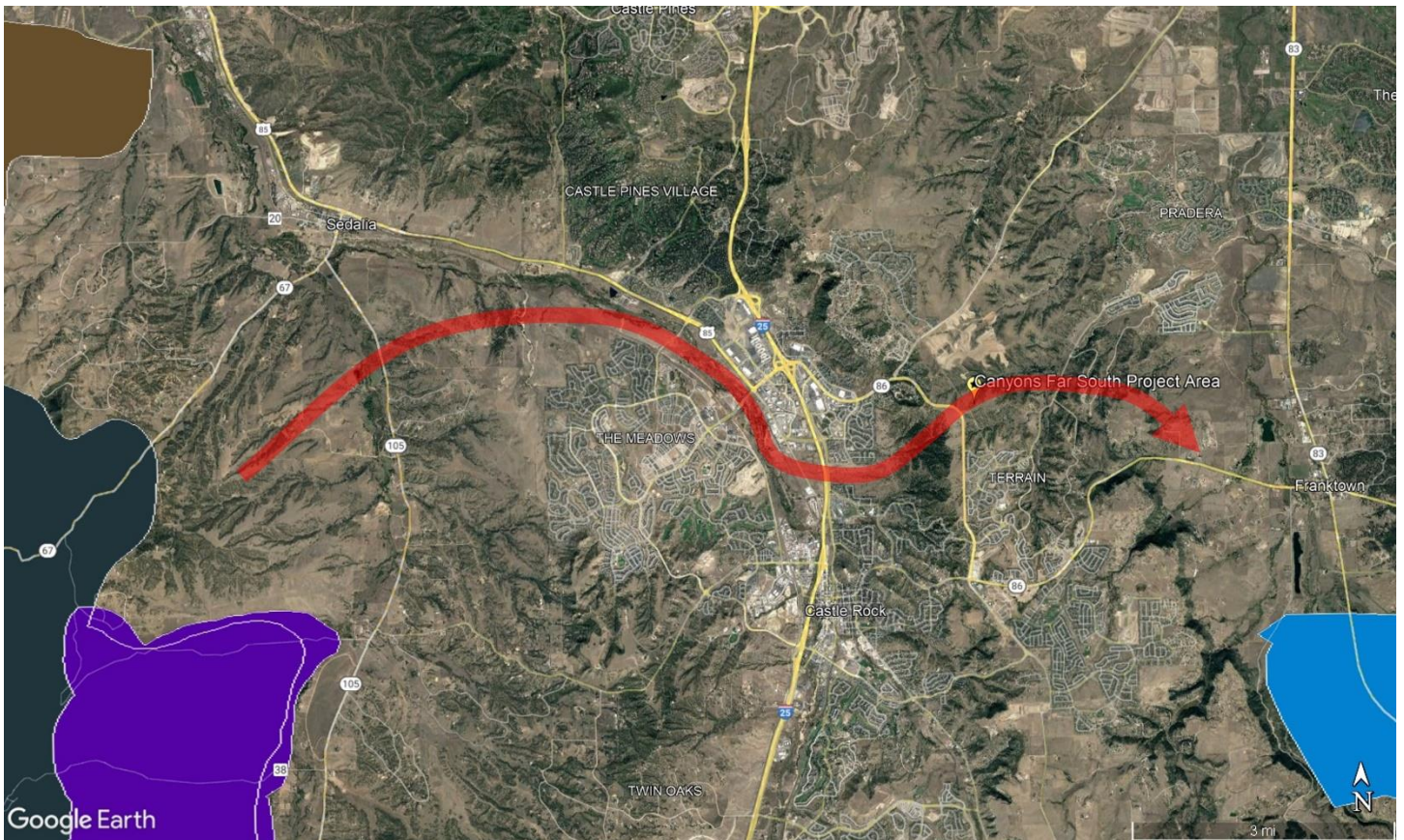


Figure 3 - Possible migration route of Elk between Severe Winter Range (black) & Winter Concentration Area (purple & brown) to the Summer Concentration Area (blue), [CPW Elk Shapefile Download - Overview \(arcgis.com\)](https://arcgis.com/download/CPW_Elk_Shapefile_Download).

As described above, the project area is a known year-round habitat for the local elk population and I am concerned that the Canyons Far South Development will significantly impact the elk population or result in habitat loss. I would respectfully request that the Commission carefully review the Site Development Plan SDP23-0041 and the information provided in this letter when providing input to the Town of Castle Rock on approval for this development. Additional information or documentation regarding observed elk populations can be provided upon request.

Sincerely,

Anthony Bauer, PE



Attachment 1: Photographs of elk populations on the project site.

Attachment 1: Photographs of elk populations on the project site.



Figure 4 - Elk observed on project site on December 19, 2023.

LEGEND

SPLIT RAIL FENCE

AMENITY AREA FENCE

3 AMENITY AREA FENCE

Scale: NOT TO SCALE

NOTES:

- ALL WOOD TO BE ROUGH SAWN CEDAR.
- WOOD TO BE WEATHER AND ROT RESISTANT.
- WOOD TO BE STAINED/SEALED PER OWNER SELECTION.
- RAILS SHALL BE INSTALLED ON ONE SIDE OF POST ONLY.

2X6 CEDAR RAIL

WIRE MESH (optional)

FINISH GRADE

INTERIOR LOT SIDE

OPEN SPACE SIDE

4X6 POST WITH 1" CHAMFER

WIRE MESH INSTALLED ON INTERIOR LOT SIDE (OPTIONAL)

ATTACH RAIL TO POSTS

2 SPLIT RAIL FENCE

Scale: NOT TO SCALE

NOTES:

- POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE II "S" SPECIFICATIONS FOR POST SIZING CHART AND DIMENSIONS.
- THIRD & FORTH RAIL OPTIONAL.
- AVAILABLE IN FLUSH BOTTOM.

1 1/2" MONTAGE II "S" RAIL (SEE CROSS-SECTION BELOW)

POST SIZE VARIES WITH HEIGHT (SEE MONTAGE II "S" POST-SIZING CHART)

1" 140A PICKET

BRACKET OPTIONS

8" O.C. NOM

VARIES WITH HEIGHT

9 1/4"

6" HEIGHT ONLY

STANDARD HEIGHTS 5'-6"

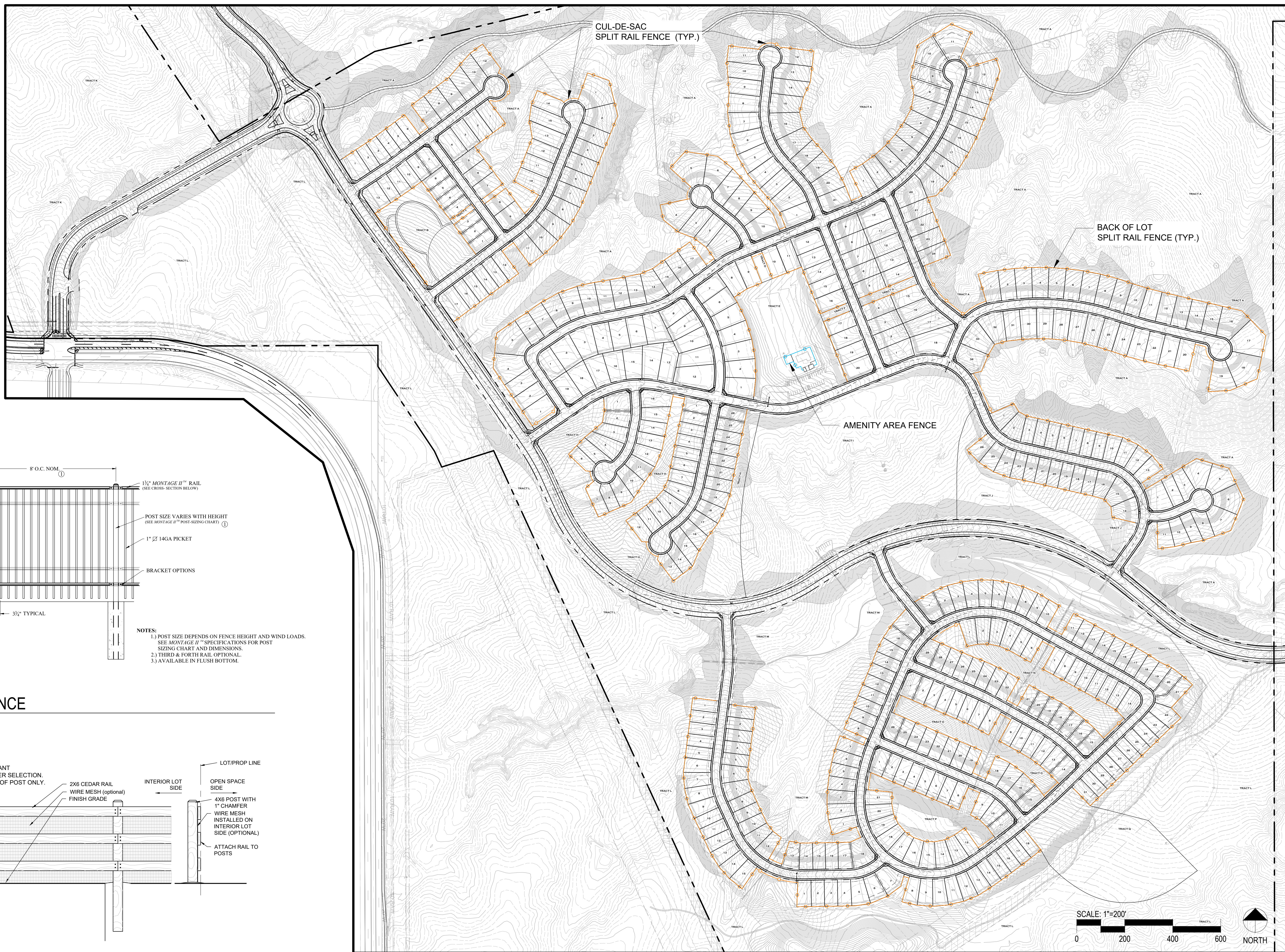
2" NOM.

36" MIN. FOOTING DEPTH

3/4" TYPICAL

1 FENCING PLAN

Scale: 1"= 200'



Prepared For

Hines

HINES
1144 15TH ST, SUITE 2600
DENVER, CO 80202

Landscape Architecture

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
1 303.531.4905 f 303.531.4908

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by: SB/MLH
Checked by: AC
Issue Date: 12.05.2023
Revisions:

Sheet Name

FENCE PLAN AND DETAILS

Sheet Number

L31

120 of 121

PROJECT NO. SDP23-0041

From: [Tara Vargish](#) [REDACTED]
To: [Kevin Wrede](#); [Sandy Vossler](#); [BrieAnna Simon](#); [Brad Boland](#)
Cc: [TJ Kucewesky](#)
Subject: FW: Public comment on 11/5/24 agenda
Date: Tuesday, November 5, 2024 8:11:06 AM

Please include this email in your public comment packages for each of the items listed below.

Thankyou,

Tara Vargish, PE, Director Development Services
Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
direct 720.733.3582 mobile 720-473-2473 tvargish@CRgov.com

-
Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:
<https://www.surveymonkey.com/r/LR35C27>

Founders Parkway is literally at the crest of the hill on Founders and at a significant curve in the road (see page 11 of applicant's SDP). Not only would allowing left hand turns into and out of the development dramatically increase the risk of motor vehicle fatalities and put all motorists' safety at risk, there is no need for an entrance here at all, when a signalized intersection at Crimson Sky Dr has already been talked about for some time (and this development already feeds into Crimson Sky Dr by way of Castle Oaks Dr). There is just not enough of a sight line for westbound Founders Parkway traffic to slow down in time to avoid a crash with someone making a left turn across traffic into/out of this development. The neighboring development of Timber Canyon is the perfect example: they only have a right turn only exit directly onto westbound Founders Parkway, and eastbound has no access to the community--it is accessed from both directions of Crowfoot Valley Rd. only. Also, can the commercial site plan of this development be totally removed? It does not fit with the surrounding residential developments at all.

-The City Hotel SDP, please require at least one parking space per hotel room. 6 spaces for a 33-room hotel is nowhere near enough. Also, the proposed design just does not fit the character of downtown. (While it does resemble the gray look of Reyn Rock Plaza Senior Housing next door to the site, Reyn Rock's colors and design have never matched with everything else in the area, and its drab facade takes away from the character of downtown, in my opinion). Please consider having the applicant choose a different color scheme to better assimilate with downtown. Also, does this structure exceed the height limit for downtown at the 50' depicted in the drawings?

--Pioneer Ranch Annexation & PDP, please deny. There is no substantial benefit to the community that would come from rezoning this property. There is no need for more housing like this in Castle Rock, and it would largely change the character of the area. (Larger 1+ acre estate lots are in short supply, but not small lots, as shown in Figure 2 of the applicant's own concept site plan). If you want to even consider this plan, please drastically decrease the density allowed and completely remove the western two entrances from Founders Parkway. Both of those would jeopardize the safety of drivers who currently use Founders Parkway, and dramatically increase the risk of traffic fatalities with drivers crossing traffic to enter. The access road that aligns with Crimson Sky Dr should be the only one allowed on Founders Parkway (the southern connection with Woodlands Blvd already provides a second access into the area). Also, would you please consider not allowing any development on the several hundred feet between Founders Parkway and the crest of the hill in this development? The houses could all be situated south of the hill, and be completely hidden from view from Founders Parkway, preserving the character and natural beauty of this property including the existing pine trees. And if they cannot meet the current water requirements for new developments in town, just say No.

-YardHomes at Castle Rock Annexation (FKA Terra Monte), please deny as proposed. Both the commercial use aspect and the for-lease, high-density nature of this proposed community does not fit with the surrounding area. This area is currently composed of estate homes and a church. Please deny this zoning/annexation request in its entirety.

Thank you for considering my comments regarding these projects. I appreciate the work you all do and the incredible volume of projects you have to consider.

Thank you,
Brittany

"The Lord will fight for you & you have only to be silent." -Exodus 14:14

Job title: Canyons Far South Development Plan

Description: This applicant proposes a revision to the Canyons Far South Development Plan

Name: Christopher and Audrey Burrow

Address: [REDACTED]
[REDACTED]

BrieAnna Simon,

My wife and I received your letter dated December 27, 2023, regarding the Canyons South Planned Development and I'd like to take a moment to talk about the area and provide you some background on myself and how building houses on this particular section of the Development Plan would negatively affect the wildlife population, the Terrain Community, and myself.

I have a few concerns with the current proposal for housing construction (ref: Canyons Far South Development Plan. My wife and I reside at [REDACTED] and we are current residents of the Terrain Community within the Canyons South Planned Development.

Animals:

The area located behind my home and three of my neighbors homes, addresses: [REDACTED]
[REDACTED]

[REDACTED] is migratory highway for several species including herds of elk, deer, fox, bobcats, turkeys, mountain lion, various snakes and lizards, and bears. Also, the area is heavily populated with prairie dogs including the occasional black-tailed prairie dog. I've attached several photos of the wildlife that my wife and I have seen as well as our neighbors have personally seen.

Because the local fauna regularly uses and migrates through this space, it would be a disaster to uproot them and disturb their habitat. Looking through the proposals, plans, and other supporting documents for this development plan, myself and my neighbors believe that the area should be preserved and protected from be developed in any capacity. Even if walking trails or other manmade construction is built on the area, it will uproot and devastate the current wildlife population. Additionally, if the Colorado Parks and Wildlife Commission have NOT yet been brought in on this discussion, we believe that they should be.





Crime:

While Douglas County may have a lower crime rate than the national average for both violent and property crimes, more homes and commercial real estate brings more crime. According to a November 2022 Crime Snapshot: Crime Rates in Colorado source which came from the Federal Bureau of Investigation Quarterly Uniform Crime Report – 2nd Quarter 2023, Colorado ranked 4th highest nationally for combined property and violent crime rates according to Federal Bureau of Investigation data. Additionally, it has been reported that there has been a slight rise in violent crime in the area. With this in mind, myself and my neighbors believe that the developers should amend their development plan and cut this particular section out so that we can protect our residents and our communities.

Personal Mental Health Concern

I served in the U.S. Army as a Combat Engineer a little over ten years. I am a Veteran of the Iraq and Afghanistan Wars on Terrorism with three total combat tours (36 months). I became a sole survivor in 2009 when my brother was killed by an IED that detonated underneath of him while conducting a security halt in Helmand Province, Afghanistan. The IED took both of his legs and his gender and he succumbed to his wounds and died after the second surgery in Camp Baston, Afghanistan.

I am rated by the Department of Veteran Affairs at 100% for Post Traumatic Stress Disorder (PTSD). My wife and I recently moved from Founders Village to the Terrain in September 2022, and the main reason was because our house backs into open space. This is very important because it has helped my mental health. For example, in our old home, I would constantly get up from a nightmare and go patrol the house. This was a reaction from my PTSD. Since moving to our new home in the Terrain, I have not gotten up nearly as much as I did when I lived at the old house because there is nothing behind our house to cause me to wake up in fear of someone breaking in or other things. The point I'm trying to stress is that since moving to our new home my PTSD habits have decreased, and I'd like to keep it that way. The only way to do this is to modify the Canyons Far South Development Plan and remove the planned residential building located in Tracks M & L (Section's 27, 30, & 31). Getting rid of this "break out" I call it, would put my mind at ease and allow me to get better sleep than what I get now (2-3 hrs.).

This variety of wildlife has a right to exist on county-owned open space without any disturbance to their habitat, and I feel that it is our duty as residents and caretakers of the land to preserve and protect these animals and their natural habitat.

For the reasons mentioned above regarding the current wildlife and myself, I humbly ask that you amend your development plan regarding building houses on the lower part of your Development Plan behind my house and my neighbor's homes.

Thank you for taking the time to reach out to your residents and the community before making any final decision.

References

Federal Bureau of Investigation Quarterly Uniform Crime Report – 2nd Quarter 2023.

<https://commonsenseinstitute.org/november-crime-rates-in-colorado/#:~:text=As%20of%202022%2C%20Colorado%20ranked,up%20in%20the%20early%202020s>

BrieAnna Simon

From: David Richins [REDACTED]
Sent: Thursday, January 11, 2024 2:08 PM
To: BrieAnna Simon
Cc: Richard.Cross@hines.com
Subject: Urgent and High Priority - Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

To whom this may concern,

As long-term residents and homeowners in the Castle Rock community, my wife and I proudly call Macanta home. It is with a grave and collective sense of duty that we, the undersigned, express our emphatic objection to the proposed development of the open space on Parcel #: 2349-304-04-003. This tract of land, the very lifeline of our community, was a crucial factor in our decision-making when we first laid roots here and decided to purchase.

The intrinsic value of our homes stretches far beyond their physical structures; it is deeply interwoven with the open, untouched nature surrounding us. The preservation of this land is vital—it not only defines the appeal of Macanta but anchors the property values and continuity that make this place unique in Castle Rock.

Our commitment to Macanta stemmed from its foundational promise and representation—a promise of continuous landscapes and a steadfast respect for the natural world. These areas would remain and are open space. Development here doesn't merely alter views; it strikes at the core of what we believed Macanta represented; the degradation of home values, overcrowding and infrastructure squeeze will severely hurt this community and Castle Rock as a whole. A promise was made, one that bonded each homeowner to this community believing it would remain untouched, open to the trails, the wildlife, the whispering winds of change—not bulldozers and blueprints.

Our alarm at this potential shift is twofold; not only is it a breach of trust, it also signals a departure from the very ideals that define us. My decades as a Realtor have shown me that homes are more than just structures—they are sanctuaries for both humans and wildlife alike. The consistent presence of elk, deer, bears, and other creatures on this land is irrefutable proof of its ecological significance, contrary to the downplayed "occasional forage" narrative presented by Hines.

In our brief time here, we have already encountered proposals that threaten to erode this haven, property values, bring congestion and upheaval to a still ecosystem. These actions undermine the serene existence we were assured of and could set a perilous precedent for future development, placing strain on our already burgeoning infrastructure.

We urge you to reassess these plans with the highest regard for the environmental sanctity and homeowner assurances that Macanta represents. We request a dialogue to address these concerns in depth, one that prioritizes truth and transparency in safeguarding the soul of our community.

Respectfully and hopefully,
Dave & Sarah Richins

[Redacted]
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BrieAnna Simon

From: Dossie Haiskey [REDACTED]
Sent: Monday, January 15, 2024 9:21 PM
To: BrieAnna Simon; Richard.Cross@hines.com; hscott@douglas.co.us
Subject: Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am a current homeowner in Macanta. It appears the referenced open space (Parcel #: 2349-304-04-003) may have been sold to a party who now intends on developing this space into residential housing for Canyons Far South. This parcel has been advertised to current and prospective homebuyers to be part of the open space of Macanta. I strongly encourage the decision makers, relative to any action taken with respect to any change to this property that impacts it's as advertised and as sold intention as open space, be opposed to developing this parcel. Please know that I strongly oppose any current or future development of any portion of Macanta's advertised open space due to the impact on our property values, not to mention the amount of traffic that will be coming in and out of our community. This will also have a negative impact on our community center as it is already too small for our neighborhood. Also what is the plan to supply water to this many homes when that is already a concern now.

Sincerely,

Dossie Haiskey, [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]





April 10, 2024

George Teal
Douglas County Commissioner
100 Third Street
Castle Rock, CO 80104

RE: Canyons Far South PD Vicinity Map

Commissioner Teal,

We are in receipt of your letter dated March 29, 2024 concerning the Canyons Far South Development project. The Town is aware and acknowledges that in the early stages of the project submittal and review process an outdated general vicinity map (created by Town staff) was used in conjunction to the officially submitted annexation and zoning documents submitted by the applicant. The officially submitted formal annexation map and legal documents required to meet the annexation submittal requirements have always shown the correct boundary that includes the parcel of land in question (Parcel Number 2349-304-04-003) that was originally zoned for Golf Course Use in the County.

Below the Town has provided a step-by-step summary of the myriad of neighborhood meetings and public hearings held for the Annexation, Zoning and current Site Development Plan to show that all required public notification requirements were met and highlighting the few early meetings that would have contained the outdated general vicinity map. Please know that the official Annexation Petition and Plat, Planned Development Plan, along with the applicant's presentation material used in all public meetings and mailings, has always contained the previous golf course zoned parcel in their applications to the Town of Castle Rock.

Annexation and Zoning

1. A pre-application was submitted to the Town on February 24, 2021 to annex 415 acres into the Town of Castle Rock. The applicant's proposal documents included Parcel Number 2349-304-04-003. The general internal vicinity map created by staff for this pre-application was incorrectly made by excluding Parcel Number 2349-304-04-003. The Pre-Application and associated documents (which included the outdated vicinity map and the **correct** general area boundary submitted by the applicant) were uploaded to the Town's Development Activity Map for public viewing.
2. The applicant formally submitted the proposed annexation to the Town on April 19, 2021. The Annexation Petition was accepted by the Town and filed with the Town Clerk on May 26, 2021. The applicant's Annexation Petition and Plat Boundary **correctly** included the parcel in question.
3. In addition to the Town's Development Activity Map being uploaded with the formal submittal documents, the Town created a general annexation webpage housed on crgov.com. This included a summary of the proposed annexation and development. The summary included

correct information in land area, however the outdated general vicinity map (created by Town staff) was used to show a general area of the plan.

4. The first public neighborhood meeting for the Annexation and Zoning occurred on June 14, 2021. The applicant used the Town's outdated general vicinity map from the Pre-Application for this noticing. The presentation at the meeting including the **correct** boundary that included the subject parcel as being redeveloped as part of the proposed annexation.
5. The Substantial Compliance Hearing was held on June 15, 2021. This hearing included the outdated general vicinity map. However, the official Annexation Petition and Annexation Plat showed the **correct** boundary incorporating the subject parcel in question.
6. The Eligibility Hearing was held on August 17, 2021. This hearing included the outdated general vicinity map. However, the official Annexation Petition and Annexation Plat showed the **correct** boundary incorporating the subject parcel in question.
7. The second public neighborhood meeting for the Annexation and Zoning was held on December 13, 2021. The noticing for this meeting included the **correct** vicinity map, which matched the proposed plans for the zoning and annexation materials presented.
8. The third public neighborhood meeting for the Annexation and Zoning was held on October 11, 2022. The noticing for this meeting included the **correct** vicinity map, which matched the proposed plans for the zoning and annexation materials presented.
9. The Planning Commission meeting for both the Annexation and Zoning application occurred on December 8, 2022. The noticing and staff report materials provided to the public included the **correct** vicinity map and plans.
10. On January 3, 2023 the first reading of the Annexation, Zoning and Development Agreement were continued to February 21, 2023. The noticing and staff report materials provided to the public included the **correct** vicinity map and plans.
11. On February 21, 2023 the first reading of the Annexation, Zoning and Development Agreement was presented to Town Council. The noticing and staff report materials provided to the public included the **correct** vicinity map and plans.
12. On March 7, 2023 the second reading of the Annexation, Zoning and Development Agreement was presented to Town Council. The noticing and staff report materials provided to the public included the **correct** vicinity map and plans.

Site Development Plan

13. The first neighborhood meeting for the Site Development Plan prior to a formal submittal occurred on September 18, 2023. The noticing for this meeting included the **correct** vicinity map.
14. The applicant formally submitted the proposed Site Development Plan to the Town on November 29, 2023. The boundary proposed matches the correct legal annexation boundary approved by the Town.

15. An unincorporated Douglas County resident brought to the Town's attention on January 9, 2024 that the vicinity map on the Town's informational projects page contained the outdated vicinity map. The Town apologized to the county resident and updated this map on January 10, 2024 with the **correct** vicinity map in response to this information.
16. The second neighborhood meeting for the Site Development Plan was held on March 21, 2024. The noticing for this meeting included the **correct** vicinity map.

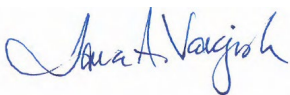
The Town appreciates your concern for the stated "potential misrepresentation" for both the public communication and the Town Council hearings. As demonstrated in the summary above the use of an outdated informational vicinity map was used in error during the initial phases of the project and in conjunction with accurate boundary maps and correct legal descriptions provided by the applicant. The outdated vicinity map was replaced with the **correct** vicinity map in mailings beginning with the December 13, 2021 2nd neighborhood meeting and used throughout all of the official land development public hearings before the Planning Commission and Town Council in 2022 and 2023. The applicant's presentation materials (Power Points and Images) used for the initial public neighborhood meetings (and all thereafter) contained the **correct** boundary images to identify that the parcel in question was to be annexed into the Town of Castle Rock for initial zoning and development.

Throughout the entire Annexation and Zoning process the Town's official Development Activity Map was linked to the official Annexation and Zoning documents which contained the correct boundary descriptions and depictions available for the public to review and comment on. These same official Annexation and Zoning documents were provided to the County and other entities for external referrals throughout the process. Knowing this information, as well as the summary timeline above, we believe the use of the outdated vicinity map in preliminary meetings was minor with respect to the overall project noticing and official public hearing requirements. The Town's process requirements provided ample time and accessible information for the public to understand the boundaries of the annexation and zoning intent.

Rest assured the Castle Rock Town Council and Planning Commission only reviewed official submittals showing the correct boundary of the Annexation that included the parcel in question. Public notice for these required formal public hearings all contained the correct boundary. The integrity of the Town of Castle Rock Annexation and Zoning process is of the highest importance and has not been impacted by the minor vicinity map error discovered early in the Annexation and Zoning process.

If you have any questions, or need additional information, please do not hesitate to contact me at any time at 720-733-3582.

Kindest Regards,



Tara Vargish, PE
Director of Development Services

Cc: Mayor Gray, Town of Castle Rock
Town Council, Town of Castle Rock
Dave Corliss, Town Manager
Mike Hyman, Town Attorney

March 29, 2024

Castle Rock Town Council
100 N. Wilcox Sreet
Castle Rock, CO 80104

RE: Canyons Far South PD

Honorable Mayor and Council,

A concerning issue has been brought to my attention regarding of the Town and the Canyons Far South Planned Development (PD) that I feel duty bound to make you all aware of.

I met with two Douglas County residents adjacent to the PD, Mr. and Mrs. Lofman. They provided detailed maps used by the owner/developer, their Metro District, and the Town's own annexation notification to the County that all showed a small vacant 23.55 acre piece of land (with an accessor Account Number: R0613698 and State Parcel Number: 2349-304-04-003) was not part of the Town's recent annexation. The Lofman's property backs up to this very parcel that has always been represented by the developer, the Town (including the official Town notification of Annexation to the County) as a reserved open space and not a part of any town development or annexation plan. To their surprise the most recent conceptual plan for the subdivision of the site shows several single-family homes being built in this small sliver of property that was represented to the public and the County by all groups, until very recently, as not even being a part of the annexation. No doubt this may be at least partially attributable to simple error, but given the concerns brought forward, it is worthy of further scrutiny and clarification.

Unfortunately, the misleading (perhaps even incorrect) maps that were provided to the public on multiple occasions would appear to have deprived some members of the public an opportunity to weigh in on whether the annexation or the zoning of the site were appropriate. As a former member of the Castle Rock Town Council, I am aware how Zoning issues are of a Quasi-Judicial matter in the State of Colorado, whereas Annexations are inherently a legislative matter. That is why this is a concern:

- The misrepresentation of what parcels of land were to be included in the Town's annexation, deprived members of the public from communicating with the Town Council on the legislative matter of Annexation.

- The misrepresentation of what parcels of lands were to be included in the Zoning Request, deprived the Town Council of the full facts to consider the request under Colorado's quasi-judicial procedures.

As a former member of the Castle Rock Council and resident of the Town, I do find this of some concern. As an elected Agent of the State of Colorado, I really felt it my duty to respond to the petition of the adjacent residents and bring forward their request for relief.

After speaking with the Lofmans, their only request is that the small sliver that was not a part of any public notice, be removed from plans for residential development, perhaps even conserved as Open Space, as was indeed represented during the official process. At worst this would reduce the PD by several lots, but it is likely that the developer can find a way to put those in another location on the remaining 300 or so acres of the PD instead, creating only a temporary inconvenience for them. That seems a small price to pay for maintaining the appearance of integrity in the Town's processes before the public.

Please contact me if you have any questions.

Regards,



George Teal,
County Commissioner and Castle Rock Resident

Cc: Tara Vargish, Town Development Director
David Corliss, Town Manager

From: [REDACTED]
To: [BrieAnna Simon](#)
Subject: FW: COE - Email Bulletin - Town of Castle Rock seeks external referral comments on a site development plan review
Date: Sunday, December 10, 2023 8:32:10 AM

How can the town of Castle Rock continue to build homes and add commercial property when we don't have enough water long term to support this? Why ruin open space with more housing and commercial property???

[REDACTED]

[REDACTED]

From: Terrain at Castle Oaks <notifications@frontsteps.com>
Sent: Friday, December 8, 2023 10:25 AM
To: [REDACTED]
Subject: COE - Email Bulletin - Town of Castle Rock seeks external referral comments on a site development plan review

CAUTION: This email was sent from an external sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Sandy Vossler](#)
To: [REDACTED]
Cc: [Scott Williams](#); [BrieAnna Simon](#); [Kevin Wrede](#)
Subject: RE: Inquiry Regarding Canyons Far South Community Development Plan (Macanta HOA Board Members)
Date: Friday, February 2, 2024 1:48:37 PM
Attachments: [image001.png](#)

Hi Eric, Scott,

Thank you for reaching out. I was the Project Manager for the annexation and zoning of Canyons Far South, however, BrieAnna Simon, Senior Planner, is the PM for the Site Development Plan. Via cc: to this reply I am including BrieAnna, as she is the person to answer your SDP questions. BrieAnna is out of the office today, but will be in on Monday. In the meantime, I can confirm that Canyons Far South was annexed into the Town of Castle Rock and zoned as a Planned Development in March 2023. The next step in the development process is submittal of the Site Development Plan (SDP), which has occurred and the SDP is currently under review.

You may view and download the approved Planned Development Plan and Zoning Regulations on the Town's website via the Development Activity Map at <https://castlerock.maps.arcgis.com/apps/MapSeries/index.html?appid=5a1a1e455cf94fc7a10dd334276dfe16> under number PDP21-0002. Via the same link, you will find the Site Development Plan, that is under review, under the project number SDP23-0041.

The next neighborhood meeting and the public hearings before the Planning Commission and Town Council have not yet been scheduled. You may subscribe to the Town's calendar and receive notifications of upcoming meetings. Thank you, Sandy

Sandy Vossler, Senior Planner
Town of Castle Rock
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109
Office: 720-733-3556



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

From: Eric Hammesfahr [REDACTED]

Sent: Friday, February 2, 2024 1:15 PM

To: Sandy Vossler <SVossler@crgov.com>

Cc: Scott Williams [REDACTED]

Subject: Inquiry Regarding Canyons Far South Community Development Plan (Macanta HOA Board Members)

Dear Sandy,

My name is Eric Hammesfahr, and I am a member of the Macanta HOA, which is situated adjacent to the proposed Canyons Far South Community. I have cc'd my colleague, Scott Williams, who is also a HOA board member.

Upon reviewing the project on the website, it appears that the next steps involve the submission and review of the site development plan. This process will subsequently lead to a public hearing before the Planning Commission and Town Council. I am reaching out to inquire if the development plan has been submitted, and if so, could you provide us with additional information on the timeline and key milestones?

Furthermore, it has come to our attention that input from our HOA may be sought during this process. We are keen to contribute our thoughts and perspectives. Could you please guide us on how we can ensure that our opinions are considered in the decision-making process?

Thank you for your time and assistance. We look forward to your response.

Best regards,

Eric Hammesfahr
Macanta HOA Member

Cc: Scott Williams, Macanta HOA Board Member

BrieAnna Simon

From: Erica Smith [REDACTED]
Sent: Thursday, January 11, 2024 2:19 PM
To: BrieAnna Simon
Subject: Macanta Open Space
Attachments: Macanata Open Space.png

Follow Up Flag: Follow up
Flag Status: Flagged

Hi BrieAnna,

I am a homeowner in Macanta and am reaching out as I am very concerned about some recent news that has come to my attention regarding the Proposed Site Development in the open space behind my home. When me and my husband purchased our lot from Toll Brothers we did so with the understanding, based on the HInes produced Macanta website that is still up and running, that there would be a large amount of open space behind our home. As avid hikers and mountain bikers this was the one major draw we had to this community vs. others and what we based our decision on in order to move forward with our home purchase. HInes website showed a specific area of Macanta Open space in its Gallery section of the website (see attached screenshot) which we relied upon as space that was solely for our communities' use and enjoyment. This space added value to our home as it is common knowledge that buyers will pay more for a property with views and extended open areas in the rear of a home's lot. We recently found out that a portion of this open space (Parcel #2349-304-04-003) was sold to a buyer who plans to build on this area of land which in turn affects Macanta and the value of our property along with our neighbors. We believe that there has been some misrepresentation on Hines part in providing images of property lines within our community prior to and through closing of our home purchase and now that our home has closed, these lines are now being modified for the benefit of a new developer/buyer.

In addition to the issue above about the open space, in general, we believe the additional development of the Canyons Far South land will have a significant negative impact on the City of Castle Rock due to the following reasons:

- **Wildlife:** As my home is backed up to what is currently the new development site in question, I see large amounts of wildlife that live, survive, and occupy this area. Deer, elk, wild turkeys, and even a bear, frequent the area, with deer and elk being seen regularly, almost daily. With this new development, I worry that that these animals will be pushed out and not have adequate space to exist and survive.
- **Traffic:** I am sure you are aware of the traffic congestion that exists on Founders Parkway between the I-25 and Crowfoot Valley Road. Building an additional community of new homeowners will exacerbate this problem and add to the already painful amount of traffic through this section of roadway. The roadway does not appear to have been built with the current level of drivers in mind and adding more will only make things much worse.
- **Water:** With the current water shortage issues for the town of Castle Rock, it does not seem prudent to add additional communities who will add to the water constraints and shortages.
- **Trash and environmental impacts:** We have seen such a large amount of trash and waste being added to the area during the construction phase of our neighborhood and would hate to see more trash being added to the area due to further development. This trash ruins the natural beauty of the town and ends up in the open space which should be maintained in a pristine way.

Thank you so much for your time. If you would like to get back to me with any feedback on this project or what we can do as negatively impacted homeowners, please reach out via email.

Have a wonderful day,
Erica Smith
Macanta Homeowner



From: [REDACTED]
To: [BrieAnna Simon](#)
Subject: Re: COE - Email Bulletin - Town of Castle Rock seeks external referral comments on a site development plan review
Date: Friday, December 8, 2023 10:45:55 AM

Good morning BrieAnna!

Not sure where to leave the feedback so I'll email you.

I'd request that they prioritize bike paths, playgrounds, and commercial space over cramming a bunch of houses in like sardines in a can. That extra openness and having stores in close proximity is why we chose Castle Rock instead of Parker - and everyone I've talked to here feels the same. It would be a real shame to lose sight of what makes Castle Rock special by cramming too many residences into a small space. Thanks for the opportunity to share our opinions.

Ersan Saribal

[REDACTED]

[REDACTED]

BrieAnna Simon

From: Hilary Arce [REDACTED]
Sent: Wednesday, January 10, 2024 4:52 PM
To: Richard.Cross@hines.com; BrieAnna Simon
Subject: Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. BrieAnna Simon and Mr. Richard Cross,

Good afternoon, I am a current homeowner in Macanta. It appears the referenced open space (Parcel #: 2349-304-04-003) may have been sold to a party who now intends on developing this space into residential housing for Canyons Far South. This parcel has been advertised to current and prospective homebuyers to be part of the open space of Macanta. I strongly encourage the decision makers, relative to any action taken with respect to any change to this property that impacts it's as advertised and as sold intention as open space, be opposed to developing this parcel. Please know that I strongly oppose any current or future development of any portion of Macanta's advertised open space due to the impact on our property values.

Sincerely,
Hilary Arce

[REDACTED]
[REDACTED]
[REDACTED]

BrieAnna Simon

From: Jen Bjorem [REDACTED]
Sent: Wednesday, January 10, 2024 8:32 PM
To: Richard.Cross@hines.com; BrieAnna Simon
Subject: Opposition to Development of Macanta Open Space - Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

I hope this letter finds you well. I am writing to express my deep concern and opposition to the proposed development of the open space associated with Parcel #: 2349-304-04-003 within the Macanta community.

When my family and I chose to build our home with Macanta, the promise of preserved open space was a significant factor in our decision. The advertising and representation of Macanta open space were pivotal in our commitment to this community. Unfortunately, the recent revelation that the Canyons Far South SDP may allow development on this parcel is deeply troubling.

The open space within Macanta is not only a physical amenity but a cornerstone of the lifestyle we expected when investing in this community. The prospect of its development goes against the understanding we had when choosing Macanta as our home.

I implore you to reconsider any plans for development on Parcel #: 2349-304-04-003 and uphold the commitment to preserving the open space that attracted many residents, including myself, to Macanta. Maintaining this space aligns with the values and expectations set forth during the initial stages of community development.

I understand the need for progress and development, but preserving the open space is crucial for the well-being of the community and the residents who have made Macanta their home based on the promises made during the homebuilding process. I appreciate your attention to this matter and trust that you will consider the concerns of the residents who value the open space as an integral part of the Macanta community. Thank you for your understanding and prompt attention to this important issue.

Sincerely,
Jennie Bjorem

[REDACTED]
[REDACTED]

From: [REDACTED]
To: dnr_cpwcommission@state.co.us
Cc: matt.martinez@state.co.us; [BrieAnna Simon](#); [TownCouncil Mailbox](#); cweitkumat@douglas.co.us; bjackson@douglas.co.us
Subject: SDP23-0041 - Canyons Far South Development Plan
Date: Thursday, January 4, 2024 6:30:24 PM
Attachments: [CPWD - Canyons Far South.pdf](#)

Greetings.

As a resident of Castle Rock, I am submitting a letter of concern (letter attached) regarding consideration of potential impacts of the subject Development Plan. My attached letter details my concerns, and I respectfully request that the Colorado Parks and Wildlife Commission consider my letter for internal review.

Thank you,
John M. Dolan



January 4, 2024

Colorado Parks & Wildlife Commission
6060 Broadway
Denver, CO 80216

RE: Canyons Far South Development (SDP23-0041)

To whom it may concern:

The reference development project is currently under review for final comment and approval by Douglas County agencies. I would like to express my concerns about this development, specifically with regard to its potential impact on local wildlife and habitat. I am hereby attaching information that I ask the CPWC to consider when making its recommendations regarding this project.

I live in Macanta, just north of the proposed development. My wife and I moved into our home in June of 2022, and at that time we were unaware of the various and abundant wildlife in the neighboring open space. However, we soon witnessed numerous mule deer, elk, turkey, fox, various raptors, and other smaller species throughout. Of all the wildlife we've observed, the most notable has been a herd of elk that frequents the grass meadows and ravines in the area. By observation of videos and photos that I have taken, it appears that the elk herd is thriving, and that their numbers have grown significantly in the short time since we've been here. In 2022, the largest number of elk that I counted in the herd was approximately 22. However, in 2023, I have counted upward of 33-35 elk in a group, with a noticeable number of fawn and yearlings. The elk have been observed nearly every month since we've been here and I always try to capture them on video whenever I can.

As I am unaware if the CWPC or any other agency has recently assessed the activity and number of elk in this area, I am attaching photos that I have taken from my residence. It is my hope that these may help the CPWC better account for the growing number of elk in this habitat and make informed decisions on mitigation strategies to minimize impacts of large development projects on the elk and other species, and the habitat overall. The elk are very prominent and are observed frequently. However, it has been suggested in some of the development project documents that elk only appear "...occasionally..." This is inaccurate, and I believe that the number of elk in this area is also very understated. I would greatly appreciate further review by the CWPC, and I would be happy to provide any additional information that I have which may help. I have a number of videos of the elk herd which I can also share.

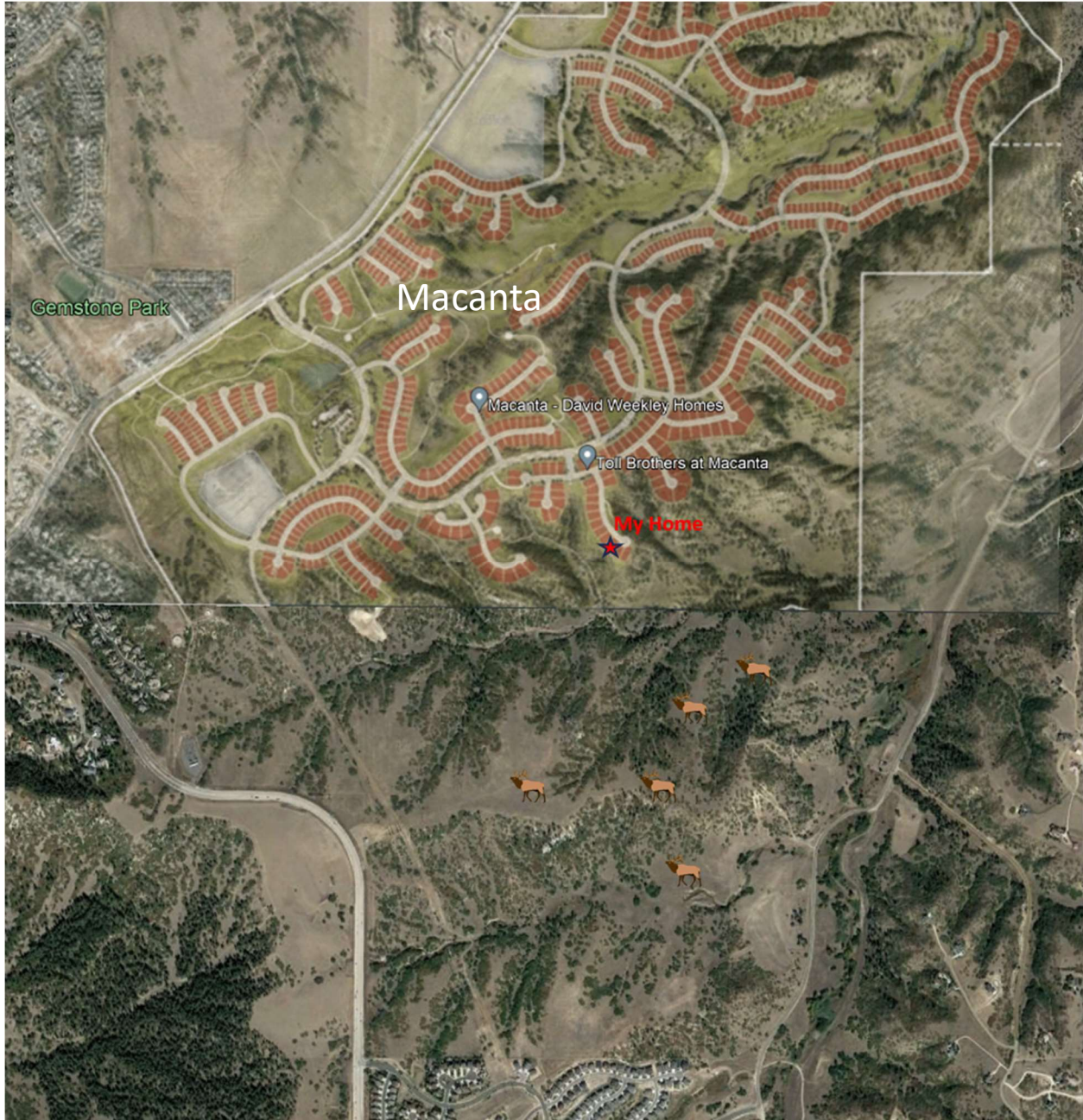
Best regards,

John M. Dolan

Attachments



Elk Sightings looking south from [REDACTED] from 8/1/2022 through 12/31/2023.



An aerial map showing two communities. The top community, Macanta, is outlined in red and contains labels for 'Macanta - David Weekley Homes', 'Toll Brothers at Macanta', and 'My Home' (marked with a red star). The bottom community, Canyons Far South, is outlined in blue and contains several deer icons. Other labels include 'Canyons Community Church' and 'Gemstone Park'.

My vantage point for the following photos...



8/5/2022



8/5/2022 (Telephoto shots via spotting scope)



8/14/2022



8/28/2022



8/28/2022



12/28/2022



1/10/2023



5/7/2023



5/18/2023



6/7/2023



6/30/2023



8/12/2023



12/5/2023



12/19/2023



12/20/2023



BrieAnna Simon

From: Julie Brunner [REDACTED]
Sent: Thursday, January 11, 2024 10:05 AM
To: BrieAnna Simon; Richard.Cross@hines.com
Subject: Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, I am a current homeowner in Macanta. I am writing in regard to a parcel (Parcel #: 2349-304-04-003) that was marketed and advertised both verbally and in print advertisements, to all the prospective homeowners of Macanta, as dedicated open space within the Macanta development. It appears the referenced open space has been sold to a party who now intends on developing this space into residential housing for a proposed neighborhood, Canyons Far South. I am not sure how a parcel that was and still is being marketed as part of Macanta's open space could be sold without homeowners awareness and or consent. Regardless, I strongly encourage the decision makers, relative to any action taken with respect to any change to this property that impacts it's as advertised and as sold intention as open space, be opposed to developing this parcel. Please know that I strongly oppose any current or future development of any portion of Macanta's advertised open space.

Sincerely,

Julie Brunner

[REDACTED]

[REDACTED]

BrieAnna Simon

From: Lauren [REDACTED]
Sent: Wednesday, January 10, 2024 9:09 PM
To: Richard.Cross@hines.com; BrieAnna Simon
Subject: Opposition to development of parcel#2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

I hope this letter finds you well. I am writing to express my deep concern and opposition to the proposed development of the open space associated with Parcel #: 2349-304-04-003 within the Macanta community.

When my family and I chose to build our home with Macanta, the promise of preserved open space was a significant factor in our decision. The advertising and representation of Macanta open space, playgrounds, adjacent parks, pocket parks and trails were pivotal in our commitment to this community. Unfortunately pocket parks, trails and other development in Macanta has gone undone for 2 years and the revelation of additional development in the Canyons Far South SDP on this parcel is deeply troubling.

The open space, playgrounds, trails and park spaces within Macanta is not only a physical amenity but a cornerstone of the lifestyle we expected when investing in this community. The prospect of development of parcel #: 2348-304-04-003 goes against the understanding we had when choosing Macanta as our home. It would have a negative impact on the wildlife (herds of elk, great horned owls, fox, possible preble jumping mice - has the impact on wildlife truly been assessed?) and the values we invested in when purchasing in our community.

I implore you to reconsider any plans for development on Parcel #: 2349-304-04-003 and uphold the commitment to preserving the open space that attracted many residents, including my family, to Macanta. Maintaining this space aligns with the values and expectations set forth during the initial stages of community development.

We understand the need for progress and development, but preserving the open space is crucial for the well-being of the community and the residents who have made Macanta their home based on the promises made during the homebuilding process. I appreciate your attention to this matter and trust that you will consider the concerns of the residents who value the open space as an integral part of the Macanta community. Thank you for your understanding and prompt attention to this important issue.

BrieAnna Simon

From: Liz Wilson [REDACTED]
Sent: Wednesday, January 10, 2024 10:12 PM
To: BrieAnna Simon; richard.cross@hines.com
Subject: Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am a current homeowner in Macanta. It appears the referenced open space (Parcel #: 2349-304-04-003) may have been sold to a party who now intends on developing this space into residential housing for Canyons Far South. This parcel has been advertised to current and prospective homebuyers to be part of the open space of Macanta. Now that people have purchased homes in Macanta, it appears a "bait and switch" is happening with the open space we were promised. People in our community feel that the developers continue to try to cheapen our investments by seeking never-ending development in Macanta!

In addition to the proposed decrease of the open space that was advertised, the area in question is also a migration corridor for elk and other wildlife. We urge the Town of Castle Rock to consider the wildlife before considering more development in Castle Rock.

I strongly encourage the decision makers to oppose the development of this parcel as it pertains to the decrease of open space in Macanta that was previously falsely advertised during the sale of home lots. Please know that I strongly oppose any current or future development of any portion of Macanta's advertised open space due to the impact on our property values.

Sincerely,

Liz Wilson
[REDACTED]
[REDACTED]

From: [REDACTED]
Cc: [Laura Cavey](#); [BrieAnna Simon](#); [TownManager Mailbox](#); [Tara Vargish](#); [Chris Cote](#)
Subject: RE: Canyons Far South Proposed Development
Date: Thursday, September 5, 2024 7:42:46 AM

Louise,

We do not intend to have any open fire pits within Canyons Far South as they would be a fire concern. As for the traffic study, it is being updated for the increased density, but a traffic study doesn't consider traffic noise levels. That said, we don't anticipate any noise coming from traffic on the cul-de-sac in Planning Area 4.

Thanks,

Richard Cross

Hines

1144 15th Street | Suite 2600 | Denver, CO 80202
M 720 951 4644

Intelligent Real Estate Investment, Development and Management

From: Louise P Santomarco [REDACTED]
Sent: Wednesday, September 4, 2024 3:37 PM
To: Cross, Richard <Richard.Cross@hines.com>
Cc: Laura Cavey <lcavey@crgov.com>; BrieAnna Simon <bsimon@crgov.com>; townmanager@crgov.com; TVargish@crgov.com; chris.cote@8z.com
Subject: Re: Canyons Far South Proposed Development

[From an External Email System]

Hello Richard,

Thank you for your timely reply and sending the Wildlife Habitat Assessment. David and I look forward to reading it.

You mentioned picnic tables in the playground area. Will there be open fire pits?

Were the traffic noise studies re-evaluated to assess the increased noise levels from the road and cul-de-sac that were added in order to access the additional 15 lots?

I appreciate your continued assistance.

Regards,
Louise

Louise P. Santomarco

On Tuesday, September 3, 2024 at 03:05:13 PM MDT, Cross, Richard <richard.cross@hines.com> wrote:

Louise,

Thank you for providing your concerns and questions for Canyons Far South.

- Attached is the Wildlife study the previous developer used for the Annexation/Zoning entitlement process with the Town.
 - As previously mentioned, the Town and previous developer worked together defining the PD boundaries in an effort to minimize impacts to wildlife, existing vegetation and adjacent residents.
- Noise studies are only required for vehicle and air traffic, so no noise study has been conducted for the playground area. Due to the proximity of the playground to the existing Terrain residents, it's highly unlikely anyone's voices from the park will be heard in Terrain.
 - The park playground equipment is typical: swings, slides, shelter, picnic tables, etc.
- The 4th Neighborhood Meeting date hasn't been set yet.

Richard Cross

Hines

1144 15th Street | Suite 2600 | Denver, CO 80202

M 720 951 4644

Intelligent Real Estate Investment, Development and Management

From: Louise P Santomarco [REDACTED]
Sent: Sunday, September 1, 2024 10:49 AM
To: Cross, Richard <Richard.Cross@hines.com>
Cc: Laura Cavey <lcavey@crgov.com>; BrieAnna Simon <bsimon@crgov.com>;
townmanager@crgov.com; TVargish@crgov.com; chris.cote@8z.com
Subject: Canyons Far South Proposed Development

[From an External Email System]

Hello Richard,

RE: **Canyons Far South Proposed Development**

Thank you for the information you and your team provided in the Neighbor Meeting on 8/26/24.

Concerns:

The following are follow-up questions and concerns from the meeting specifically in regard to the southeast corner of the development site. These concerns are in addition to our **Statement of Objections, dated August 22 2024, (attached)** provided to you in previous correspondence.

As expressed in our **Statement of Objections, dated August 22 2024**, we are particularly concerned about the **addition of 15 lots and one cul-de-sac to access these lots, as well as a playground**, planned for the southeast corner of the site. These new structures seriously encroach upon open space and the wildlife thriving in this section of the site. In your presentation on 8/26/24 a playground was mentioned very briefly without specificity as to the type of play ground equipment and expected levels of usage/noise.

While we acknowledge that the PD is approved for a specific number of lots, and within your discretion as to the location of these lots, we believe it is in the best interest of the wildlife habitat and the Terrain Community to remove these lots from the southeast corner of the site. These lots and associated structures could be relocated elsewhere as in previous versions of the site plan. Reallocation would still achieve your lot-count objective while preventing encroachment into open space. A win-win. These 15 lots were not depicted on the site plan until much later in the PD process. Residents of the Terrain Community were only notified of these additional structures on 8/12/24, thereby giving us very limited time to voice our concerns.

Questions:

What noise studies have been done with respect to the play ground located in the southeast corner of the site?

We would appreciate it if you would email the wildlife studies including migration patterns that were conducted for this site.

When is the next neighborhood meeting scheduled?

Thank you for your consideration.

With regards,

Louise and David Santomarco

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] rictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

[REDACTED]

From: [REDACTED]
[REDACTED] [George Teal](#); bocc@douglas.co.us; [Laura Cavey](#); [BrieAnna Simon](#); tvarnish@crgov.com; [Richard Cross](#); [TownManager Mailbox](#); [Sandy Vossler](#)
Cc: [Chris Cote](#); [REDACTED]
Subject: Canyons Far South - Wildlife Habitat Assessment Concerns & Objections
Date: Monday, October 21, 2024 5:10:12 AM
Attachments: [Wildlife Assessmet Objections 10.17.24.docx](#)
[Statement of Objections 08.22.24.docx](#)
[Lot Relocation.pdf](#)
[Wildlife Habitat Assessment.pdf](#)

Please see attached *Statement of Concerns and Objections, October 17, 2024* regarding the Canyons Far South Development Project, specifically in regard to the *Wildlife Habitat Assessment*.

Also attached are 3 reference documents as follows:

1. Wildlife Habitat Assessment, December 1, 2021
2. Lot Relocation, August 9, 2024
3. Statement of Objections, August 22, 2024

It is our expectation that these concerns and objections, in addition to the ones we submitted August 22, 2024, will be reviewed and taken into serious consideration by The Commissioners prior to the final hearing for the Canyons Far South Development Project.

Thank you for your consideration. Please feel free to contact us if you have any questions.

David and Louise Santomarco
[REDACTED]

Statement of Objection

for

Proposed Site Development Plan – Canyons Far South

We are writing to express our strong objection to the proposed land development project for Canyons Far South, located east of Founders Parkway and just north of The Terrain Community border. We own a home on Spanish Oaks Trail which abuts to the southern border of this proposed site development. While we understand the need for development and growth, we have significant concerns regarding the project's impact on the issues summarized below.

This project poses significant threats to our community's density, fire mitigation and protection efforts, wildlife habitat, water usage, and traffic conditions.

Lot Reallocation and Density Increase

The most recent notice we received on August 12, 2024 revises the allocation of lots and increases the initial proposed density. The revised site plan now depicts several additional new lots on the southeast section of the site and creates a new cul-de-sac to access these lots. The placement of these additional structures significantly encroaches upon the open space further affecting the wildlife habitat and the proximity to The Terrain homes on Spanish Oaks Trail. Have impact studies been conducted for these additional lots and additional land usage?

Fire Mitigation and Protection

The proposed development is planned in a highly fire-prone area, which increases the risk of destructive wildfires. The additional structures and human activity will strain our already limited firefighting resources, putting both lives and property at greater risk. The increased density of buildings and infrastructure will also hinder effective firebreaks and evacuation routes, making it more challenging to protect our community during a wildfire emergency.

Wildlife Habitat

The proposed development will lead to the destruction of critical wildlife habitats. Construction activities will disrupt the natural behavior of local wildlife leading to displacement of deer, fox, rabbits and other species. The area in question is home to several species and their habitats and will be irreparably damaged by the construction and subsequent human activity. This loss is not only detrimental to the environment but also to the ecological balance that supports our community.

Increased Traffic

The proposed development will significantly increase traffic in the area, leading to congestion and longer commute times. The existing infrastructure including emergency response is not equipped to handle the additional load, which will result in more frequent traffic jams and accidents. Increased traffic also contributes to higher levels of air pollution, negatively impacting the health and well-being of residents.

Thank you for considering our objections. We hope that the planning authorities will take these concerns seriously and work towards a solution that balances new development with existing development.

Questions:

Have impact studies been conducted for the new additional lots and additional land usage?

Can a topography map be provided depicting where these additional lots are located?

What is the Project's timeline?

Submitted:

David and Louise Santomarco



Canyons Far South Development Project

Wildlife Habitat Assessment

Statement of Concerns and Objections

October 17, 2024

Submitted by

David and Louise Santomaro 4189 Spanish Oaks Trail, Castle Rock, Colorado 80108. Our home abuts the southeastern border of this proposed development project.

Purpose

The purpose of this document is to express our concerns regarding the Canyons Far South Development Project, specifically the *Wildlife Habitat Assessment*, prepared by ERO Resources Corporation, dated December 1, 2021. We have read the Assessment in its entirety, its appendices, and reviewed all the illustrations. While we have several concerns regarding the accuracy of the Assessment findings, the following are our highest concerns.

Wildlife Habitat Assessment Concerns

1. Date of Wildlife Habitat Assessment

A survey of the wildlife habitat and ecological conditions in the project area were conducted on July 9, 2021.¹ Since this survey was conducted more than 3 years ago, we are concerned that the survey may not be current and suggest that a new survey be conducted.

2. Duration of Survey

While our academic degrees and professional backgrounds are not related to biological or environmental studies, our sense is that just **one day** of observation hardly qualifies as adequate time to assess all the species listed in this Assessment.²

3. Scope of Assessment

While we acknowledge that the scope of this assessment was limited to the boundaries of the Project Area, we believe that the surrounding areas that abut the Project boundaries are equally significant relative to mule deer activity

¹ Wildlife Habitat Assessment, Page 1

² Wildlife Habitat Assessment, Appendix A and B

4. Mule Deer Assessment & Findings

The Assessment states that “although no mule deer were observed during the 2021 site visit, it is likely that mule deer forage and migrate through the project area”.³ We believe it is significantly “more than likely” given that we have observed sightings, and taken numerous photos of mule deer, usually in groups, moving south to north over the ridge into the project area. We have observed this movement on at least a weekly basis, and in some cases multiple times a day, **over a 7-year period.**

Re-Allocation of Lots in Project Area

On August 18, 2024 we received notification of a revised site plan. The revised site plan depicts 15 new lots added to the southeast corner section of the site, and an additional cul-de-sac to access the lots, as well as a playground area.⁴ On August 22, 2024 we documented and submitted our objections regarding the revised site plan.⁵

While we acknowledge that the PD is approved for a specific number of lots, it is also at the developer’s discretion as to where these lots are located. Our objection is regarding the new location of these lots which were previously allocated elsewhere within the site. The location of these structures seriously encroach upon open space and the mule deer which thrive in this section of the site.

³ Wildlife Habitat Assessment, Page 20

⁴ Canyons Far South Development Project, Lot Relocation, August 9, 2024

⁵ Statement of Objections, Louise and David Santomarcio, August 22, 2024

From: [REDACTED]
To: [BrieAnna Simon](#); Richard.cross@hines.com
Subject: Statement of Objection - Proposed Site Development Plan - Canyons Far South
Date: Thursday, August 22, 2024 3:51:20 PM
Attachments: [Objection Statement.docx](#)

To: Bianna Simon and Richard Cross:

Please see attached Statement of Objection - Proposed Site Development Plan, Canyons Far South.

If you have any questions please feel free to contact me at 303-995-6858 or email.

Thank you.

Louise P. Santomarco

Statement of Objection

for

Proposed Site Development Plan – Canyons Far South

We are writing to express our strong objection to the proposed land development project for Canyons Far South, located east of Founders Parkway and just north of The Terrain Community border. We own a home on Spanish Oaks Trail which abuts to the southern border of this proposed site development. While we understand the need for development and growth, we have significant concerns regarding the project's impact on the issues summarized below.

This project poses significant threats to our community's density, fire mitigation and protection efforts, wildlife habitat, water usage, and traffic conditions.

Lot Reallocation and Density Increase

The most recent notice we received on August 12, 2024 revises the allocation of lots and increases the initial proposed density. The revised site plan now depicts several additional new lots on the southeast section of the site and creates a new cul-de-sac to access these lots. The placement of these additional structures significantly encroaches upon the open space further affecting the wildlife habitat and the proximity to The Terrain homes on Spanish Oaks Trail. Have impact studies been conducted for these additional lots and additional land usage?

Fire Mitigation and Protection

The proposed development is planned in a highly fire-prone area, which increases the risk of destructive wildfires. The additional structures and human activity will strain our already limited firefighting resources, putting both lives and property at greater risk. The increased density of buildings and infrastructure will also hinder effective firebreaks and evacuation routes, making it more challenging to protect our community during a wildfire emergency.

Wildlife Habitat

The proposed development will lead to the destruction of critical wildlife habitats. Construction activities will disrupt the natural behavior of local wildlife leading to displacement of deer, fox, rabbits and other species. The area in question is home to several species and their habitats and will be irreparably damaged by the construction and subsequent human activity. This loss is not only detrimental to the environment but also to the ecological balance that supports our community.

Increased Traffic

The proposed development will significantly increase traffic in the area, leading to congestion and longer commute times. The existing infrastructure including emergency response is not equipped to handle the additional load, which will result in more frequent traffic jams and accidents. Increased traffic also contributes to higher levels of air pollution, negatively impacting the health and well-being of residents.

Thank you for considering our objections. We hope that the planning authorities will take these concerns seriously and work towards a solution that balances new development with existing development.

Questions:

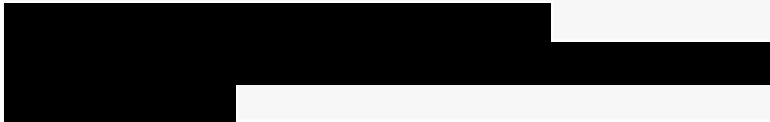
Have impact studies been conducted for the new additional lots and additional land usage?

Can a topography map be provided depicting where these additional lots are located?

What is the Project's timeline?

Submitted:

David and Louise Santomarco



BrieAnna Simon

From: Mathew Arce [REDACTED]
Sent: Wednesday, January 10, 2024 4:38 PM
To: BrieAnna Simon
Subject: Parcel #2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

My name is Mathew Arce. I am a homeowner in the Macanta community in Castle Rock.

I am writing to relay my disapproval with the Canyons Far South SDP. I as well as many others paid a substantial premium for advertised open space. This open space is the main reason my wife and I moved to Macanta. This development will not only negatively impact our property value, but also the communities value as a whole. Knowing that the initial open space that we paid a premium lot fee for has been sold to another development is misrepresentation and false advertising. I am confident and hopeful that the town of Castle Rock will be conscientious in this matter. Thank you for your time.

Best regards,

Mathew Arce

BrieAnna Simon

From: Melissa N. [REDACTED]
Sent: Wednesday, January 10, 2024 5:45 PM
To: BrieAnna Simon
Cc: Richard.Cross@hines.com
Subject: Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am a current homeowner in Macanta. It appears the referenced open space (Parcel #: 2349-304-04-003) may have been sold to a party who now intends on developing this space into residential housing for Canyons Far South. This parcel has been advertised to current and prospective homebuyers to be part of the open space of Macanta. I strongly encourage the decision makers, relative to any action taken with respect to any change to this property that impacts it's as advertised and as sold intention as open space, be opposed to developing this parcel. Please know that I strongly oppose any current or future development of any portion of Macanta's advertised open space due to the impact on our property values.

Sincerely,

Melissa Neilson
[REDACTED]

BrieAnna Simon

From: Tara Vargish
Sent: Friday, January 12, 2024 10:14 AM
To: [REDACTED]
Cc: BrieAnna Simon; TownCouncil Mailbox; cweitkumat@douglas.co.us; Bradley Jackson (bjackson@douglas.co.us); matt.martinez@state.co.us; dnr_cpwcommission@state.co.us; dora_dre_hoainquiries@state.co.us
Subject: RE: Opposition to Proposed Canyons Far South development of Parcel #: 2349-304-04-003
Attachments: External Referral (SDP23-0041) - Co Parks and Wildlife.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Mr. Kephart,

Thank you for reaching out with comments regarding the Town of Castle Rock development of Canyons Far South. BrieAnna Simon is out of town, so I wanted to reply and address a few of your concerns.

First, I want to provide clarity on the jurisdictions of each neighborhood you are referencing, as the Town of Castle Rock boundary is just to the south of your neighborhood. Although the US Post Office assigns many in the area with "Castle Rock" as the mailing address, your home and your Macanta neighborhood are in unincorporated Douglas County and not residents of the Town of Castle Rock. Know we appreciate all public feedback, not just from residents, but many folks in your neighborhood may think they are Castle Rock residents when in fact they are not. Macanta had the opportunity to annex into the Town a few years ago, but then decided to remain in unincorporated Douglas County.

Canyons Far South was recently reviewed and approved to be annexed into the Town of Castle Rock's jurisdiction - submitted in 2021 and approved in 2023. You make reference to a rejection by the Town of Castle Rock in 2022 which is not accurate. It could be there was a separate request to make changes to the Macanta zoning in Douglas Counties jurisdiction that went before the Douglas County Planning Commission and then the Board of County Commissioners? I would recommend you contact Douglas County planning staff if you need more information on what occurred there in 2022.

What I can speak to is that the Town's Planning Commission recommended approval to Town Council to incorporate the Canyons Far South land into the Town, and then Town Council unanimously voted to approved it in 2023. The zoning that was approved by Town Council allows 474 single family homes and a small commercial area along Founder's Parkway, along with the dedication of 217 acres of open space. The land is now in the Town's jurisdiction and approved for these uses. The Town is not involved with, nor familiar with, how Hines may have marketed the lots in your unincorporated Macanta development at the time of purchase. I am sorry to hear that you were not aware of what was submitted to the Town during that time. Public notices of all meetings were mailed to property owners within 500 feet of the property, meeting notices were posted on the Town's webpage, and yellow signs were posted on the property in the Town numerous times throughout their aprx 2 year process with the Town.

Since that time, Hines has now purchased the Canyons Far South property in the Town of Castle Rock and has submitted a Site Development Plan to the Town, which is the next required step in development. This site development plan shows the layout of home lots, open space and parks, and road alignments. This is going to

staff review and currently aligns with the requirements and approvals granted to this property last year by Town Council. Once staff review is completed, they will be scheduled for future public hearings with the Town of Castle Rock.

Regarding wildlife, the Town works with Colorado Parks and Wildlife (CPW) during our review process of these types of development applications. The Town does not have any regulations specificity related to elk or other wildlife and therefore relies on the wildlife professionals at CPW for recommendations. CPW reviewed the annexation and zoning of this area in 2021. As part of that zoning review, the Town worked with the developer to ensure a large area of open space dedication of 217 acres or 53 percent of the overall property be required. Homes in the planning areas are clustered in order to provide for the large open space dedication area. This meets the recommendations provided by CPW.

The Canyons Far South Site Development Plan (SDP) is currently within the first review with the Town and sent an second referral to CPW. Staff has received a response from the wildlife professionals at the Colorado Parks and Wildlife (see attached) earlier this week. Staff is currently reviewing this information and the SDP submittal. All external referral responses and comments from the public are being provided to the applicant as part of this review. The recommendations from CPW are to cluster the homes, provide large areas of open space and provide wildlife-friendly fencing. Living with wildlife is very common in Colorado, and in Castle Rock specifically, and we work to educate our residents on how to live with various wildlife such as fox, coyotes, deer, elk, and the occasional bear or mountain lion. Staff will continue to work with the developer through the review process on this project, to ensure they meet these recommendations from CPW.

We do appreciate your comments and concerns on this development, which neighbors your Douglas County development of Macanta. This Site Development Plan will have future public meetings with the Town as it advances through the process. Please feel free to send any additional questions or concerns to the Town project manager on this case: BrieAnna Simon, bsimon@crgov.com.

Thank you,

Tara Vargish, PE, Director Development Services
Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
direct 720.733.3582 mobile 720-473-2473 tvargish@CRgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:
<https://www.surveymonkey.com/r/LR35C27>

From: Michael Kephart [REDACTED]
Date: January 10, 2024 at 7:11:10 PM MST
To: BrieAnna Simon <BSimon@crgov.com>, TownCouncil Mailbox <towncouncil@crgov.com>, cweitkunat@douglas.co.us, bjackson@douglas.co.us
Cc: dnr_cpwcommission@state.co.us, matt.martinez@state.co.us, dora_dre_hoainquiries@state.co.us
Subject: Opposition to Proposed Canyons Far South development of Parcel #: 2349-304-04-003

Good day. I hope that this message finds you well in the New Year.

I am a current homeowner in the Macanta community in Castle Rock and I have significant concerns regarding the changes submitted for the Canyons Far South Development, including the referenced open space (Parcel #: 2349-304-04-003). The proposed changes are yet another attempt by the developer, Hines Construction, to defraud the members of the Macanta, Castle Rock, and Douglas County community and pose significant risk to the wildlife and migratory patterns for elk in our county.

It appears that this parcel may have been sold to a party who now intends on developing this space into residential housing for Canyons Far South. This parcel has been advertised to current and prospective homebuyers to be part of the protected open space of Macanta. The developer has already recently submitted a request to rezone part of the Canyons Far South where Macanta homeowners were advertised that there would be a limit of no more than 50 homes, while now over 450 homes will be included in this development.

The developer, Hines, submitted a similar proposal in 2022, and the Castle Rock Town Council appropriately rejected the proposal, providing commentary that Hine's proposed changes represented an unacceptable attempt to change conditions that were advertised to Macanta residents when purchasing their properties, including those that have paid a premium land fee overlooking the committed open space.



As part of the developer's application for Project SDP23-0041, they have submitted a "Land Suitability Analysis Report for Canyons Far South Planning Areas 1, 2, 3, 4 & 5" dated November 2023. In this report's Wildlife Habitat Assessment, the report concludes that elk "elk may occasionally forage in the project area; however, no HPH [High Priority Habitats]

for this species (including migration corridors, production areas, severe winter range, or winter concentration areas)", citing the CPW 2021 study.

Based on observations of the Macanta community members and long-term Castle Rock residents, the observations of the elk activity in the area significantly differ from the conclusions of the LSAR report and are in direct conflict with the more recent 2023 CPW's High Priority Habitat determinations (source: [High Priority Habitat](#)). Based on the maps provided by Colorado Parks and Wildlife , the project area is within the Elk Overall Range (see blue area below), which is defined by CPW as "the area which encompasses all known seasonal activity areas within the observed range of an elk population".



CPW's Elk Overall Range (blue) and Resident Population (yellow), [CPW Elk Shapefile Download - Overview \(arcgis.com\)](#).

Community member observations are much more aligned with the definition of the Elk Resident Population, defined by CPW as "an area used year-round by a population of elk. Individuals could be found in any part of the area at any time of the year; the area cannot be subdivided into seasonal ranges", which are currently to the north and west. An image is included below showing Elk within the identified area, which is common to see multiple times per week. This appears to be yet an additional attempt for Hines to mislead stakeholders with the proposed development.

Based on our observations, this area is likely a Migration Corridor for elk traveling between the Winter Ranges & Winter Concentration Areas to the west and the Summer Concentration Areas near Franktown via the East Plum Creek corridor.



Likely migration route of Elk between Severe Winter Range (black) & Winter Concentration Area (purple & brown) to the Summer Concentration Area (blue), [CPW Elk Shapefile Download - Overview \(arcgis.com\)](#).



Elk observed on project site on December 19, 2023.

I, and several other community members, have submitted formal requests to the Colorado Parks & Wildlife Commission (members cc'ed in email) to review the proposed development plan regarding impacts on the elk populations due to the Canyons Far South development.

Further, in October of 2023, I, among others, have reported Hines to the Colorado Department of Regulatory Agencies (also cc'ed) regarding several concerns, including multiple attempts to change approved development plans for Macanta, not providing posted notice for planned changes to the physical properties, not following Colorado regulatory requirements regarding notification of meetings which impacted members ability to attend meetings where Hines then had a majority vote, not providing for proxy votes for members unable to attend meetings, not providing detailed budgets, including not responding to inquiries for funds that were not appropriately accounted for in the reports, multiple attempts where Hines submitted their vote to influence elections where they are not eligible to vote per the community guidelines, including attempting to elect a HOA member that is believed to be affiliated with the developer, and not providing satisfactory landscaping services for which the HOA is paying for. They have also employed attempts to create negative conditions during HOA meetings, including holding outdoor HOA meetings in December with no advance notice of being outdoors, and having a police presence at meetings.

I encourage each of you to reflect on the impact to the Macanta and Castle Rock community, as well as the migratory impact to wildlife. Unfortunately, I do not believe that the Hines developers are operating in the interests of our shared community and have been negligent at best, if not intentionally deceitful and ill lawful, in their actions and communications, including in the documents that they have submitted for your consideration. This includes their decision to resubmit a portion of a proposal to the Castle Rock Town Council where the Council members already deemed part of the submission to be unacceptable and deceitful to community members. Further, as a fellow resident of Castle Rock and Douglas County, I encourage each of you, within your respective areas, to

consider the manner in which Hines is conducting business and review any and all business interactions with this Company with appropriate skepticism.

Thank you for your thoughtful consideration.

Mike Kephart

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

January 8, 2024

BrieAnna Simon
Senior Planner
Town of Castle Rock Development Services
Town Hall, 100 N. Wilcox St,
Castle Rock, CO 80104

RE: Canyons Far South Site Development Plan, (Project #SDP23-0041)

Dear Ms. Simon:

Thank you for the opportunity to comment on the proposed Canyons Far South Site Development Plan (Project #: SDP23-0041). The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

District Wildlife Manager Katie Doyle recently analyzed the site. The 410-acre site is located south of the intersection of Crowfoot Valley Road and Founders Parkway and east of Founders Parkway. This proposal includes 474 single family homes, 12.5 acres of commercial development and over 217 acres dedicated to open space.

Habitat

The main impacts to wildlife from this development would be fragmentation and loss of habitat. Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space for wildlife.

Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other nearby natural areas. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impacts of the fragmentation is greater



(Odell and Knight, 2001). Thus, CPW recommends that the developer and the Town of Castle Rock employ a collaborative approach with neighboring cities and towns and with other developments within the county to maintain wildlife habitat in as whole a state as possible. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically.

Fencing

Fencing inhibits wildlife movement and can contribute to habitat fragmentation. If it is necessary for the development and alternate options are not sufficient, consider fence placement and designs that provide safe crossing options for wildlife. CPW has created a “Fencing with Wildlife in Mind” booklet which provides recommendations for wildlife-friendly fencing and specifications for many common fences. This can be downloaded from our website at <http://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf>.

Trails

When planning trails in the development area, special consideration should be given to the impact trails have on wildlife within the area. Trails should not cut through riparian areas and should remain at least 50 feet from them. They should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length. Trails have the ability to contribute to fragmentation of habitat, disrupting the natural movement of wildlife through an area, and the spreading of noxious weeds.

Noxious Weeds

Noxious weeds should be monitored very closely. The spread and control of noxious weeds on and around this site is a concern for wildlife. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. CPW would recommend implementation of a weed management plan that may already exist within the Town of Castle Rock.

Wildlife

CPW would expect a variety of wildlife species to utilize this site on a regular basis, not only small to mid-sized mammals, song birds, and raptors, but also big game species (elk, deer, bear, and mountain lion), reptiles, and amphibians to be present.

Raptors

Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. Should a nest ever get built or be discovered, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors,” is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

Prairie Dogs and Burrowing Owls

Prairie dog colonies may exist within the development site, and should they be discovered, the possibility exists for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nest. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

CPW also recommends that any discovered prairie dog colony be completely vacated of living animals prior to the start of any earth-moving. If prairie dogs are present and any earth-moving is to be done on site, CPW recommends euthanasia or relocation (with the appropriate permit) prior to any work being done. If relocation is chosen, please consult with the local District Wildlife Manager for the required permit.

Living with Wildlife

Future residents should be informed that wildlife such as fox, coyotes, deer, elk, and even bear or mountain lion might frequent the development area in search of food, water, and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted well to living in urban environments. This proposed site within Douglas County also has the potential for the presence of bears that have been accustomed to living in close proximity to humans. Bears, as well as other wildlife, should not be a concern for residents if the following CPW recommendations are met: People moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife through the use of pet leash laws, protection of their pets and hobby livestock when not under direct supervision, and reducing attractants on their property.

Homeowners can do their part by not inviting wildlife into their yards. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.
- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, is illegal.

- “Living with Wildlife” pamphlets are available through CPW offices.

For further information, Colorado Parks and Wildlife can provide copies of the following brochures: “Your Guide to Avoiding Human-Coyote Conflicts,” “Don’t Feed the Wildlife,” “Living with Bears,” and “Too Close for Comfort: Avoid Conflicts with Wildlife in the City” to residents of the surrounding open space. These brochures can also be downloaded from our website at <http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>.

Thank you again for the opportunity to comment on the Canyons Far South Site Development Plan. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (720) 930-8039.

Sincerely,

A handwritten signature in cursive script, appearing to read "Matt Martinez", with a stylized flourish at the end.

Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, K. Doyle

From: [REDACTED]
To: [BrieAnna Simon](#); richard.cross@hines.com
Subject: Proposed zoning change for Macanta
Date: Monday, March 11, 2024 9:34:20 AM

Ms. Simon,

I am writing to state my opposition to the proposed zoning change for Parcel 2349-304-04-003 which is Macanta's open space. The Master Plan for Macanta was approved years ago, and prospective homebuyers were sold sites showing the disputed parcel as open space.

We bought our home in Macanta due to the open space throughout the community. It is very disappointing the Town of Castle Rock would consider approving a change that will negatively affect the property values of Macanta homeowners. Please honor the open space as it was originally sold to Macanta residents.

Nancy Ryan
[REDACTED]

BrieAnna Simon

From: Rick Medwedeff [REDACTED]
Sent: Wednesday, January 10, 2024 4:28 PM
To: richard.cross@hines.com; BrieAnna Simon
Cc: Debbie Medwedeff
Subject: Opposition to proposed Canyons Far South development of Parcel #2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Rick Medwedeff, a current homeowner in Macanta. It appears the referenced open space (Parcel # 2349-304-04-003) may have been sold to a party who now intends on developing this space into residential housing for Canyons Far South. This parcel has been advertised to current and prospective homebuyers to be part of the open space of Macanta. I strongly encourage the decision makers relative to any action taken with respect to any change to this property that impacts it as advertised and as sold intention as open space, be opposed to developing this parcel. Please know that I strongly oppose any current or future development of any portion of Macanta's advertised open space due to the impact on our property values.

Sincerely

Rick Medwedeff
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [BrieAnna Simon](#)
Cc: [Laura Cavey](#)
Subject: Canyons Far South - resident concerns
Date: Saturday, August 31, 2024 5:24:42 PM

Dear Ms. Simon:

My wife and I reside at [REDACTED], in the Cobblestone Ranch development that adjoins the Canyons Far South project (the "Project"). On Monday night, August 26th, we attended the third neighborhood meeting for the proposed Project.

We have several concerns:

1. Proposed increase from 474 units to 521 units: the developer, Hines, stated at the meeting that this proposed increase is within the "administrative approval" criteria, which presumably means that the decision is made by the Town staff. If that is accurate, we strongly urge you to deny the proposed increase. The Project is plenty big as is, but most importantly, the Town must also consider the impact of the 1,800 unit proposed development of Pine Canyon on the west side of Founders Parkway, almost adjacent to the Project.
2. "Portalet" facility: In response to a question, the developer stated that they will install a portalet facility in the planned community park and that a "portalet" is a more polite word for porta-potties. We think that a park serving 474 units, much less 521 units, should have a real toilet facility and not a simple, smelly, and fly-attracting porta-potty.
3. Traffic Study: The traffic study does not even mention, much less incorporate, the traffic that will be generated by the 1,800-unit Pine Canyon development right across Founders Parkway. Between this Project and Pine Canyon, we are looking at up to 2,321 new homes that will primarily use Founders Parkway or Castle Oaks Drive. Additionally, the traffic study specifically states on page 7 that "All of the signalized intersections are expected to operate at an overall LOS "D" or better with implementation of the recommended improvements shown in Figures 8a through 9b and in Tables 3 and 4." In other words, all of the signalized intersections are almost at failing levels (at a D, right above an F grade). We think that the traffic study should be substantially updated to account for more timely and accurate traffic flows and impacts and to improve all of the LOS areas to an A level, or at least a B.
4. Wildfires: We think it is simply a matter of time before a wildfire runs through the Terrain, Cobblestone and Project area. Yet, the traffic study does not address what happens when thousands and thousands of people have to evacuate

simultaneously when a wildfire occurs. I think that many people could die very painful deaths because they got caught in their cars in a traffic jam during a wildfire. Remember what happened last year in Lahaina? That is exactly what happened. To escape the wildfire, several people had to jump into the ocean to survive. Others died in their cars.

5. Castle Oaks Drive: the developer proposes building a road that would run through the Project and connect Crowfoot Valley Road to Castle Oaks Drive via a newly built roundabout at Castle Oaks Drive. As part of this process, Castle Oaks Drive would be "re-oriented." The developer said that it did **not** have any responsibility for doing or paying for this re-orientation. Rather, that was someone else's responsibility, perhaps Richmond American (the developer of Cobblestone). The Town should clearly clarify and ensure that someone will implement this reorientation early in the construction process and that the reorientation eliminates the dangerous S-curve south / east of Rocky View. Just recently a motorcyclist died in a head-on crash with a truck at the S-curve. This is an important improvement given the substantially increased traffic on Castle Oaks Drive due to the construction of the Project.

Thank you from a concerned resident,

Robert Dziubla

BrieAnna Simon

From: The Rosenberg Family [REDACTED]
Sent: Wednesday, January 10, 2024 6:32 PM
To: BrieAnna Simon; Richard.Cross@hines.com
Subject: Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

BrieAnna & Richard- Happy New Year... and Wednesday!

I am sure this is not your first, and hopefully one of very many other fellow homeowners in Macanta writing you about the prospective development of the advertised Macanta Open Space in Parcel #: 2349-304-04-003.

It appears this open space has been sold to a party who now intends on developing this space into residential house for Canyons Far South. This action is viewed as deceitful business practices given this parcel has been advertised to current prospective homebuyers to be a part of the open space of Macanta in such documents as:

- Canyons South Development Plans (Amendment 9 released 12/19/2023)
- The Town of Castle Rock Annexation plan/map for the Canyons South Development
- Live Macanta Homepage
- Macanta Galleries
- Manata Trails Guide from PCS Group
- Macanta Community Brochure

We strongly encourage the decision makers, relative to any action taken with respect to any change to this property that impacts it's as advertised and as sold intention as open space, be opposed to developing this parcel. Please know that we strongly oppose any current or future development of any portion of Macanta's advertised open space due to the impact on our property values. Hines should be held to their advertising and good faith in development of properties with the City of Castle Rock and its neighboring unincorporated areas that affect the beauty and attractiveness of the Castle Rock community

Please do what is right. This is your town, our community, and you have the ability to be a good neighbor.

Thank you again!

Cheryl and Trevor Rosenberg
[REDACTED]
[REDACTED]
[REDACTED]

BrieAnna Simon

From: Ryan Acosta [REDACTED]
Sent: Wednesday, January 10, 2024 9:17 PM
To: Richard.Cross@hines.com; BrieAnna Simon
Subject: Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am a current homeowner in Macanta. It appears the referenced open space (Parcel #: 2349-304-04-003) may have been sold to a party who now intends on developing this space into residential housing for Canyons Far South. This parcel has been advertised to current and prospective homebuyers to be part of the open space of Macanta. I strongly encourage the decision makers, relative to any action taken with respect to any change to this property that impacts it's as advertised and as sold intention as open space, be opposed to developing this parcel. Please know that I strongly oppose any current or future development of any portion of Macanta's advertised open space due to the impact on our property values.

Sincerely,
Ryan Acosta

[REDACTED]
[REDACTED]

BrieAnna Simon

From: Sheridan Lofman [REDACTED]
Sent: Wednesday, January 10, 2024 3:10 PM
To: BrieAnna Simon
Subject: Opposition to proposed Canyons Far South development of Parcel #: 2349-304-04-003
Attachments: Annexation FAQ.pdf; PDF Lofman Presentation - Canyons Far South.pdf; Canyons Far South annexation.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello BrieAnna,

I am a current homeowner in Macanta. I live in a Toll Brothers home with a view of the open space adjacent to the proposed Canyons Far South development. Upon reviewing the recent Site Development Plan for Canyons Far South, I saw that land advertised as Macanta open space (Parcel #: 2349-304-04-003) is being proposed to be developed as part of Canyons Far South. The advertised open space of Macanta is why my family, as well as many of my neighbors, chose to live in Macanta and impacted the selection of their lot.

I have put together a detailed document of my findings and conclusions, please see attached. Selling homes in Macanta with an advertised open space, and then subsequently selling that open space as homesites for another neighborhood after homeowners have already acquired properties, is misrepresentation and false advertising. Home buying is one of the biggest decisions people make in their lifetime and home ownership is a cornerstone of the American Dream. To mislead, intentionally or not, prospective and current homebuyers and owners of Macanta indicates a lack of good faith and other possible violations.

The Disputed Parcel should remain designated open space and not be developed into homesites for Canyons Far South or any other current or future party. Regardless of who owns the property and the annexation into the Town of Castle Rock, maintaining this parcel as dedicated open space as has been advertised to the current and prospective homebuyers of Macanta is the right thing to do. Please, do the right thing.

Thank you,
Sheridan Lofman [REDACTED]
[REDACTED]



Macanta

Open Space Boundary Loss & What Can We Do

Parcel #: 2349-304-04-003

Overview

- Designated open space shown in previous and current¹ advertising of Macanta includes a Parcel of land that is advertised as Macanta's open space within neighborhood boundaries but was actually sold, annexed, and could become homesites if the Canyons Far South Site Development Plan is approved as-is.
- Macanta currently has 320² completed home sites and could have up to 1043 homes when construction is complete. All homeowners will be impacted by this loss of any or a portion of Macanta's designated open space.

1) Current as of 1/9/2024
2) Per HOA



[illegible]

- 2018 – May 2018 Hines acquired land and created Canyons South LLC (eventually to be Macanta & Canyons Far South) and a Metro District was created called Crowfoot Valley Ranch Metropolitan District No 1 to spread out development costs
- 2021 - March 2021 the red striped areas of open space on the map were removed from the Metro District and became part of ‘HT Canyons South Development LP’, an affiliate of Hines.
 - For these purposes, this red striped area is henceforth referred to as the “Disputed Parcel”
 - Parcel #: 2349-304-04-003 is 23.55 acres
 - HT Canyons South Development LP also owned the Spoke land, 450-acre Macanta Regional Park, and land adjacent to clubhouse
- 2021 – April 2021 the Disputed Parcel was sold to Canyons South LLC
- 2023 - August 2023 the Disputed Parcel was sold to Canyons Far South Owner LP

*The specifics above are pending verification by a Land Use Attorney. *Link(s) in Notes Pane



What is Approved and Planned?

- **Approved:** March 2023 - Canyons Far South Zoning application to zone a 409-acre property to develop a new neighborhood consisting of 474 single-family homes and 60,000 square feet of neighborhood commercial space was approved including 240 acres of open space.
 - Per a town representative, as part of the Canyons Far South zoning review, the Town worked with the developer to ensure a large area of open space dedication of 217 acres or 53 percent of the overall property be required.
- **Proposed Site Development Plan (SDP)** - Canyons Far South Owner LP has a proposed SDP which include two cul-de-sacs extending into the Disputed Parcel
 - This encompasses approximately 20 homes:
 - 10 homes on cul-de-sac 7
 - 10 homes on cul-de-sac 8
 - Green outline shows the plots of land owned by Canyons Far South Owner LP, annexed into Town of Castle Rock, and includes the Disputed Parcel

*The included map to the left was created by overlaying multiple plans and the outline has been matched to the best of our technical ability to illustrate the use of the Disputed Parcel

Canyons Far South annexation proposal



Canyons Far South annexation proposal

Canyons South LLC is proposing that an unincorporated property of 409 acres in Douglas County, known as Canyons Far South, be annexed into the Town of Castle Rock. The proposed zoning for the property would allow 474 single-family residential units and 60,000 square feet of neighborhood commercial space and would include 217 acres of open space dedicated to the Town. The proposal also includes construction and dedication of a community park, miles of trails – including connections to the Colorado Front Range Trail – and a sidewalk along the north and east sides of Founders Parkway.

Important roadway connections are proposed on Founders Parkway, along with internal roadway connections extending from the Macanta neighborhood to Castle Oaks Drive. The commercial space would be located along Founders Parkway and would require architectural standards to ensure quality aesthetics.

All homes would have stringent landscaping and irrigation requirements to reduce their water usage, and those on the southern edge would have a large, 300-foot buffer from existing homes in the Terrain area.



Canyons Far South vision:

Housing types	474 single-family homes
Retail opportunities	About 60,000 square feet of commercial space

Macanta Advertised Map



Annexation

- The Town of Castle Rock web pages indicating the proposal and approval of the Canyons Far South Annexation had the map (left) indicating the blue space as the annexation proposal. It mirrors the space advertised as Macanta open space.
- The first neighborhood meeting for the annexation did not include the Disputed Parcel. When the applicant submitted the application to the Town for annexation and zoning, the boundary of this development was increased to include the parcel identified. But, the map for the request and approval of the annexation was **not** updated.
- By not reflecting the scope of the land in the annexation proposal through the map, it did not give fair public awareness that the new development would overtake land previously advertised to homebuyers as part of Macanta open space.
- This area was annexed and zoned into the Town as part of the Canyons Far South annexation completed March 2023.

Annexation Impact

Annexation subject property map from Town of Castle Rock website

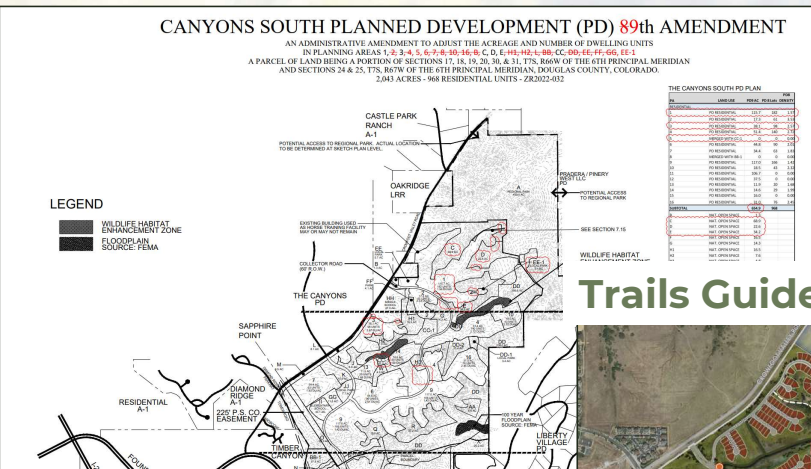


Subject property defined and shown online at least through 1/9/2024

Canyons Far South Vicinity Map, shows the property that was actually annexed, INCLUDING the Disputed Parcel



Homebuyer Decision Making



Trails Guide



Annexation Approval



Macanta Brochure



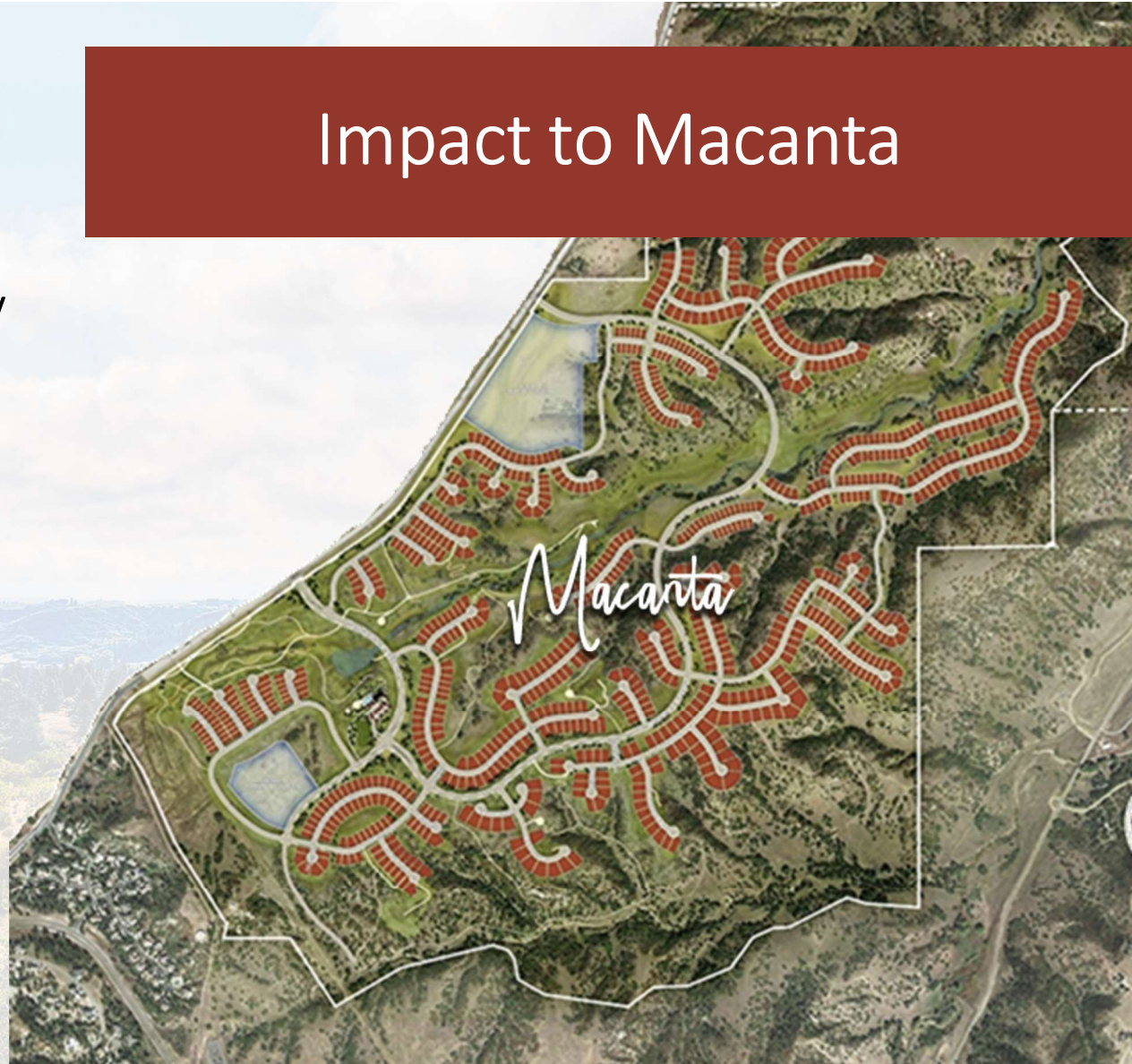
Live Macanta & Galleries Map



- Residents and prospective residents of Macanta have been sold on the natural beauty of the neighborhood with preserved defined open space.
- Macanta's neighborhood boundaries are part of what drives buyers to buy and Live Macanta.
- Macanta neighborhood boundaries are advertised to potential home buyers and influence buyer decision making. The Disputed Parcel is listed as part of Macanta's open space in areas such as:
 - Canyons South Development Plans (Amendment 9 released 12/19/2023)
 - Live Macanta Homepage
 - Macanta Galleries
 - Manata Trails Guide from PCS Group
 - Macanta Community Brochure
 - Town of Castle Rock Annexation Approval document
 - Spoke bulletin board
 - Map Disclosure Reads: "Lotting is conceptual and subject to change during town submittal and review process"

Impact to Macanta

- Lower existing and future property values (loss of advertised scenic views = lower home value)
- Loss of open space in this part of the neighborhood
- Impact existing wildlife habitat
- Degradation of views from homes
- Significant loss of views along the Enchanted Forest and ZigZag trails
- Less intended hiking, biking, dog walking, and nature enjoyment trails and views



Property Values

Part of Disputed Parcel to
become a cul-de-sac

**Macanta Toll Brothers
Homeowner Photo**



- Property values of homes are impacted by many factors including a scenic view.
- The Toll Brothers homes with a scenic view could have diminished property values due to the Disputed Parcel being used for housing instead of open space, as advertised. This could in turn impact the property value of every home in Macanta.
- Toll Brothers sold 42* home sites in the southernmost section of Macanta, many of which have enhanced and value-added views overlooking the Disputed Parcel .
- Homes along the southern edge of Macanta were closed-on by buyers between December 2021 and September 2023. These homes were likely under contract between late-2020 and mid-2022 (before the Disputed Parcel was sold to Canyons Far South on August 22, 2023).

Summary

Problem

Selling homes in Macanta with an advertised open space, and then subsequently selling that open space as homesites for another neighborhood after homeowners have already acquired properties, is **misrepresentation*** and **false advertising***.

Home buying is one of the biggest decisions people make in their lifetime and home ownership is a cornerstone of the American Dream. To mislead, intentionally or not, prospective and current homebuyers and owners of Macanta indicates a **lack of good faith** and other possible violations.

Resolution

The Disputed Parel should remain designated open space and not be developed into homesites for Canyons Far South or any other current or future party. Regardless of who owns the property and the annexation into the Town of Castle Rock, maintaining this parcel as dedicated open space as has been advertised to the current and prospective homebuyers of Macanta is the **right thing to do**.

Please, do the right thing!

Neighbors, what can we do?

- As of January 9, 2024 the Site Development Plan for Canyons Far South is pending review and approval from the Town of Castle Rock.
- It is not too late for Hines (who is the master developer) to have the PCS Group (who is planning the development) change the Canyons Far South Site Development Plan to make the Disputed Parcel open space once again and permanently, regardless of who owns it – it is the right thing to do!
- Email the below contacts and tell them you want Parcel #: 2349-304-04-003 which has been advertised as Macanta open space to remain open space in the Canyons Far South SDP. The open space of Macanta is in part why you chose to Live Macanta.
- Contacts:
 - BrieAnna Simon, Senior Planner at Town of Castle Rock @ bsimon@crgov.com
 - Richard Cross, Vice President of Construction at Hines @ Richard.Cross@hines.com





Canyons Far South annexation proposal

Canyons South LLC is proposing that an unincorporated property of 409 acres in Douglas County, known as Canyons Far South, be annexed into the Town of Castle Rock. The proposed zoning for the property would allow 474 single-family residential units and 60,000 square feet of neighborhood commercial space and would include 217 acres of open space dedicated to the Town. The proposal also includes construction and dedication of a community park, miles of trails – including connections to the Colorado Front Range Trail – and a sidewalk along the north and east sides of Founders Parkway.

Important roadway connections are proposed on Founders Parkway, along with internal roadway connections extending from the Macanta neighborhood to Castle Oaks Drive. The commercial space would be located along Founders Parkway and would require architectural standards to ensure quality aesthetics.

All homes would have stringent landscaping and irrigation requirements to reduce their water usage, and those on the southern edge would have a large, 300-foot buffer from existing homes in the Terrain area.

About the area

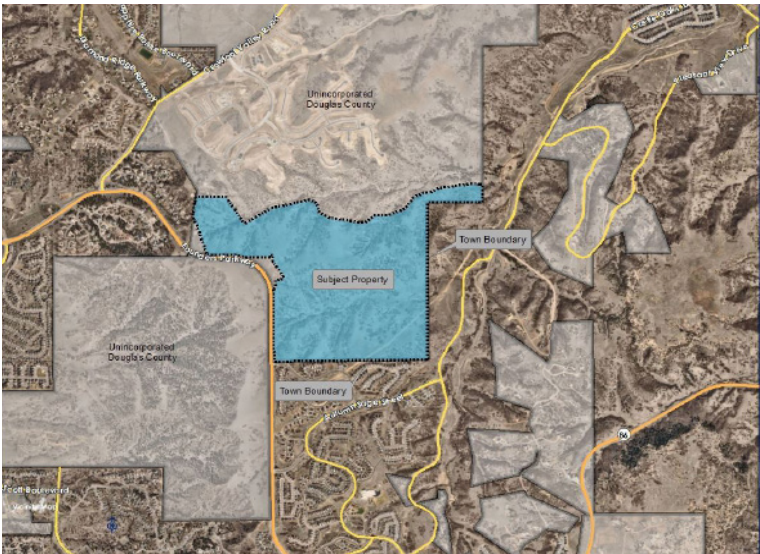
The area known as Canyons Far South is located northeast of Founders Parkway and Crimson Sky Drive, and west of Castle Oaks Drive. The property is adjacent to the Town of Castle Rock boundaries to the northwest, south and eastern boundaries

About the annexation process

Annexation proposals must follow a State-mandated process, defined in the Colorado Revised Statutes.

The process begins with Town Council determining if the annexation application meets statutory requirements and is eligible to start the annexation process. Then, public hearings can begin; where the proposed development plan is presented and discussed.

To aid in Council’s decision making, staff reviews the project and studies the potential impacts on Town roads, water and overall levels of service. Input is also gathered from other agencies such as schools, Douglas County, local service



Canyons Far South vision:

Housing types	474 single-family homes
Retail opportunities	About 60,000 square feet of commercial space
Town park	13.8 acres of dedicated Town park
Open space	217.8 acres of dedicated Town open space and 8.5 acres of private open space/parkland

providers, and the Colorado Department of Transportation. Three neighborhood meetings are also held to receive feedback from the community. The Town’s goal is to ensure every application matches the community’s vision and makes sense.

Once the review process is complete, the applicant must go through a new series of public hearings before the Planning Commission and Town Council.

Current status

The applicant has hosted three neighborhood meetings. Town Council has approved substantial compliance and eligibility resolutions. The Planning Commission has recommended in favor of annexation.

Upcoming Town Council meetings:

- Feb. 21, 2023** - First reading
- Mar. 7, 2023** - Second reading

Canyons Far South annexation

Annexation

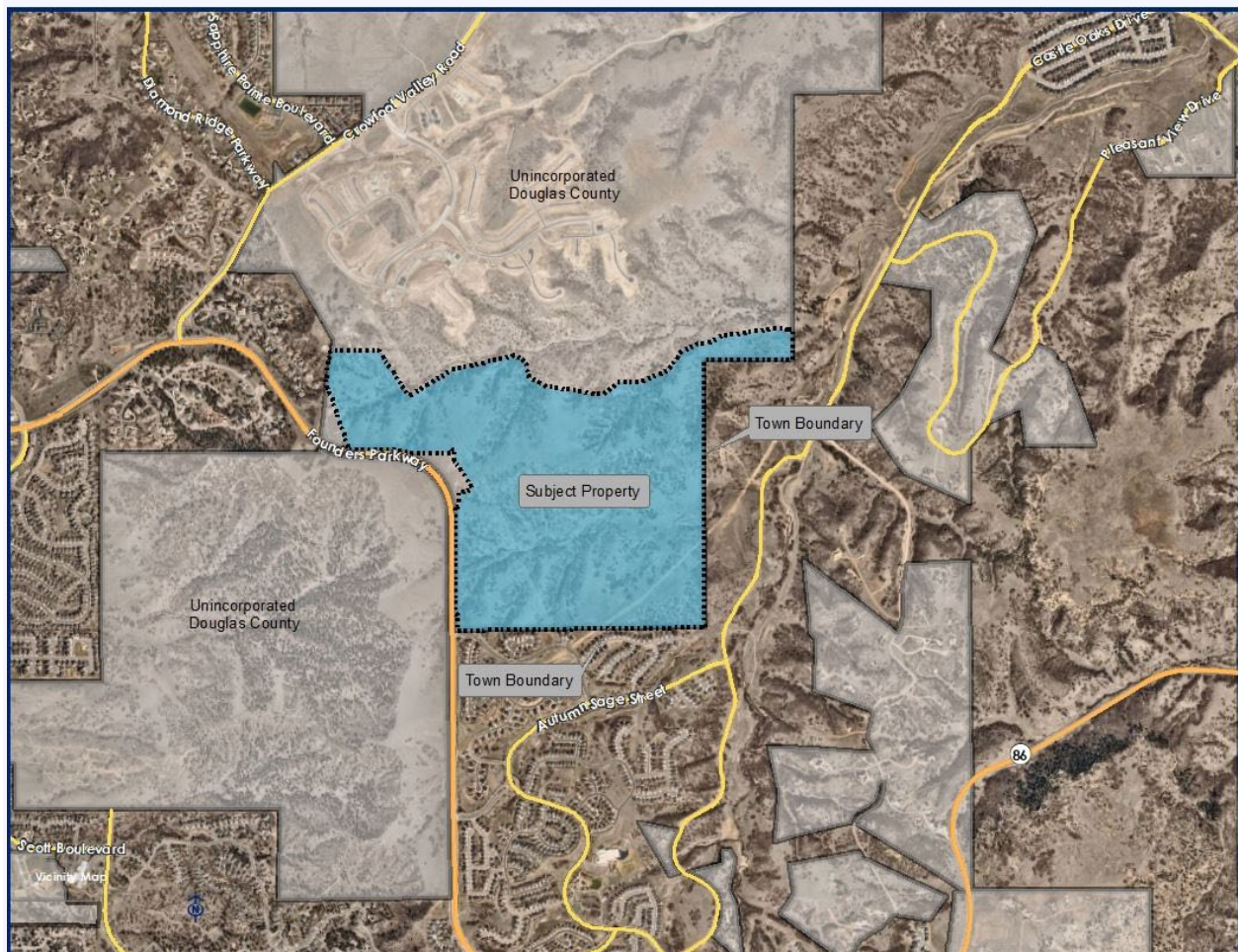
The annexation and planned development zoning of the Canyons Far South area was approved by Town Council on March 7, 2023. The 409-acre property is located south of Crowfoot Valley Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive.

Current zoning

Approval was given for 474 single-family residential dwelling units, 60,000 square feet of neighborhood commercial use and 240 acres of open space, including a new Town park and trail connections including a link to the Colorado Front Range Trail.

Next steps

The next steps are the submittal and review of the site development plan, construction documents and plat. The residential development site plan will require public hearings before the Planning Commission and Town Council. Three neighborhood meetings will be held before the public hearings are held.



The annexation process

Annexation proposals must follow a state-mandated process, defined in the Colorado Revised Statutes. That process begins with Town Council determining if the annexation application meets statutory requirements and is eligible to start the annexation process. Then, public hearings can begin to determine if the property should be annexed to the Town.

To aid in Council's decision-making, Town staff reviews the project and studies the potential impacts on Town roads, water and overall levels of service. Input is also gathered from other agencies such as Douglas County, local service providers, nearby Homeowner's Associations and the Colorado Department of Transportation. The Town requires a minimum of three neighborhood meetings be held prior to the public hearings. The Town's goal is to ensure every application matches the community's vision and makes technical sense.

Once the review process and neighborhood outreach are complete, the applicant must go through a series of public hearings before Planning Commission and Town Council to decide if the Town will annex the property.

Canyons Far South annexation

Annexation

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CONTACT US

Sandy Vossler

Senior Planner

[Email Sandy Vossler](#)

Phone: [720-733-3556](#)

Development Services

Physical Address

100 N Wilcox St.

Castle Rock, CO 80104

[Directory](#)

Applicant's representative

Erik Clore, Vice President

Lowe

Address

5299 DTC Blvd.

Suite 1260

Greenwood Village, CO 80111

Phone 303-850-2406

[Email Eric Clore](#)

The annexation process

Annexation proposals must follow a state-mandated process, defined in the Colorado Revised Statutes. That process begins with Town Council determining if the annexation application meets statutory requirements and is eligible to start the annexation process. Then, public hearings can begin to determine if the property should be annexed to the Town.

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Once the review process and neighborhood outreach are complete, the applicant must go through a series of public hearings before Planning Commission and Town Council to decide if the Town will annex the property.

BrieAnna Simon

Subject: FW: Canyons Far South Development Impact
Attachments: Lofman Presentation - Canyons Far South.pdf; Email from HOA of Trail Map.pdf; Macanta MTB Trails — pcs group.pdf; Canyons-Far-South-fact-sheet-PDF.pdf; Canyons Far South annexation screenshot.docx; Macanta - Disclosure to Purchasers_Metro district.pdf; Metro District Bond Offering Memo Highlighted.pdf

From: Sheridan Lofman [REDACTED]
Sent: Monday, May 6, 2024 9:23 PM
To: Laura Cavey <LCavey@crgov.com>; TownManager Mailbox <townmanager@crgov.com>; Dave Corliss <DCorliss@crgov.com>
Subject: Canyons Far South Development Impact

Dear Mr. Corliss and Town Councilmember Cavey,

I am a homeowner in Macanta, a new neighborhood development in Castle Rock located on the town border in unincorporated Douglas County. Myself and the other homeowners of Macanta are facing what we believe is a consumer protection issue related to false advertising from the master developer for our community – Hines. Land that was advertised as open space in Macanta is currently being proposed as housing for a new development in the Town of Castle Rock called Canyons Far South. Canyons Far South is also being developed by Hines.

Many families in my neighborhood have reached out to the Attorney General of Colorado regarding the pursuit of a Consumer Protection Act Violation and I have received a response from the Attorney General that the Consumer Protection Investigators are actively considering the materials provided.

I would be honored to talk with you about this matter further and may be made available at your request for a call, zoom, in person meeting, etc. This matter is important to me, my neighbors, and the Town of Castle Rock in general.

Summary of Consumer Protection Violation:

Hines advertised maps of Macanta that included a 23.5-acre parcel of land (“Disputed Parcel”). Advertisements of Macanta including the Disputed Parcel were found on the LiveMacanta website (run by Hines), the Macanta brochure, posted in the neighborhood clubhouse, on the Metro District website’s official documents, and on the Metro District Disclosure to Purchasers document. Per the County Records, the Disputed Parcel was transferred from Macanta’s Crowfoot Valley Ranch Metropolitan district, next to an entity of Hines, then to an entity of Lowe in March and April 2021. Hines’ advertisements including the Disputed Parcel continued through February 2024 even though the rezoning and annexation of Canyons Far South began in April 2021 and was approved in March 2023. Furthermore, recently during an extreme deep dive into research far beyond what should be reasonably expected by a homebuyer, I have discovered that per the Metro District Bond Offering Memorandum from 2018, Hines “Anticipates platting or replatting and then reconveying 23.910 acres of property in the southern portion of the District to the Prior Developer” and stated “According to the Developer, the approximately 24 acres of land expected to be reconveyed to the Prior Developer consists of undevelopable open space and is immaterial to the Development”. Now, that land has been annexed into the town and is being presented in a Site Development Plan to the Town of Castle Rock as homesites. For Hines to continue to

include that parcel in advertising and compounded with the rezoning timeline calls into question Hines intent and integrity.

Home buying is one of the biggest decisions people make in their lifetime and home ownership is a cornerstone of the American Dream. To mislead, intentionally or not, prospective and current homebuyers and owners of Macanta indicates a lack of integrity, a lack of good faith and other possible violations.

Desired Resolution: The Disputed Parcel should remain designated open space and not be developed into homesites for Canyons Far South or any other current or future party. Regardless of zoning and annexation status, this land should remain dedicated open space as has been advertised to the current and prospective homebuyers of Macanta – it is the right thing to do. I would hope that the Town of Castle Rock does not approve Hines' plan to develop the subject 23.55-acre disputed parcel #: 2349-304-04-003.

Town of Castle Rock Master Plan Regarding Public Outreach: When reading up on the Town of Castle Rock's 2030 Master Plan, I read that the Town has a goal of creating "a regulatory environment based upon goals, values and fairness" and wants to "continue a high level of *effective public outreach, notification, and community involvement.*" For the annexation of the Canyons Far South Development, there were two web pages on the Town of Castle Rock website that had the Vicinity Map of the annexation incorrect and did not include the 23.5-acre Disputed Parcel as part of the annexation – The Canyons Far South Annexation Fact Sheet and Annexation web page. The Canyons Far South Annexation web page and Annexation Fact Sheet were removed and the Canyons Far South Annexation web page was updated 1/9/2024 when inquiries were made to the Town Planning Department regarding the maps. In addition, the Impact Report sent to the Board of County Commissioners also had incorrect maps that did not show the full extent of the annexation and did not include the Disputed Parcel. To not advertise on the website or notify the County Commissioners the true boundary of the Annexation is not fair to myself or the neighbors adversely impacted by these incorrect maps. Macanta neighbors did not pursue opposition to the annexation because the maps presented by the Town on the Town's website did not accurately represent the negative impact to our neighborhood of our advertised open space being removed. The public outreach in this instance was ***not effective***, provided ***misleading notification***, and therefore ***did not gain the community involvement*** now surrounding this issue.

Town of Castle Rock Master Plan Principles: The physical separation between Canyons Far South and Macanta is less than what was portrayed in the Town of Castle Rock Impact Report to the Board of County Commissioners and the Vicinity Map on Town of Castle Rock website (website prior to January 2024). Further, the physical separation is less than what was advertised by Hines to prospective and current residents in advertisements such as the Metro District Disclosure, maps, and brochures. In order to promote the advertised ***physical separation*** between the two communities, preserve the unique natural ***scenic vistas*** of the Macanta neighborhood, be sensitive to the Town's value of ***fairness***, and not become a visual ***nuisance*** in areas that were advertised as open space, the Disputed Parcel should remain open space.

- ID-4.1: PHYSICAL SEPARATION Create and retain defined edges of the Town and maintain Castle Rock's community character by ***promoting physical separation*** from nearby development, including buffering areas of unincorporated Douglas County and other municipalities.
- ID-6.1: NATURAL ENVIRONMENT PROTECTION Identify and ***preserve important properties that offer unique natural and scenic vistas*** or other characteristics that distinguish Castle Rock from other communities, such as significant buttes, ridgelines, rock formations, agricultural lands, and water features. Apply these considerations to private development as well as to the design and construction of public facilities and infrastructure projects, encouraging design that is ***sensitive to community values***.
- RG-5.2: BUFFERS AND MITIGATION MEASURES Incorporate appropriate buffers or other mitigation measures such as, but not limited to, landscape screening, fencing or walls between residential areas and

*other land use activities to minimize noise, traffic or other conditions that may **pose a nuisance** or danger to residents.*

Response From Hines: Myself and many neighbors reached out to Hines directly in January 2024 and did not receive a response. The following month in February 2024, Hines responded to CBS News Reporter when they were running a news story on this issue. A Hines spokesperson told CBS Colorado in a statement, "Hines understands that certain homeowners in the southernmost part of Macanta may have developed expectations that certain land bordering Macanta and Canyons Far South would be designated as open space within the southern boundary of Macanta or would otherwise remain undeveloped. This is an incorrect assumption, and Hines made no formal guarantee or commitment to this effect." Per CBS, the spokesperson says the maps on the Macanta website are for illustrative purposes only, and are subject to change. The spokesperson says Hines is not responsible for homebuilder's marketing.

My Thoughts on Hines Response: Firstly, my home builder, Toll Brothers, advised me to go on to the LiveMacanta website to learn more about the community and see the neighborhood development maps (LiveMacanta website is run by Hines). The LiveMacanta website's gallery map and brochure for Macanta had maps which did not indicate any warning that it was solely for illustrative purposes. There was no home builder marketing that I received that described the open space nor did I have a realtor in any capacity. Secondly, the Metro District Disclosure to Purchasers document included the 23.5 acre parcel as part of Macanta's metro district and the official documents on the Metro District website, through March 14, 2024, continued to show the disputed 23.5 acres as part of Macanta's metro district boundary (Hines currently serves as the entire board of the Metro District). Finally, during the County Commissioners Meeting on October 24, 2023 the Managing Director at Hines, Chad Murphy, addressed the Commissioners and refers to the same map advertised on their website that included the Disputed Parcel as open space in Macanta. Mr. Murphy states in part that "...this lotting plan adheres to the PD and is exactly what we had intended to build from day one. This map right here in fact is a map of the master planned community of the overall Macanta project that has been posted on our website for the overall project back since 2021 and that is unchanged, and it represents the lots as you see them in the plat today. So, I just want to make that point clear, that we have kind of been here and we want to be respectful to our residents".

CBS News Story: <https://www.cbsnews.com/colorado/news/sheridan-lofman-macanta-canyons-far-south-castle-rock-douglas-county-development-open-space/>

Community & Neighborhood Support: I began a Change.org petition opposing the use of this open space for homesites in Canyons Far South and asking that Hines let it remain open space as advertised. To date, we have over 470 signatures of which 210 are confirmed homeowners of Macanta.

Thank you,
Sheridan Lofman

[REDACTED]
[REDACTED]


Attached Supporting Documentation:

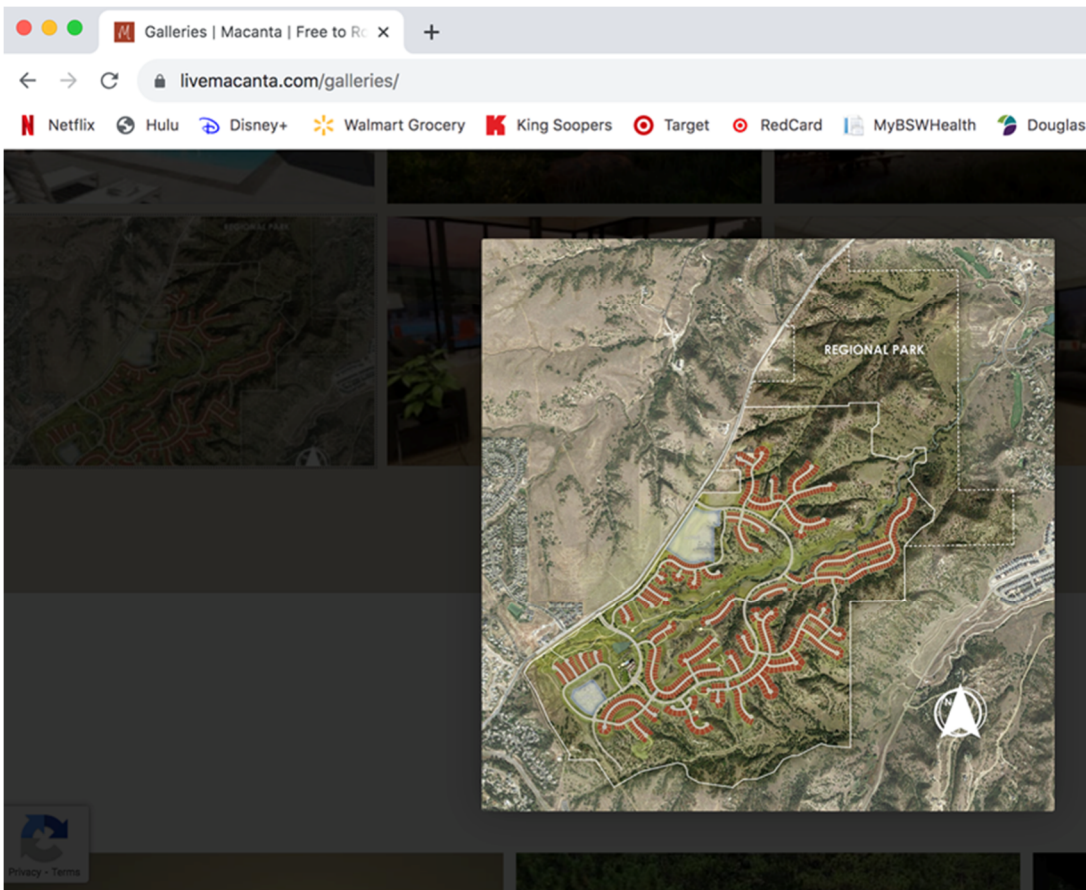
1. PDF of PowerPoint presentation
2. Email from HOA of Trail Map
3. Full Macanta Trails by PCS Group (hired by Hines)
4. Macanta Community Brochure (from Hines website LiveMacanta)
5. Gallery Map (from Hines website LiveMacanta)

6. Canyons Far South Annexation Proposal/Fact Sheet (online through 1/9/2024)
7. Canyons Far South Annexation screenshots (online through 1/9/2024)
8. Impact Report – Sent to Board of County Commissioners July 2021
9. Macanta – Disclosure to Purchasers – Metro District
10. Metro District Bond Offering Memorandum (1 page excerpt, complete document available upon request)

Important Links:

1. Canyons Far South Site Development Plan:
<https://apps.douglas.co.us/planning/projects/download.aspx?PosseObjectId=90859722&hash=805CE7356873E0593FF0D27A89100F1870720E27>
2. Disputed Parcel Sales History: <https://apps.douglas.co.us/assessor/web/#/details/2024/R0613698>
3. Canyons South (AKA Macanta) Site Development Plan 9th Amendment:
<https://apps.douglas.co.us/planning/projects/download.aspx?PosseObjectId=90934584&hash=A2260532F19B404D3C1D0C9E5733B4E6D82EE159>
4. County Commissioners Public Hearing October 24, 2023 (Time Stamp 22:14):
<https://www.youtube.com/watch?v=Pxae4o6vkvM&list=PLQOVDd3ocynBgu39C6rLEFU2R8KuFPLI6&index=25>
5. Change Org Petition <https://www.change.org/p/save-macanta-s-advertised-open-space>
6. Live Macanta website <https://livemacanta.com/>

 _HINS9744-MacantaCommunityBrochure-Resized-R5-NOBLEEDS.pdf







Macanta

Open Space Boundary Loss & What Can We Do

Parcel #: 2349-304-04-003

*Updated 2/16/2024

*By Sheridan Lofman

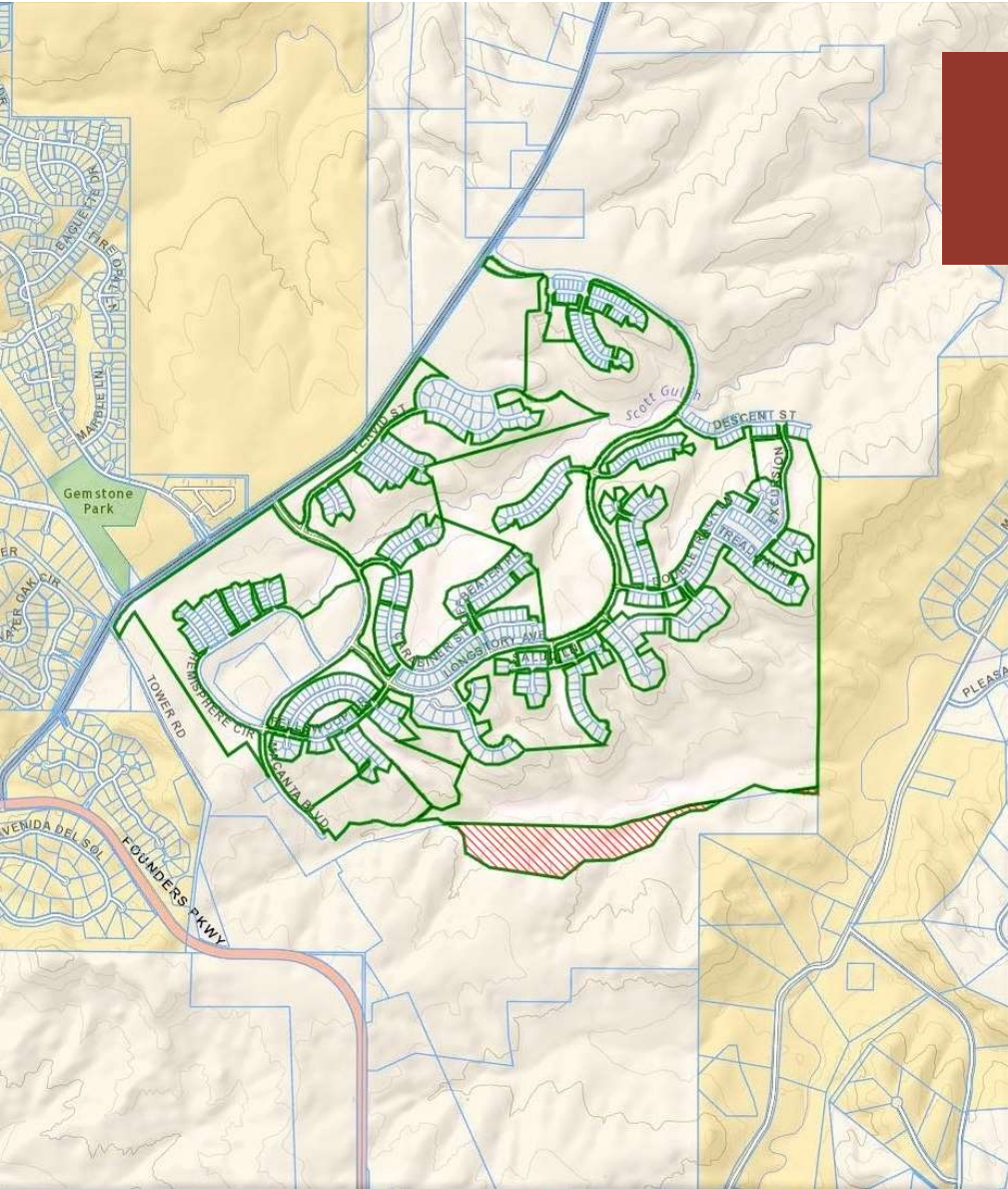
Overview

- Designated open space shown in advertising of Macanta included a Parcel of land that was advertised as Macanta's open space within neighborhood boundaries but was actually sold, annexed, and could become homesites if the Canyons Far South Site Development Plan is approved as-is.
- Macanta currently has 387¹ completed home sites and could have up to 968¹ homes when construction is complete. All homeowners will be impacted by this loss of any or a portion of Macanta's designated open space.

1) Per Metro District Meeting on February 22, 2024



The Disputed Parcel – A Brief History



- 2018 – May 2018 Hines acquired land and created Canyons South LLC (eventually to be Macanta & Canyons Far South) and a Metro District was created called Crowfoot Valley Ranch Metropolitan District No 1 to spread out development costs
- 2021 - March 2021 the red striped areas of open space on the map were removed from the Metro District and became part of 'HT Canyons South Development LP', an affiliate of Hines.
 - For these purposes, this red striped area is henceforth referred to as the "Disputed Parcel"
 - Parcel #: 2349-304-04-003 is 23.55 acres
 - HT Canyons South Development LP also owned the Spoke land, 450-acre Macanta Regional Park, land adjacent to clubhouse
- 2021 – April 2021 the Disputed Parcel was transferred to Canyons South LLC and within days was submitted to Town of Castle Rock for Annexation/Zoning with Canyons Far South application
- 2023 – March 2023 Canyons Far South Annexation/Zoning approved
- 2023 - August 2023 the Disputed Parcel was sold to Canyons Far South Owner LP
- 2024 – February 15 Advertising of open space was changed by Hines the day after inquiry from CBS News

*The specifics above are pending verification by a Land Use Attorney. *Link(s) in Notes Pane



What is Approved and Planned?

- **Approved:** March 2023 - Canyons Far South Zoning application to zone a 409-acre property to develop a new neighborhood consisting of 474 single-family homes and 60,000 square feet of neighborhood commercial space was approved including 240 acres of open space.
- **Proposed Site Development Plan (SDP)** - Canyons Far South Owner LP has a proposed SDP which include two cul-de-sacs extending into the Disputed Parcel
 - This encompasses approximately 20 homes:
 - 10 homes on cul-de-sac 7
 - 10 homes on cul-de-sac 8
 - Green outline shows the plots of land owned by Canyons Far South Owner LP, annexed into Town of Castle Rock, and includes the Disputed Parcel

*The included map to the left was created by overlaying multiple plans and the outline has been matched to the best of our technical ability to illustrate the use of the Disputed Parcel

Canyons Far South annexation proposal



Canyons Far South annexation proposal

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All homes would have stringent landscaping and irrigation requirements to reduce their water usage, and those on the southern edge would have a large, 300-foot buffer from existing homes in the Terrain area.



Canyons Far South vision:

Housing types	474 single-family homes
Retail opportunities	About 60,000 square feet of commercial space

Macanta Advertised Map



Annexation

- The Town of Castle Rock web pages indicating the proposal and approval of the Canyons Far South Annexation had the Vicinity Map (left) indicating the blue space as the annexation proposal. It mirrors the space advertised as Macanta open space.
- The first neighborhood meeting for the annexation did not include the Disputed Parcel. Later, when the applicant submitted the application to the Town for annexation and zoning in April 2021, the boundary of this development was increased to include the disputed parcel. But, the Vicinity Map on the Town of Castle Rock website for the request and approval of the annexation was **not** updated.
- By not reflecting the scope of the land in the annexation proposal through the Vicinity Map, it did not give fair public awareness that the new development would overtake land previously advertised to Macanta homebuyers as part of the Macanta open space.
- This area was annexed and zoned into the Town as part of the Canyons Far South annexation completed March 2023.

*Link(s) in Notes Pane

Annexation Impact

Annexation subject property map from Town of Castle Rock website

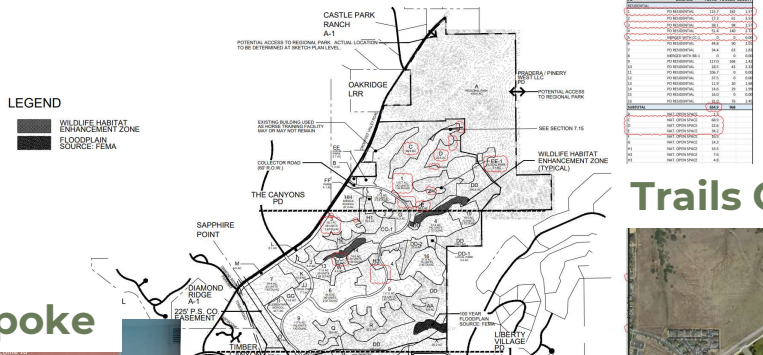


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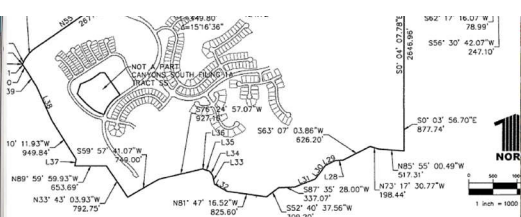
Canyons Far South Vicinity Map, shows the property that was actually annexed, INCLUDING the Disputed Parcel



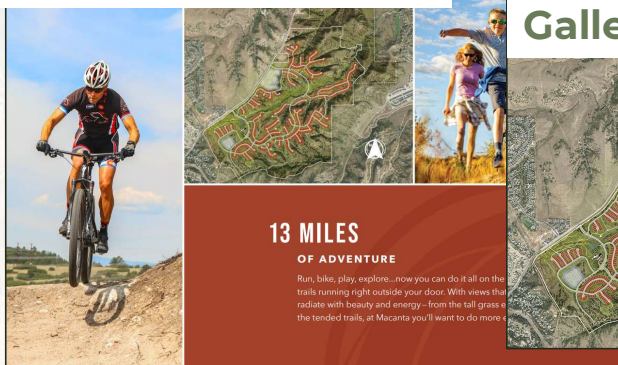
AN ADMINISTRATIVE AMENDMENT TO ADJUST THE ACREAGE AND NUMBER OF DWELLING UNITS
IN PLANNING AREAS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 8, C, D, E, H12, H2, 1, BB, CC, DD, EE, FF, GG, EE-1
A PARCEL OF LAND BEING A PORTION OF SECTIONS 17, 18, 19, 20, 30, 31, 17S, R66W OF THE 6TH PRINCIPAL MERIDIAN
AND SECTIONS 24 & 25, 17S, R67W OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.
2,043 ACRES - 968 RESIDENTIAL UNITS - ZR2022-032

[illegible]

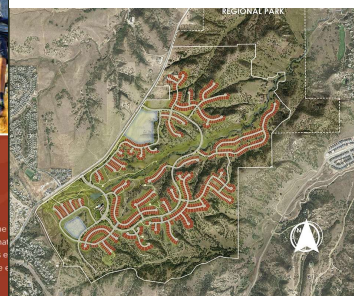
Disclosure to Purchasers



Macanta Brochure



Live Macanta & Galleries Map



Homebuyer Decision Making

- Residents and prospective residents of Macanta have been sold on the natural beauty of the neighborhood with preserved defined open space. This impacted lot selection and choosing to Live in Macanta.
- Neighborhood boundaries are part of what drives buyers to buy and Live Macanta and open space views drove lot selection.
- Macanta neighborhood boundaries were advertised to potential home buyers and influence buyer decision making. The Disputed Parcel was listed as part of Macanta's open space in areas such as:
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 - Macanta Community Brochure
 - Spoke bulletin board (Macanta's neighborhood clubhouse)
 - Town of Castle Rock Annexation Approval document (removed January 2024)
 - Disclosure to Purchasers –Metro District Disclosure
- On February 14, 2024 CBS News did an interview with a resident regarding the false advertising of open space and reached out to Hines for comment. The following day on February 15, 2024, the brochure and gallery map was deleted and one other map was edited to remove the open space. The PCS group Trails Guide was removed from the internet on the same date.

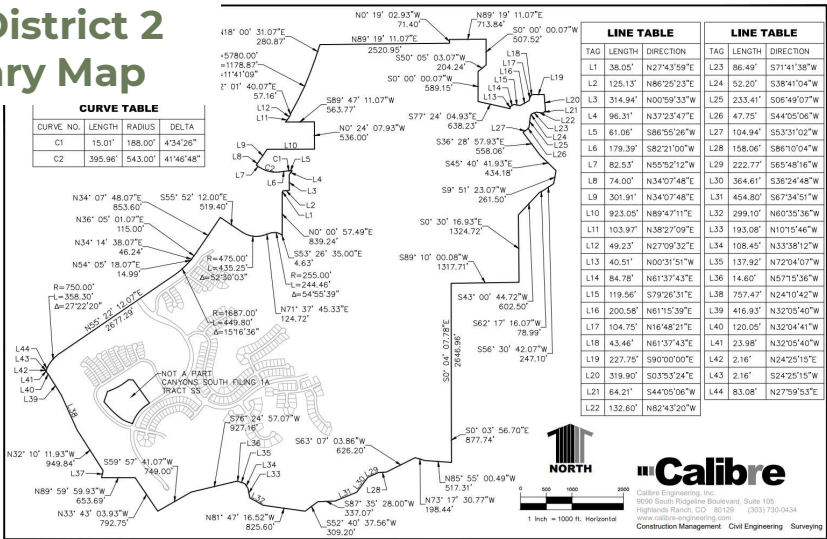
Bond Offering Memorandum

AERIAL PHOTOGRAPH OF THE DISTRICT

Note: The boundaries depicted in the Aerial Photograph of the District do not show the impact of the exclusion of approximately 24 acres of property from the southern portion of the District that took place on June 13, 2018. See “THE DISTRICT – Inclusion, Exclusion, Consolidation and Dissolution – Exclusion of Property.”



Metro District 2 Boundary Map



Metro District

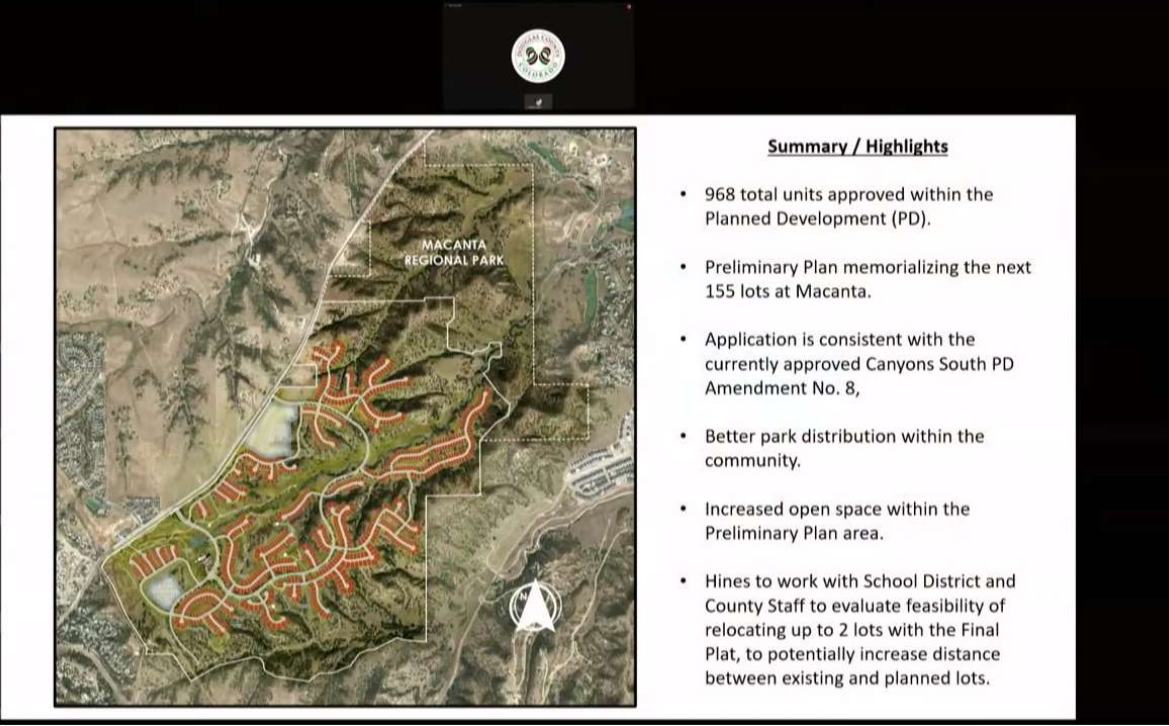
- During a deep dive of research, we discovered the Crowfoot Valley Ranch Metropolitan District Bond Offering Memorandum dated June 13, 2018 specifically discusses the approximate 24-acre disputed parcel throughout the 314 page document.
- The intent of the Disputed Parcel is described on Page 93 of the document where it states:
 - Hines “Anticipates platting or replatting and then reconveying 23.910 acres of property in the southern portion of the District to the Prior Developer”
 - “According to the Developer, the approximately 24 acres of land expected to be reconveyed to the Prior Developer consists of undevelopable open space and is immaterial to the Development”
- Hines, in 2018 in the Bond Offering Memorandum, discussed potential intention not to include the Disputed Parcel as part of Macanta, but they still advertised this land as open space through 2024.
- Hines stated this land is undevelopable which would therefore mean it would remain open space.
- The Special District Public Disclosure Document (Disclosure to Purchasers) was created by the Crowfoot Valley Ranch Metro District (board run by Hines) and includes the Disputed Parcel of land as part of Macanta’s metro district as open space.
 - This map was also found on the Metro District website under the Official Documents, “District 2 Boundary Map” and matched what was provided by homebuilders to homeowners at prior to purchase, at purchase, and after closing.
 - This map was shown on the Metro District site through 3/14/2024 when it was updated to remove the Disputed Parcel.

*Link(s) in Notes Pane

County Commissioners Meeting

Land Use Meeting/Public Hearing with the Board of Douglas County Commissioners

- Date: October 24, 2023
- Time Stamp: 22:14
- Hines Representative and Managing Director Chad Murphy stated during the meeting: "...this lotting plan adheres to the PD and is exactly what we had intended to build from day one. This map right here in fact is a map of the master planned community of the overall Macanta project that has been posted on our website for the overall project back since 2021 and that is unchanged, and it represents the lots as you see them in the plat today. So, I just want to make that point clear, that we have kind of been here and we want to be respectful to our residents"



Summary / Highlights

- 968 total units approved within the Planned Development (PD).
- Preliminary Plan memorializing the next 155 lots at Macanta.
- Application is consistent with the currently approved Canyons South PD Amendment No. 8,
- Better park distribution within the community.
- Increased open space within the Preliminary Plan area.
- Hines to work with School District and County Staff to evaluate feasibility of relocating up to 2 lots with the Final Plat, to potentially increase distance between existing and planned lots.

Board of Douglas County Commissioners - October 24, 2023, Land Use Meeting/Public Hearing

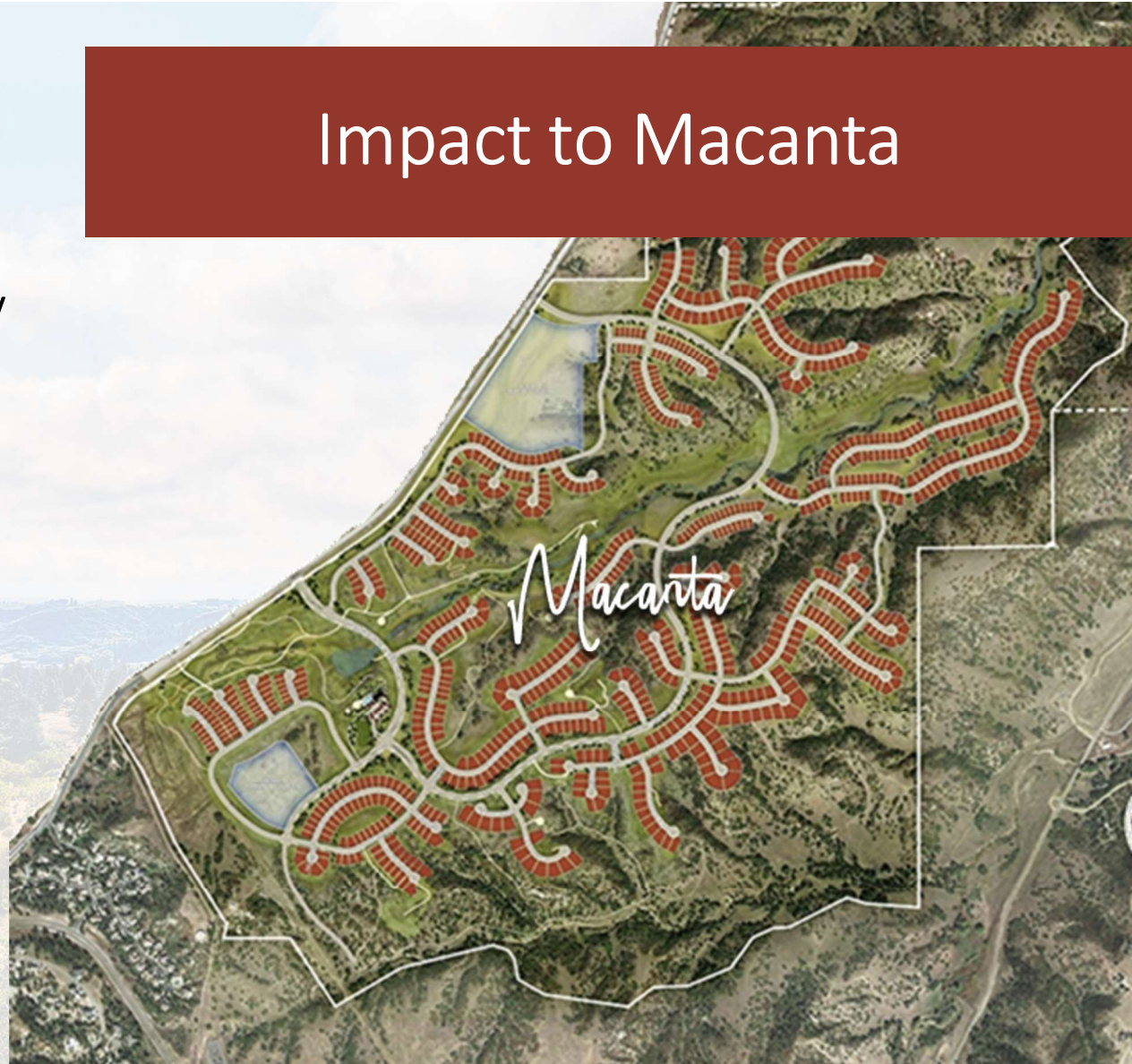
Douglas County Colorado
1.66K subscribers

2 Share Download Save

*Link(s) in Notes Pane

Impact to Macanta

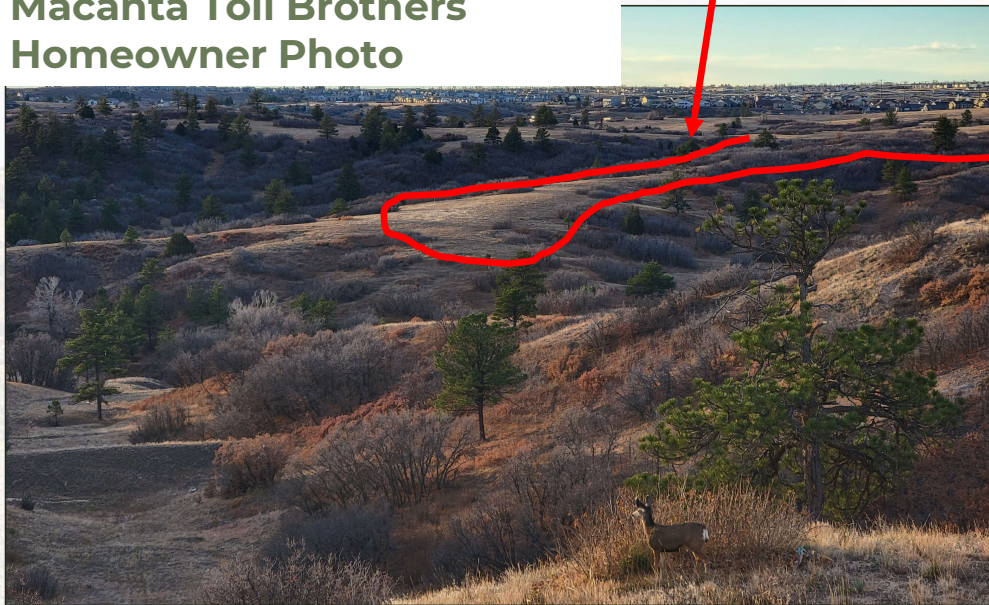
- Lower existing and future property values (loss of advertised scenic views = lower home value)
- Loss of open space in this part of the neighborhood
- Impact existing wildlife habitat
- Degradation of views from homes
- Significant loss of views along the Enchanted Forest and ZigZag trails
- Less intended hiking, biking, dog walking, and nature enjoyment trails and views



Property Values

Part of Disputed Parcel to
become a cul-de-sac

**Macanta Toll Brothers
Homeowner Photo**



- Property values of homes are impacted by many factors including a scenic view.
- The Toll Brothers homes with a scenic view could have diminished property values due to the Disputed Parcel being used for housing instead of open space, as advertised. This could in turn impact the property value of every home in Macanta.
- Toll Brothers sold 42* home sites in the southernmost section of Macanta, many of which have enhanced and value-added views overlooking the Disputed Parcel .
- Homebuyers overlooking the open space paid a very high lot fees driven in large part by the view.
- Homes along the southern edge of Macanta were closed-on by buyers between December 2021 and September 2023. These homes were likely under contract between late-2020 and mid-2022 (before the Disputed Parcel was sold to Canyons Far South on August 22, 2023).
- For many neighbors, Toll Brothers sales office advised to check the LiveMacanta website (by Hines) and the Metro District website (board is Hines) to see a map of the community.

*Link(s) in Notes Pane

Summary

Problem

Selling homes in Macanta with an advertised open space, and then subsequently selling that open space as homesites for another neighborhood after homeowners have already acquired properties, is **misrepresentation** and **false advertising**.

Macanta advertised the open space through February 2024 to prospective homebuyers even though the rezoning and annexation with Canyons Far South began in April 2021 calling into question Hines **intent** and **integrity**.

Home buying is one of the biggest decisions people make in their lifetime and home ownership is a cornerstone of the American Dream. To mislead, intentionally or not, prospective and current homebuyers and owners of Macanta indicates a **lack of integrity, a lack of good faith** and other possible violations.

Resolution

The Disputed Parel should remain designated open space and not be developed into homesites for Canyons Far South or any other current or future party. Regardless of zoning and annexation status, this land should be put back under title of an entity of Macanta and remain dedicated open space as has been advertised to the current and prospective homebuyers of Macanta – it is the **right thing to do**.

Please, do the right thing!

Neighbors, what can we do?

- As of January 9, 2024 the Site Development Plan for Canyons Far South is pending review and approval from the Town of Castle Rock.
- It is not too late for Hines (who is the master developer) to have the PCS Group (who is planning the development) change the Canyons Far South Site Development Plan to make the Disputed Parcel open space once again and permanently, regardless of who owns it – it is the right thing to do!
- Email the below contacts and tell them you want Parcel #: 2349-304-04-003 which has been advertised as Macanta open space to remain open space. The open space of Macanta is in part why you chose to Live Macanta.
- Contacts:
 - BrieAnna Simon, Senior Planner at Town of Castle Rock @ bsimon@crgov.com
 - Richard Cross, Vice President of Construction at Hines @ Richard.Cross@hines.com
 - Chad Murphy, Managing Director at Hines @ Chad.Murphy@hines.com





Sheridan Lofman <sheridan.lofman@gmail.com>

Macanta Trail Map

1 message

Macanta Community <macantacommunity@nabrnnetwork.com>

Mon, Dec 19, 2022 at 11:23 AM

Reply-To: noreply@nabrnnetwork.com

To: sheridan.lofman@gmail.com



Macanta Community

Association News

Posted by Community Manager (Bob Alcavage) on Dec 19, 2022 11:22 am

Macanta Trail Map

Homeowners,

Here is the trail map for Phase 1 at Macanta. As the community continues to expand, I will be sure to post updated trail and community maps.

Thank you.

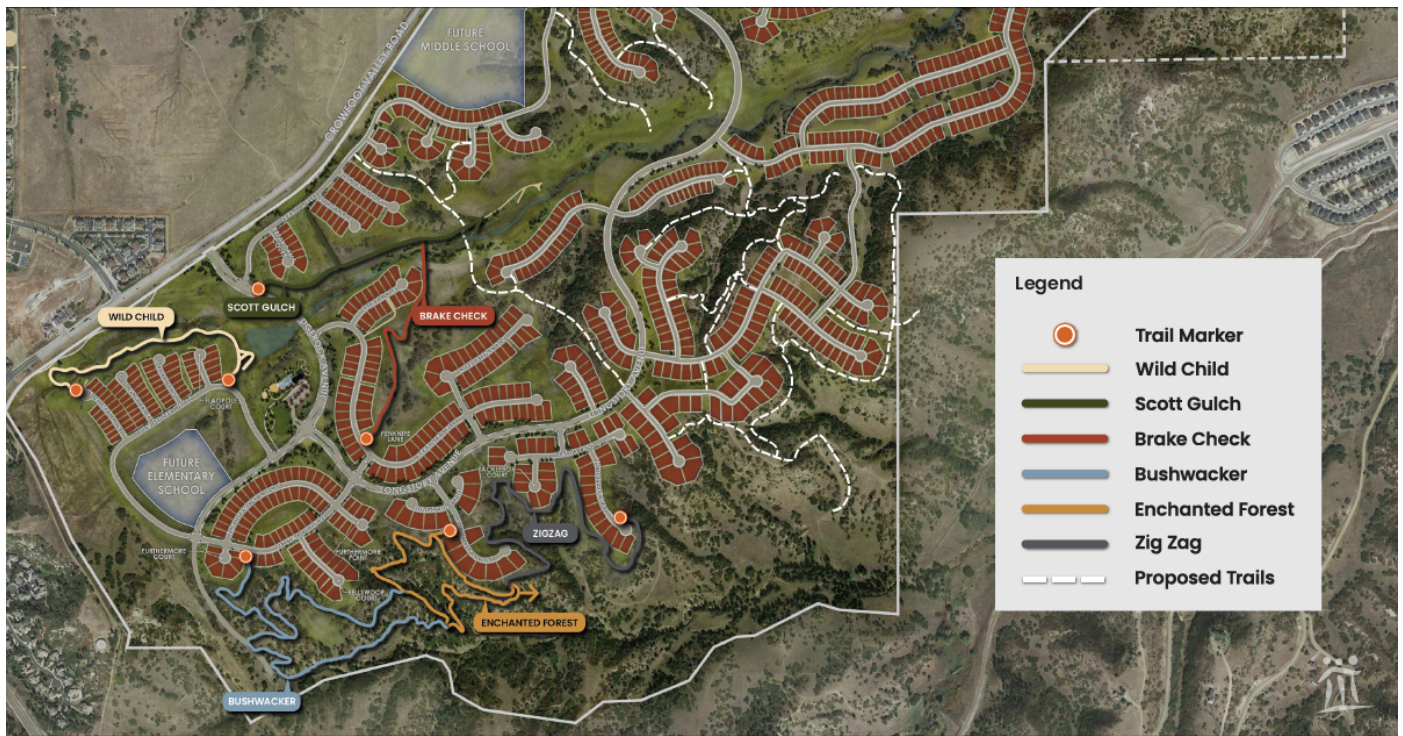
[ACCESS THE NETWORK](#)

Jul 20

macanta mtb trails



With over 1,200 acres of natural open space and parks—including the 450-acre Macanta Regional Park and an equestrian trail—living at Macanta means direct access to Colorado’s natural playground. This includes 13 miles of mountain bike trails carved through the community with the open invitation to discover the unspoiled expanses of the land and get lost in its grandeur.



Community Trails | Mountain Bike Trails | Macanta | Castle Rock

< **project spotlight: terrain**

park concepts: timnath lakes >

pcs group, inc. 200 kalamath street denver, co
80223 (303) 531-4905



Macanta
FREE TO ROAM

FREE TO ROAM

Free to roam to your heart's content is a lovely sentiment, but so rarely accurate. At Macanta, your heart's content is at the heart of our commitment—because Free to Roam is both a promise and an invitation.

And a content heart is what living here is all about.

A scenic photograph of two cyclists riding a dirt trail through a forest. The trees are covered in vibrant autumn foliage in shades of yellow, orange, and green. The cyclists are wearing helmets and athletic gear. The scene is captured from a low angle, emphasizing the height of the trees and the natural beauty of the environment.

Macanta

Situated east of the booming city of Castle Rock, off the Founders Road exit of 1-25, Macanta is the perfect place to build a home for families who love to do more while being surrounded by Colorado's natural beauty.

Bounded by McMurdo Gulch and Macanta Regional Park to the north, this conveniently-located, high-end community provides the most impeccable views and wide open spaces for everyone to enjoy.

DISCOVER JOY

INSIDE AND OUT

Macanta is a natural playground with acres of motivation. From the sweeping natural open spaces to the many miles of trails—and even an enlivening activity center—every day you'll find more ways to feed your need for adventure and exploration.



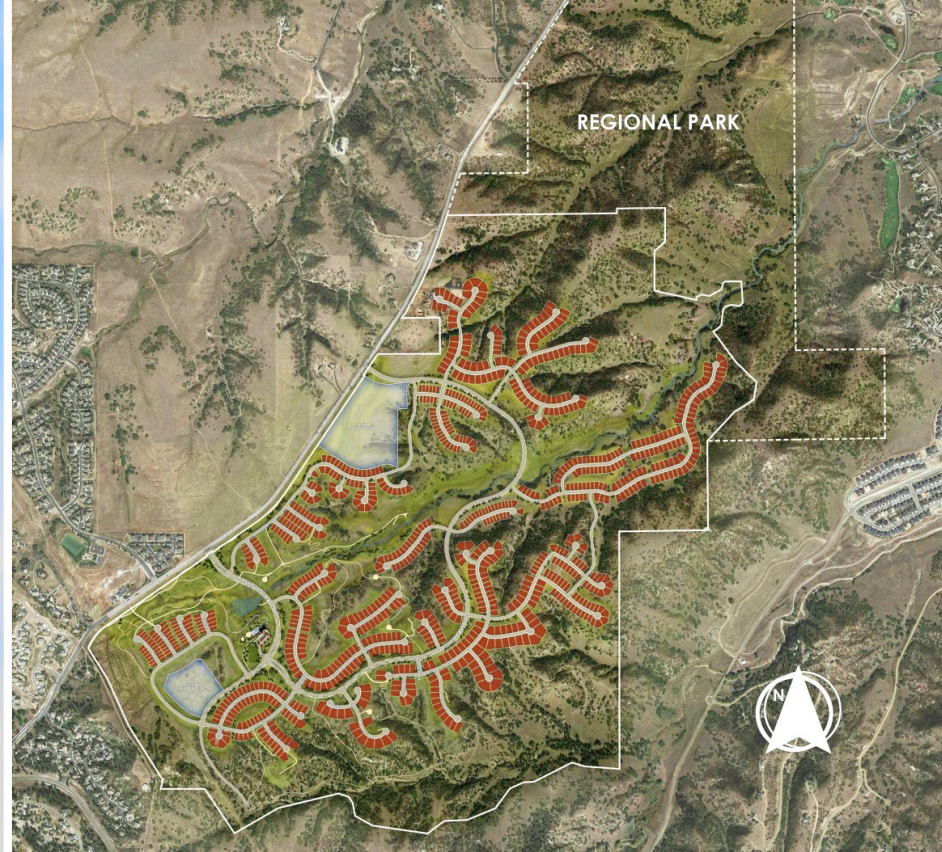


1,000 ACRES

OF OPEN SPACE INCLUDED

When is landscape more than landscape? More than a postcard or framed picture? The answer is, when it not only inspires you to come see it, it moves you to come play in it. With over 1,000 acres of natural open space—including 800 acres of preserved land and parks, the Macanta Regional Park, and an equestrian trail—living at Macanta gives you the freedom to go outside to take it all in.





13 MILES

OF ADVENTURE

Run, bike, play, explore...now you can do it all on the 13 miles of trails running right outside your door. With views that veritably radiate with beauty and energy—from the tall grass expanses to the tended trails, at Macanta you'll want to do more every day.

THE SPOKE

**7,500
SQUARE FEET
OF INDOOR FUN**

With all the outdoor beauty at Macanta, it's hard to imagine spending any time inside—until you experience the 7,500 square foot amenity center, The Spoke, which gives residents a place to hang out in the welcoming community room or workout

in the brand new gym. Then, when the sunshine starts calling again, you can easily head back out to the 4,000 square foot pool or hang out in the welcoming outdoor social space, perfect for a relaxing day close to home.



GET TO KNOW

**THE BRILLIANT
HOME BUILDERS
AT MACANTA**



America's Most Trusted® Home Builder— Six Years In a Row.

The Taylor Morrison difference is in the personal relationships they build with their homebuyers, the quality of their homes, and the thoughtfulness of their communities. What's more, Taylor Morrison creates a seamless and inspired experience for buyers because they understand that your home is the most important thing they can build. With more than 100 years of experience building a lifetime of memories, every buyer can be assured they will build the right home for you because at Taylor Morrison, "inspired by you" is more than just a catchphrase—it's their passion.



Building Exceptional New Homes for All Stages of Life.

Since 1954, Lennar has been one of America's leading homebuilders, helping over a million families across America move into the next stage of their lives with a new home. Lennar's Grand Collection at Macanta has five distinct floor plans, each showcasing modern design details and spacious open-concept living areas. At Macanta, Lennar will offer its revolutionary Next Gen® SuperHome—the ultimate design for dual or multigenerational family living situations. Plus, Lennar's signature Everything's Included® program outfits every new home with designer upgrades and features.



Innovative Design. Incomparable Choices. Inspired Customer Service.

David Weekley Homes has been around for over 40 years and operates in 20 cities across the country as the nation's largest privately held home builder. With more than 100,000 homes closed since inception, the company has built a solid reputation and has earned 2,150 industry awards, including more than 810 for design excellence and is the first builder in the United States to be awarded the Triple Crown of American Home Building—an honor which includes "America's Best Builder," "National Housing Quality Award" and "National Builder of the Year."



An Unwavering Commitment to Quality and Customer Service Since 1967.

Currently operating in 24 states nationwide, Toll Brothers is an award winning company that builds an array of luxury residential single-family detached, attached home, master planned resort-style golf, and urban low-, mid-, and high-rise communities, principally on land it develops and improves. For six years in a row, Toll Brothers has been ranked the #1 Home Builder Worldwide on the Fortune magazine "World's Most Admired Companies®" list and has been honored as National Builder of the Year by Builder and Professional Builder magazines.

**INTERESTED IN A
SPECIFIC BUILDER
OR MODEL?**

Reach out to our home
builders directly to learn more.



Be the first to live in Macanta's
great outdoors. Learn more and
sign up for our interest list at

LIVEMACANTA.COM



The background of the entire image is a topographic map pattern. It consists of numerous thin, white, irregular contour lines on a solid dark red background. These lines form a complex, organic pattern of loops and swirls, resembling a map of a hilly or mountainous region.

Macanta
FREE TO ROAM



Canyons Far South annexation proposal

Canyons South LLC is proposing that an unincorporated property of 409 acres in Douglas County, known as Canyons Far South, be annexed into the Town of Castle Rock. The proposed zoning for the property would allow 474 single-family residential units and 60,000 square feet of neighborhood commercial space and would include 217 acres of open space dedicated to the Town. The proposal also includes construction and dedication of a community park, miles of trails – including connections to the Colorado Front Range Trail – and a sidewalk along the north and east sides of Founders Parkway.

Important roadway connections are proposed on Founders Parkway, along with internal roadway connections extending from the Macanta neighborhood to Castle Oaks Drive. The commercial space would be located along Founders Parkway and would require architectural standards to ensure quality aesthetics.

All homes would have stringent landscaping and irrigation requirements to reduce their water usage, and those on the southern edge would have a large, 300-foot buffer from existing homes in the Terrain area.

About the area

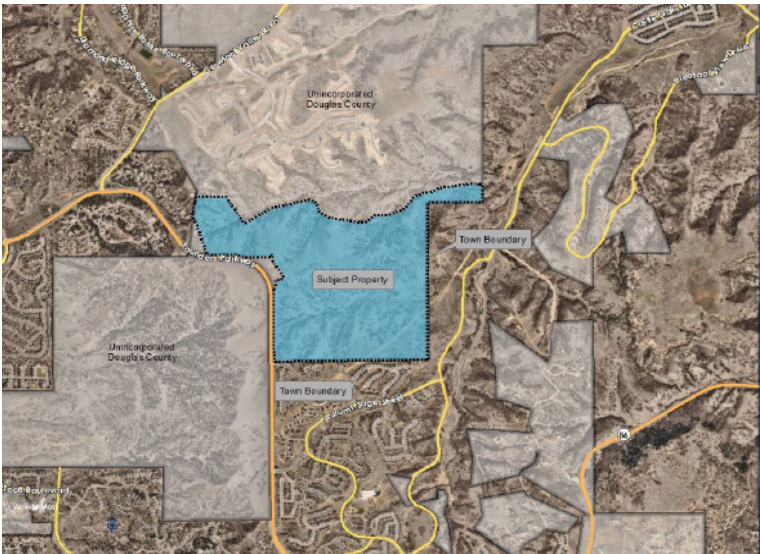
The area known as Canyons Far South is located northeast of Founders Parkway and Crimson Sky Drive, and west of Castle Oaks Drive. The property is adjacent to the Town of Castle Rock boundaries to the northwest, south and eastern boundaries

About the annexation process

Annexation proposals must follow a State-mandated process, defined in the Colorado Revised Statutes.

The process begins with Town Council determining if the annexation application meets statutory requirements and is eligible to start the annexation process. Then, public hearings can begin; where the proposed development plan is presented and discussed.

To aid in Council’s decision making, staff reviews the project and studies the potential impacts on Town roads, water and overall levels of service. Input is also gathered from other agencies such as schools, Douglas County, local service



Canyons Far South vision:

Housing types	474 single-family homes
Retail opportunities	About 60,000 square feet of commercial space
Town park	13.8 acres of dedicated Town park
Open space	217.8 acres of dedicated Town open space and 8.5 acres of private open space/parkland

providers, and the Colorado Department of Transportation. Three neighborhood meetings are also held to receive feedback from the community. The Town’s goal is to ensure every application matches the community’s vision and makes sense.

Once the review process is complete, the applicant must go through a new series of public hearings before the Planning Commission and Town Council.

Current status

The applicant has hosted three neighborhood meetings. Town Council has approved substantial compliance and eligibility resolutions. The Planning Commission has recommended in favor of annexation.

Upcoming Town Council meetings:

- Feb. 21, 2023** - First reading
- Mar. 7, 2023** - Second reading

Canyons Far South annexation

Annexation

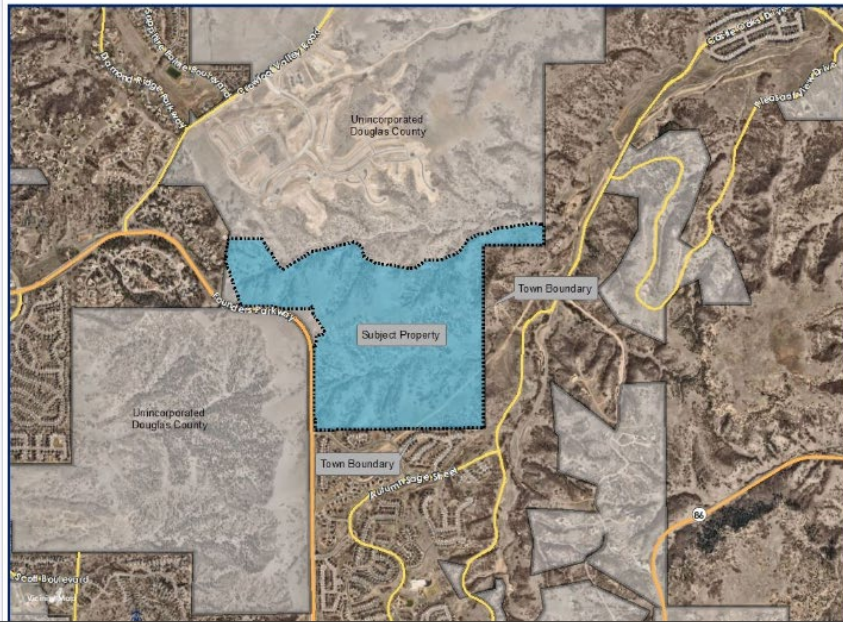
The annexation and planned development zoning of the Canyons Far South area was approved by Town Council on March 7, 2023. The 409-acre property is located south of Crowfoot Valley Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive.

Current zoning

Approval was given for 474 single-family residential dwelling units, 60,000 square feet of neighborhood commercial use and 240 acres of open space, including a new Town park and trail connections including a link to the Colorado Front Range Trail.

Next steps

The next steps are the submittal and review of the site development plan, construction documents and plat. The residential development site plan will require public hearings before the Planning Commission and Town Council. Three neighborhood meetings will be held before the public hearings are held.



The annexation process

Annexation proposals must follow a state-mandated process, defined in the Colorado Revised Statutes. That process begins with Town Council determining if the annexation application meets statutory requirements and is eligible to start the annexation process. Then, public hearings can begin to determine if the property should be annexed to the Town.

To aid in Council's decision-making, Town staff reviews the project and studies the potential impacts on Town roads, water and overall levels of service. Input is also gathered from other agencies such as Douglas County, local service providers, nearby Homeowner's Associations and the Colorado Department of Transportation. The Town requires a minimum of three neighborhood meetings be held prior to the public hearings. The Town's goal is to ensure every application matches the community's vision and makes technical sense.

Once the review process and neighborhood outreach are complete, the applicant must go through a series of public hearings before Planning Commission and Town Council to decide if the Town will annex the property.

CONTACT US

Sandy Vossler

Senior Planner

[Email Sandy Vossler](#)

Phone: [720-733-3556](tel:720-733-3556)

Development Services

Physical Address

100 N Wilcox St.

Castle Rock, CO 80104

[Directory](#)

Applicant's representative

Erik Clore, Vice President

Lowe

Address

5299 DTC Blvd.

Suite 1260

Greenwood Village, CO 80111

Phone [303-850-2406](tel:303-850-2406)

[Email Eric Clore](#)



Office of the Town Clerk

July 22, 2021

Commissioner Abe Layden
Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

RE: CANYONS SOUTH, LLC ANNEXATION

Dear Commissioner Layden:

Attached is a copy of the Annexation Impact Report for the Canyons South, LLC Annexation. The Eligibility Hearing will be on August 17, 2021.

Per the State Statute: "The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter."

If you have any questions, please contact the Town Clerk's office at 303-660-1394.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Anderson".

Lisa Anderson
Town Clerk

Enclosures



Office of the Town Clerk

July 22, 2021

Commissioner George Teal
Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

RE: CANYONS SOUTH, LLC ANNEXATION

Dear Commissioner Teal:

Attached is a copy of the Annexation Impact Report for the Canyons South, LLC Annexation. The Eligibility Hearing will be on August 17, 2021.

Per the State Statute: "The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter."

If you have any questions, please contact the Town Clerk's office at 303-660-1394.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Anderson". The signature is fluid and cursive, with the first and last names clearly distinguishable.

Lisa Anderson
Town Clerk

Enclosures



Office of the Town Clerk

July 22, 2021

Commissioner Lora Thomas
Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

RE: CANYONS SOUTH, LLC ANNEXATION

Dear Commissioner Thomas:

Attached is a copy of the Annexation Impact Report for the Canyons South, LLC Annexation. The Eligibility Hearing will be on August 17, 2021.

Per the State Statute: "The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter."

If you have any questions, please contact the Town Clerk's office at 303-660-1394.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Anderson". The signature is fluid and cursive, with the first name "Lisa" and last name "Anderson" clearly distinguishable.

Lisa Anderson
Town Clerk

Enclosures

Canyons South

Annexation Impact Report

July 22, 2021

Introduction

This Annexation Impact Report has been prepared to meet the statutory requirements set forth in Colorado Revised Statutes 31-12-108.5 for the application for annexation of the property known as Canyons South into the Town of Castle Rock, Colorado.

The information contained herein represents current conditions and preliminary estimates and assessments regarding the anticipated impact of the proposed annexation. The information and representations are based on the best available information at the time of the preparation of this report.

For purposes of clarification, the annexation area contains parcels owned by Canyons South, LLC, referred to herein as the “Annexation Area.”

General Location and Description

a. Location

The Annexation Area is located approximately 1.5 miles east of Interstate 25 and is generally bordered by the Macanta residential development (in the jurisdiction of Douglas County) to the north, Founders Parkway to the west, the Terrain community to the south, and Castle Oaks Drive to the east. More specifically, the Annexation Area is located in Sections 30 and 31 of Township 7 South, Range 66 West of the 6th Principal Meridian together with a part of Section 25 of Township 7 South, Range 67 West of the 6th Principal Meridian. The Annexation Area is bordered by the Town of Castle Rock to the west, south, and east. The majority of the northern boundary of the Annexation Area borders Douglas County.

b. Description

The Annexation Area’s topography consists of distinct areas of plateaus separated by low lying drainages intermixed with gradual sloping meadows. Development is planned to occur in a clustered fashion in those areas most naturally suitable development, outside of the steeper slope and drainage areas. A significant portion of the site, approximately 225 acres of the total 409 acres, will remain as open space. Approximately, 165 acres of the site will encompass the residential planning areas.

Land Use and Zoning

a. Existing

The Annexation Area is currently undeveloped, and zoned PD, as part of the larger Canyons South PD within the jurisdiction of Douglas County.

b. Proposed Zoning

The Annexation Area is proposed to be zoned PD, to entitle 474 single family units, 50,000 SF of neighborhood retail, private open space, and public open space. It is anticipated the public open space will be owned and managed by the Town of Castle Rock.

c. Proposed Land Use

- Total Annexation Area: 410 ac.
- Planning Areas: 170 ac. (includes private open space within PAs)
- Open Space Area: 200 ac.
- Right-of-way: 40 ac

Municipal Services

It is anticipated that the Annexation Area will fund and construct all its necessary municipal services through yet to be formed metropolitan districts. The design and construction of the municipal services, including roads, water, sanitary sewer, and storm drainage systems will be in accordance with Town of Castle Rock regulations unless as modified and approved by the Town. A development agreement between the Town and Annexation Area, as part of zoning approval, will specify the commitments and obligations that are to be fulfilled.

Roads

The Town currently maintains roadways adjacent to the Annexation Area, including Castle Oaks Drive. Based on preliminary traffic analysis, the Town's transportation network should experience little to no impact from the annexation and zoning of the Annexation Area. The primary access for the Annexation Area will be to Founders Parkway which is owned and maintained by the Colorado Department of Transportation.

Water

The Town currently provides potable water service, and maintains infrastructure, to properties surrounding the Annexation Area. It is contemplated that the Town will provide potable water service to the Annexation Area. It is also contemplated that the owners of Canyons South will dedicate the 465 AF of groundwater they own to the Town. It should be noted, the Owner of the Annexation Area provided

an easement to the Town, running north-south through the Annexation Area, in which the Town has installed a 30" water main. Additionally, there are existing Town owned watermain located immediately adjacent to the Annexation Area along Founders Parkway and Castle Oaks Drive.

Sanitary Sewer

Sanitary sewer service for the Annexation Area will be provided by the Town of Castle Rock. Design and construction of the sanitary sewer system will be in accordance with the Town's guidelines. The sanitary sewer infrastructure will be owned and maintained by the Town. It is anticipated the sanitary sewer infrastructure for the Annexation Area will connect to the existing sanitary sewer infrastructure to the east of the Annexation Area located adjacent to Castle Oaks Drive for which Town staff have given a preliminary indication there is sufficient capacity to collect and convey flow from the Annexation Area.

Storm Drainage

Storm drainage management for the Annexation Area will be provided by the Town of Castle Rock. Design and construction of such improvements will be reviewed and approved by the Town.

Fire and Police

It is anticipated that the Annexation Area can be served by the Town of Castle Rock Fire Department and Police Department. The Town of Castle Rock Fire Department has a fire station on Crowfoot Valley Road. The Castle Rock Police Department currently patrols the surrounding area.

Metropolitan Districts

There are currently no special districts within the Annexation Area, but it is anticipated at least two metropolitan districts will be formed concurrent with the annexation and zoning processes. It is anticipated the yet to be formed metropolitan districts will finance and develop the municipal services infrastructure within the Annexation Area.

Tax Districts for Canyons South

The below chart summarizes the current tax districts for Canyons South. These tax districts will be amended following the annexation of the Annexation Area to be consistent with the Town's mil levies and removing those taxes which are specific to properties within the jurisdiction of Douglas County.

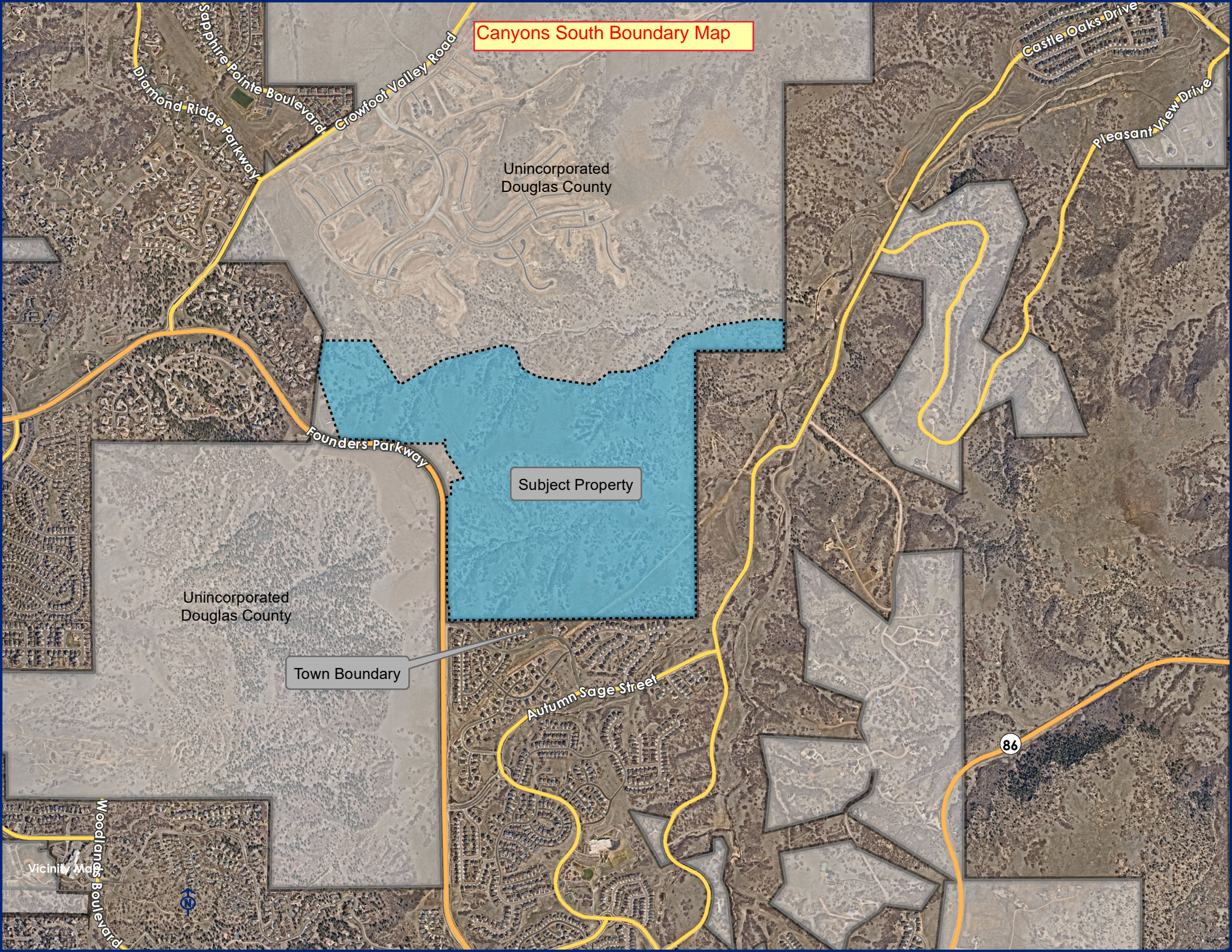
	<u>Mills</u>
Douglas County School District	35.450
Douglas County Government	19.274
Castle Rock Fire Protection District	10.400
Douglas County School Debt Service	8.054
Douglas County Law Enforcement	4.500
Douglas Public Library District	4.012
Cherry Creek Basin Water Quality Authority	0.478
Cedar Hill Cemetery Association	0.128
Douglas County Schools - Cap Reserve	0.000
Douglas County Schools - Insurance Reserve	0.000
Regional Transportation District	0.000
Douglas County Soil Conservation District	0.000
<hr/> TOTAL	<hr/> 82.296

School District Impacts

Two sites have already been deeded to the Douglas County Board of County Commissioners for future school development as part of the larger Canyons South PD. The Annexation Area is currently assessed by the Douglas County Assessor for tax dollars for the benefit of the Douglas County School District based on current zoning. The proposed annexation and ensuing zoning will increase the assessed value of the Annexation Area and therefore the tax dollars to the Douglas County School District.

Attachment: Maps

Canyons South Boundary Map



Unincorporated
Douglas County

Subject Property

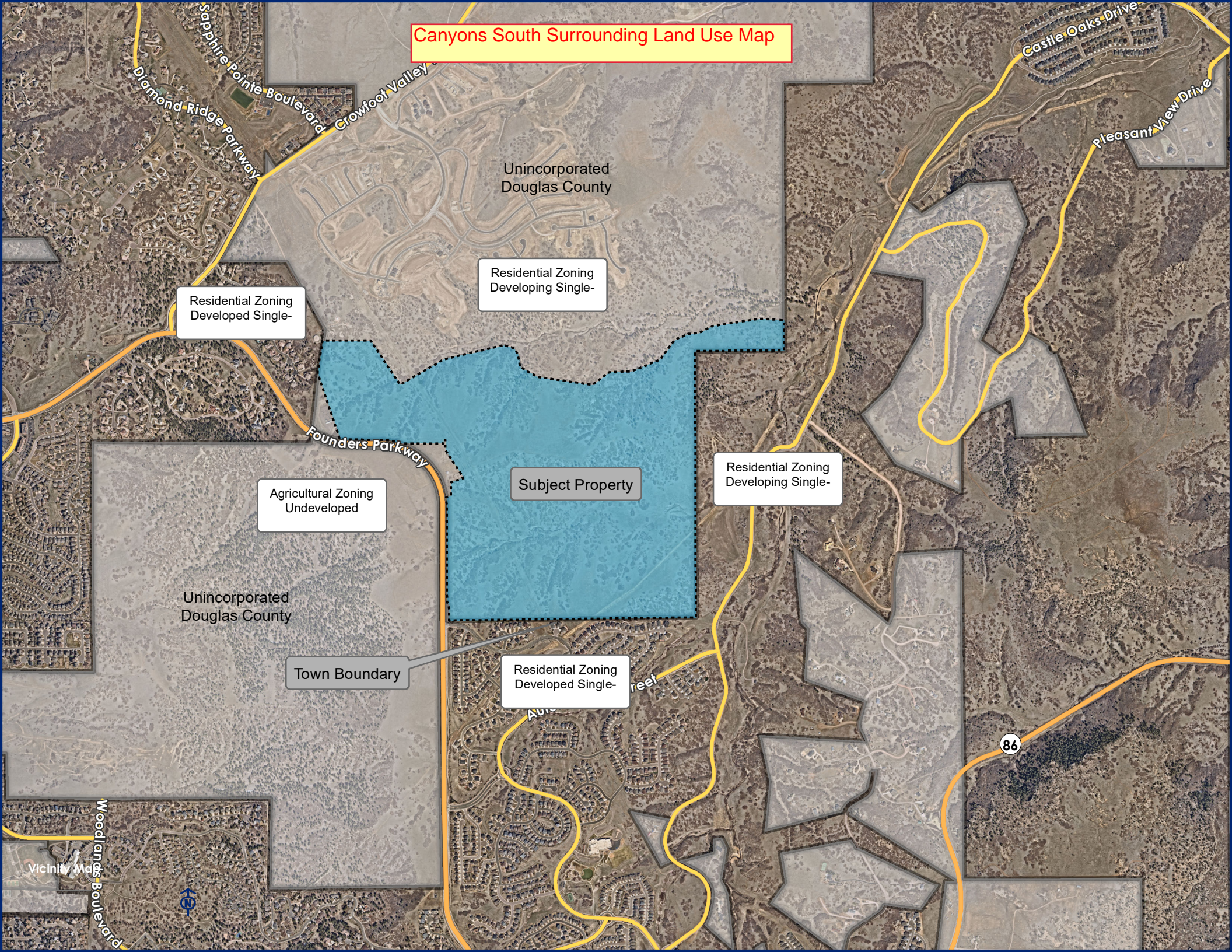
Town Boundary

Unincorporated
Douglas County

86



Canyons South Surrounding Land Use Map



Residential Zoning
Developed Single-

Residential Zoning
Developing Single-

Agricultural Zoning
Undeveloped

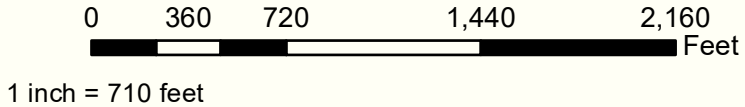
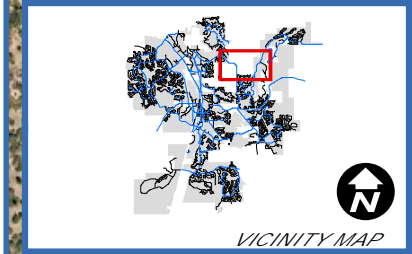
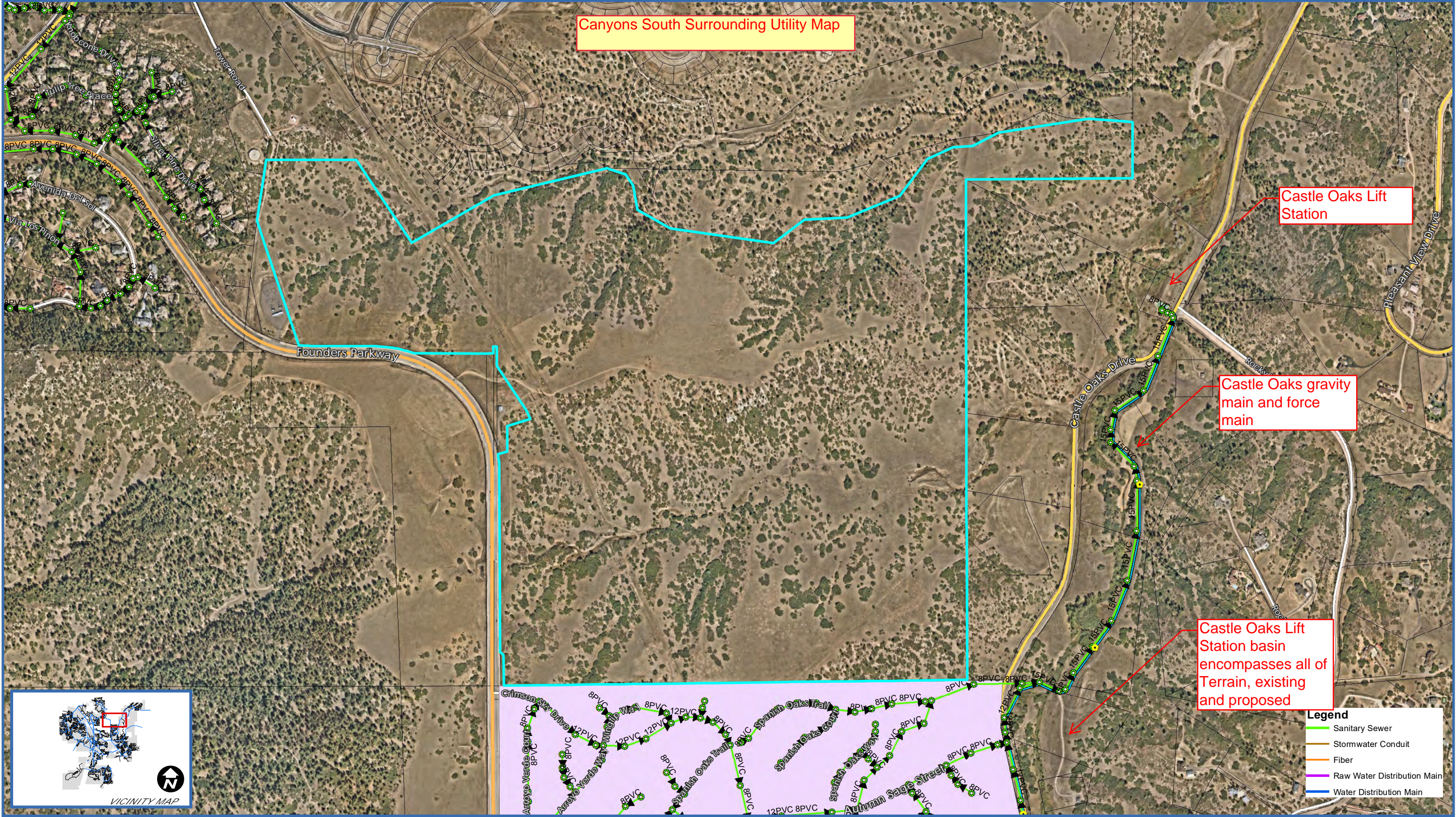
Subject Property

Residential Zoning
Developing Single-

Town Boundary

Residential Zoning
Developed Single-

86



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-8056. Copyright 2020, Town of Castle Rock Utilities Mapping.

**CASTLE ROCK
UTILITIES MAP
(INTERNAL USE ONLY)**

Document Path: J:\GIS\Standard Maps\10.6\11x17 LndScp_10.6.mxd

Date: 3/10/2021

Canyons South Surrounding Pressure Zones Map

Purple Zone
Transmission Main

Tank 11, Purple
Zone Tank

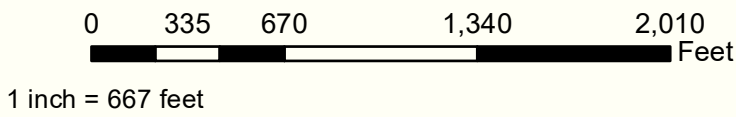
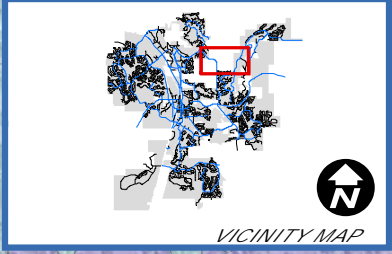
site is predominantly in
Purple and Blue pressure
zones; Purple is about 45
psi higher than Blue, and
45 - 50 psi lower than Red

Red Zone
Founders Pkwy
Transmission Main

future planned
control vault

Red zone to Blue
zone PRV

- Legend
- Sanitary Sewer
 - Stormwater Conduit
 - Fiber
 - Raw Water Distribution Main
 - Water Distribution Main

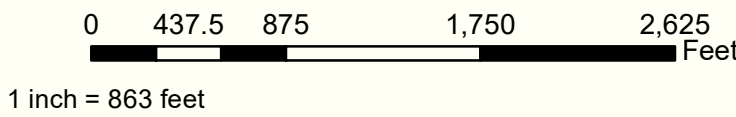
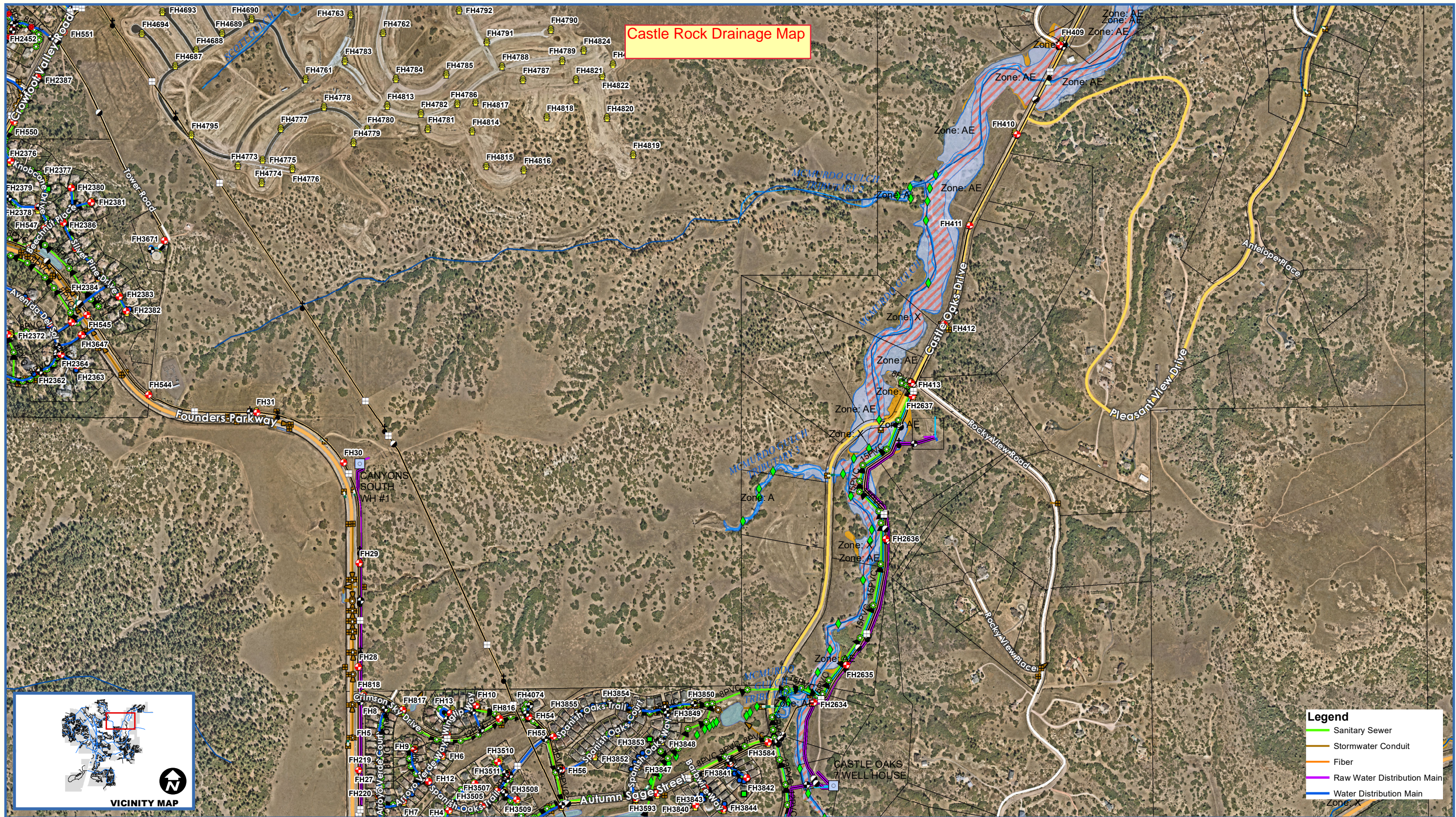


Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2020, Town of Castle Rock Utilities Mapping.

CASTLE ROCK
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Date: 3/10/2021



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**CASTLE ROCK
UTILITIES MAP
(INTERNAL USE ONLY)**

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Date: 3/11/2021

SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT
DISCLOSURE TO PURCHASERS

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2

(Effective as of September 15, 2020)

This Disclosure to Purchasers has been prepared by Crowfoot Valley Ranch Metropolitan District No. 2 (“**District No. 2**”) to provide prospective purchasers of property located within the boundaries of District No. 2 with general information regarding District No. 2 and Crowfoot Valley Ranch Metropolitan District No. 1 (“**District No. 1**” referred to collectively as the “**Districts**”) and their operations related to the Canyons South development, also known as “Macanta”. This Disclosure to Purchasers is intended to provide an overview of pertinent information related to the Districts and does not purport to be comprehensive or definitive. You are encouraged to independently confirm the accuracy and completeness of all statements contained herein.

Please note that the Districts are not related to nor affiliated with the Town of Castle Rock, Colorado.

DISTRICTS’ POWERS

The powers of the Districts are authorized by Section 32-1-1004, C.R.S. and under its Amended and Restated Consolidated Service Plan, as approved by the Douglas County Board of County Commissioners (the “**County**”) on December 16, 2008, as the same has been amended (the “**Consolidated Service Plan**”), are to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of certain public improvements, including, but not limited to, water, sanitation, street, fire, safety protection, park and recreation improvements, transportation and mosquito control improvements, and covenant enforcement and design review services to the Districts. **Although the Districts have the power to provide for the foregoing improvements and services, no assurances are made as to the public improvements, including any park and recreational improvements or services that will be provided, as the same are dependent on market conditions and funding available therefor.**

DISTRICTS’ SERVICE PLAN

The Consolidated Service Plan, which can be amended from time to time, includes a description of the Districts’ powers and authority. A copy of the Consolidated Service Plan is available from the Division of Local Government in the State Department of Local Affairs (the “**Division**”).

The Districts are authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution (“**TABOR**”), include issuing debt, levying taxes, and imposing fees and charges. Information concerning the Districts directors, management, meetings, elections, and current taxes are

provided annually in the Notice to Electors described in Section 32-1-809(1), C.R.S., which can be found at the office of General Counsel for the District, on file at the Division, or on file at the office of the Clerk and Recorder of Douglas County.

DISTRICT BOARD OF DIRECTORS

Districts are each governed by a five-member Board of Directors, who must be qualified as eligible electors of the respective District. The Boards of Directors regular meeting dates may be obtained from the Districts' Manager, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228; (303) 987-0835.

DEBT AUTHORIZATION

Pursuant to the Consolidated Service Plan, the Districts have authority to issue up to ***Seventy Million Dollars (\$70,000,000)*** of debt to provide and pay for public infrastructure improvement costs.

Any debt issued by the Districts will be repaid through ad valorem property taxes, from a District imposed debt service mill levy on all taxable property of the District, together with any other legally available revenues of the Districts.

TAXES AND FEES IMPOSED ON PROPERTIES WITHIN THE DISTRICT

Ad Valorem Property Taxes

The Districts' primary source of revenue is from property taxes imposed on property within the Districts. Along with other taxing entities (such as the County, school district and other special purpose districts) the Districts' certify a mill levy by December 15th of each year which determines the taxes paid by each property owner in the following year. District No. 2 imposed a total Mill Levy of **85.442** mills for tax collection year 2020 (as described below).

Debt Service Mill Levy

The Districts' are authorized by the Consolidated Service Plan to impose a mill levy to generate revenues for debt service payment, which shall not exceed sixty (60) mills (the "**Debt Mill Levy Cap**").

The Debt Mill Levy Cap may be adjusted due to changes in the statutory or constitutional method of assessing property tax or in the assessment ratio (the "**Mill Levy Adjustment**"). The purpose of such Mill Levy Adjustment is to assure, to the extent possible, that the actual tax revenues generated by the mill levy are neither decreased nor increased. As a result of Mill Levy Adjustments to the assessment ratio, the current Debt Mill Levy Cap is equal to **66.797** mills, which is subject to further Mill Levy Adjustment in the future. District No. 2 imposed a total of **55.663** mills for debt service for tax collection year 2020.

Operations Mill Levy

In addition to imposing a debt service mill levy, the Districts are also authorized by the Consolidated Service Plan to impose a separate mill levy to generate revenues for the provision of administrative, operations and maintenance services, which shall not exceed twenty (20) mills (the “**Operations Mill Levy Cap**”). The Operations Mill Levy Cap is subject to Mill Levy Adjustment. As a result of Mill Levy Adjustments to the assessment ratio, the current Operations Mill Levy Cap is equal to **22.265** mills, which is subject to further Mill Levy Adjustment in the future. District No. 2 imposed a total of **22.265** mills for administrative, operations and maintenance service for tax collection year 2020.

Fire Protection Mill Levy

In addition to the above mentioned mill levies, the Districts are required to impose 6.75 mills, with revenues produced being designated to pay the Castle Rock Fire Protection District (the “**Fire Protection Mill Levy**”). The Fire Protection Mill Levy is subject to Mill Levy Adjustment. As a result of Mill Levy Adjustments to the assessment ratio, the current Fire Protection Mill Levy is equal to **7.513** mills, which is subject to further Mill Levy Adjustment in the future. District No. 2 imposed a total of **7.513** mills for fire protection service for tax collection year 2020.

Overlapping Mill Levies

In addition to the Districts imposed mill levies for debt and operations as described above, the property located within the Districts are also subject to additional “overlapping” mill levies from additional taxing authorities as described above.

Fees

In addition to property taxes, the Districts may also rely upon various other revenue sources authorized by law to offset the expenses of capital construction and district management, administrative, operations and maintenance. Pursuant to its Service Plan, the District has the power to assess fees, rates, tolls, penalties, or charges as provided in Title 32 of the Colorado Revised Statutes, as amended.

ENTITIES PROVIDING SERVICES

Owner’s Association

It is anticipated that the Districts will operate in conjunction with an owners’ association to operate and maintain various public and non-public improvements and provide covenant enforcement and design review services associated with Canyons South. The owners’ association may impose separate fees, which will be in addition to any taxes or fees imposed by the District.

Water and Sewer Service

The Districts will not provide water or sewer services to Canyons South. Such water and sewer services will be provided directly from the Town of Castle Rock.

DISTRICT BOUNDARIES

This Disclosure shall apply to the property within the boundaries of the District No. 2, which property is depicted on **Exhibit A**, attached hereto and incorporated herein by this reference.

CONTACT INFORMATION

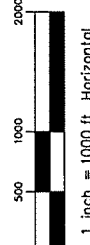
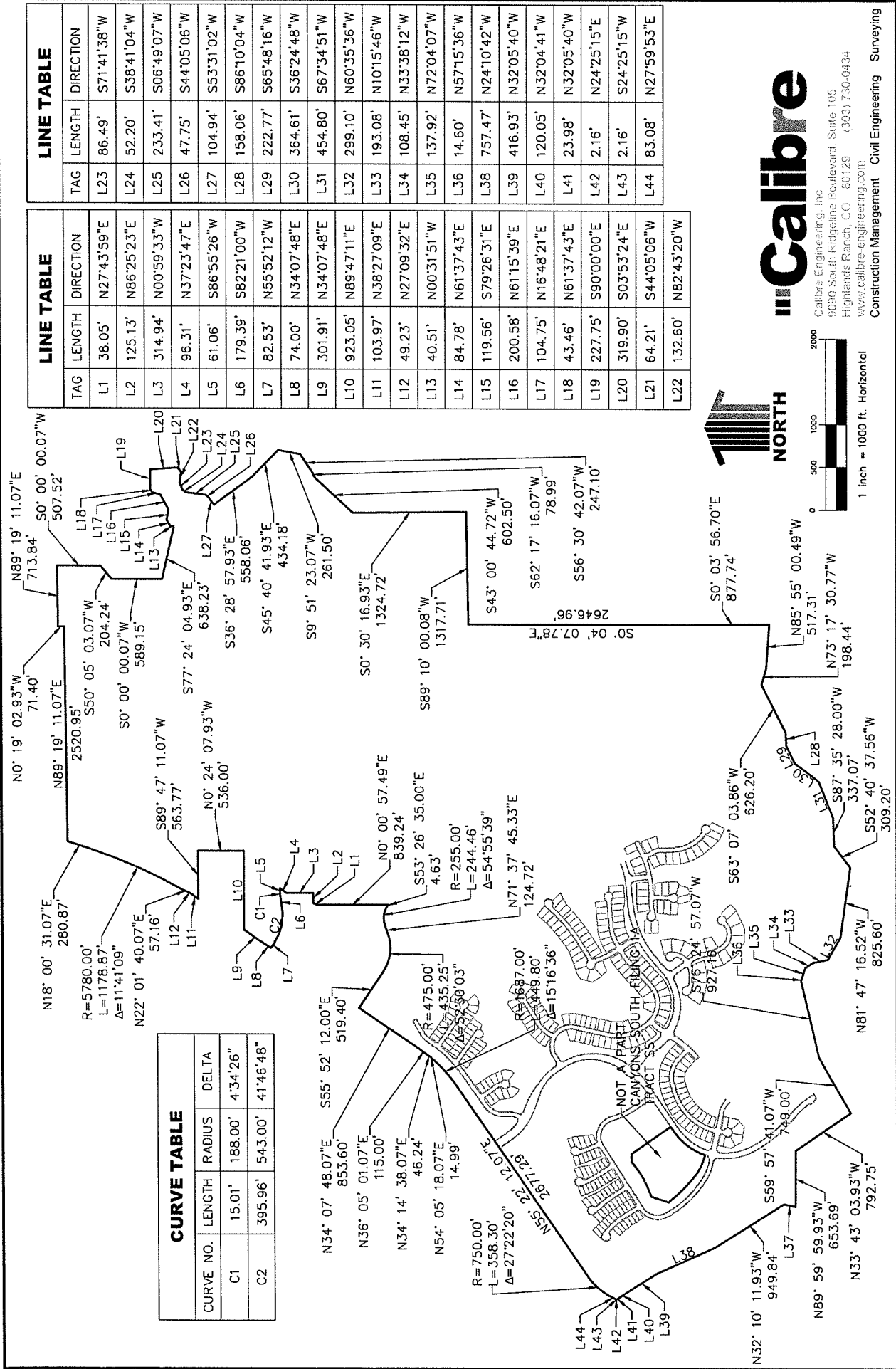
Should you have any questions with regard to these matters, please contact:

District Counsel:
Collins Cockrel & Cole P.C.
390 Union Blvd., Suite 400
Lakewood, CO 80228
Phone: 303-986-1551

District Manager:
Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228
Phone: 303-987-0835

EXHIBIT A

Boundary Map



Calibre

Calibre Engineering, Inc.
9950 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129
www.calibre-engineering.com

Construction Management Civil Engineering Surveying

with a \$2,000/lot fee due to the seller at the time of each lot sale to a third-party homebuilder. Specifically, HT Canyons South Development LP acquired approximately 297 acres of land to be developed in the first phase of the Development, and HT Canyons South Land LP acquired the remaining approximately 834 acres to be developed. HT Canyons South Land LP anticipates platting or replatting and then reconveying 23.910 acres of property in the southern portion of the District to the Prior Developer in accordance with that certain Purchase and Sale and Joint Escrow Instructions effective as of October 18, 2017, as amended, between the Developer and the Prior Developer, and as further described in that certain Joint Development Agreement dated as of May 11, 2018 (the "JDA") between HT Canyons South Development LP and the Prior Developer, recorded in the real property records of the County on May 15, 2018 at Reception No. 2018029167. According to the Developer, the approximately 24 acres of land expected to be reconveyed to the Prior Developer consists of undevelopable open space and is immaterial to the Development. See also "THE DISTRICT – Inclusion, Exclusion, Consolidation and Dissolution – Exclusion of Property." The JDA generally outlines certain rights and obligations of the Prior Developer and the Developer with respect to the entitlement work contemplated by both parties and the future development of both the land purchased by the Developer in the Development and the adjacent property owned or to be owned by the Prior Developer, including but not limited to certain agreements related to potential Canyons South PD amendments and certain easements. See "Zoning, Platting and Land Entitlements" and "Water and Sanitary Sewer Easements" below. The Developer currently owns all of the land to be developed for single family residential uses in the Development.

Additionally, the County owns property in the District for an elementary school site, a middle school site, a 450-acre regional park and certain public roads, and District No. 1 owns property in the District for certain streets, drainage and other rights of way, park and open space.

Lot Purchase and Sale Agreements. In general, the business plan of the Developer is to execute homebuilder contracts for finished lots, and sell such lots on a "rolling takedown" basis after land development has been completed. Of the 968 planned single family residential units, the Developer is currently under contract to sell 641 lots, or 66% of the total planned lots, on a lot-by-lot basis on a rolling takedown structure, as further described below.

William Lyon Homes PSA. On December 26, 2017, Hines Acquisitions, LLC, an affiliate of the Developer, and William Lyon Homes, Inc. (as previously defined herein, "William Lyon Homes") entered into a Lot Purchase and Sale Agreement, as has been amended from time to time (as amended, the "William Lyon Homes PSA"), pursuant to which the Developer expects to sell to William Lyon 430 single family residential lots, consisting of 150 lots that are approximately 50' x 110' (the "50' Lots"), 180 lots that are approximately 60' x 115' (the "60' Lots") and 100 lots that are approximately 70' x 125' (the "70' Lots"), for the base purchase price of \$114,500 per finished 50' Lot, \$131,000 per finished 60' Lot and \$145,500 per finished 70' Lot, subject to certain adjustments set forth therein. William Lyon shall purchase no less than 10 of the 50' Lots, 10 of the 60' Lots and 8 of the 70' Lots at the initial closing and no less than 10 of the 50' Lots, 10 of the 60' Lots and 8 of the 70' Lots during each 90-day period thereafter, all as further described in the William Lyon Homes PSA. William Lyon Homes has made earnest money deposits of \$8,295,750 (approximately 15% of the total initial base price, as further described in the William Lyon Homes PSA). Due to the expiration of the Inspection Period (as defined therein), such deposit is released to the Developer and

generally non-refundable subject to the terms and conditions set forth in the William Lyon Homes PSA, which generally are limited to Developer defaults and moratoria on development.

William Lyon Homes has not yet closed on any homes. According to the Developer, it is anticipated the Substantial Completion Conditions (as described below) for the first delivery of lots to William Lyon Homes will be completed on or before December 31, 2019, and that the Substantial Completion Conditions for all lots to be conveyed to William Lyon Homes shall occur on or before March 31, 2024.

Pursuant to the terms of the William Lyon Homes PSA, the completion of the Substantial Completion Conditions will be guaranteed upon the release of William Lyon Homes' deposit by a Completion Guaranty from Hines Real Estate Holdings Limited Partnership, an affiliate of the Developer (the "Guarantor"). The Completion Guaranty generally provides that the Guarantor unconditionally and irrevocably guarantees to William Lyon Homes the completion of the Substantial Completion Conditions by the Developer under the William Lyon Homes PSA, subject to the terms and conditions set forth therein.

Pursuant to that certain Third Amendment to Lot Purchase and Sale Agreement dated May 8, 2018, by and among Hines Acquisitions, LLC, as the original seller, William Lyon Homes, HT Canyons South Land LP, as seller's affiliate, and HT Canyons South Development LP, as seller, Hines Acquisitions, LLC will be deemed to have automatically assigned all of its right, title and interest in the William Lyon Homes PSA to HT Canyons South Development LP, and HT Canyons South Development LP will be deemed to have assumed all such obligations, effective automatically as of April 13, 2018, in accordance with that certain Master PSA Assignment (as defined therein).

Lennar PSA. On January 26, 2018, Hines Acquisitions, LLC, an affiliate of the Developer, and Lennar Colorado LLC (as previously defined herein, "Lennar") entered into a Lot Purchase and Sale Agreement, as has been amended from time to time (as amended, the "Lennar PSA"), pursuant to which the Developer expects to sell to Lennar 103 single family residential lots, with a minimum lot size of 60' x 120', for the base purchase price of \$126,000 per finished lot, subject to certain adjustments set forth therein. Lennar shall purchase no less than 9 lots at the initial closing and no less than 9 lots during each 90-day period thereafter, all as further described in the Lennar PSA. As of the date of this Limited Offering Memorandum, Lennar has made earnest money deposits \$2,096,700 (approximately 15% of the base price of all lots plus the premium pool described in the Lennar PSA). Due to the expiration of the Inspection Period (as defined therein), such deposit is released to the Developer and generally non-refundable subject to the terms and conditions set forth in the Lennar PSA, which generally are limited to Developer defaults and moratoria on development.

Lennar has not yet closed on any homes. According to the Developer, it is anticipated the Substantial Completion Conditions (as described below) for the first delivery of lots to Lennar will be completed on or before December 31, 2019, and that the Substantial Completion Conditions for all lots to be conveyed to Lennar shall occur on or before May 31, 2021.

Pursuant to the terms of the Lennar PSA, the completion of the Substantial Completion Conditions will be guaranteed upon the release of Lennar's deposit by a Completion

From: Sheridan Lofman <sheridan.lofman@gmail.com>

Sent: Tuesday, June 4, 2024 9:33 PM

To: Dave Corliss <DCorliss@crgov.com>

Subject: Macanta Neighbor Support

Hello David,

Attached for your consideration regarding the open space between Macanta and Canyons Far South is a list of people who have signed the online petition for Save Macanta Open Space I originated in February. There have been 535 supporters of the petition, 220 of which are confirmed residents of Macanta that I validated through the County Assessor website. As the individual that blew the whistle on Hines' false advertising of open space, I took it upon myself to organize a petition, alert CBS news, and speak at the most recent Neighborhood Planning Meeting when my email to Hines back in January was left unanswered. I may be one of the more outspoken individuals in my neighborhood but I am only one of the hundreds of residents of Macanta that believes that the advertised open space should remain open space.

Attached is a spreadsheet of the list of neighbors and other supporters of the petition, a copy of the verbiage of the petition stating that this disputed parcel of land should remain open space as advertised, and a map of Macanta with blue hearts representing homes where the petition has been signed. As you can see, hundreds of residents across Macanta want this land to remain open space and not just in one person or one section of the neighborhood.

Please don't hesitate to reach out with any questions or follow-up.

Best wishes,
Sheridan

Sheridan Lofman
972-838-8913
Sheridan.Lofman@gmail.com

Save Macanta's Advertised Open Space

Macanta Open Space....
What Happened?



Started February 14, 2024

Why this petition matters



Started by [Sheridan Lofman](#)

[Media Inquiries](#)

Macanta is a residential neighborhood being developed by Hines located in Castle Rock, Colorado. Advertisements of Macanta found online, published in the clubhouse, on trails maps, and on the Metro District Disclosure documents for Macanta show a neighborhood boundary that includes land Parcel # 2349-304-04-003 as open space. This Parcel of land, that was once part of our Metro District, has subsequently been sold to an entity of Canyons Far South as of August 2023- an adjacent development of Hines - and is proposed to become homesites for the Canyons Far South development.

Open space is a key factor of why many current and prospective homebuyers choose Macanta and this loss of open space will affect home values throughout the neighborhood. Selling homes in Macanta with an advertised open space and simultaneously proposing that same land as homesites for another development after homeowners have already acquired properties is misrepresentation and false advertising. The Parcel of land should be put back under title of an entity of Macanta and remain designated open space as advertised - it is the right thing to do!

Sign this petition now before the Canyons Far South development plan continues through the approval process from the Town of Castle Rock.



Share this petition in person or use the QR code for your own material.

[Download QR Code](#)

535

Signatures

1,000

Next Goal

Support now

Sign this petition

First name

Last name

Email

Castle Rock, 80108
United States



☒ Display my name and comment on this petition

Sign this petition

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

Map of Macanta neighborhood support of the Save Macanta Open Space Petition. Blue heart (♥) designates petition signature from homeowner(s). As of 6/4/24



Macanta Neighbor Name	Address
Sheridan Lofman	3540 TACKLEBOX COURT
Erica Smith	3202 WINGSPAN PT
Julie Brunner	3473 HOTPEPPER WAY
Christy Nelson Williams	3624 HOTPEPPER WAY
Rachel Arietti	3571 TACKLEBOX CT
Jeremy Smith	3202 WINGSPAN PT
James Frassetto	2888 FURTHERMORE LN
Christa Frassetto	2888 FURTHERMORE LN
Lynn Vickers	2829 FELLSWOOP DR
Raelene Vining	3190 WINGSPAN PT
Sharathreddy Sabbu	3015 BLITHE PT
Russell Davis	3294 OFFBEATEN PL
Jenifer Murdy	3545 HOTPEPPER WAY
Sara Dahl	3451 VAMOOSE CT
Brian Arietti	3571 TACKLEBOX CT
Shelly Pruss	3403 FELLSWOOP CT
Dossie Haiskey	3125 CARABINER ST
James Haiskey	3125 CARABINER ST
Dawn Young	3556 TACKLEBOX CT
Ashley Gaynor	3372 OFFBEATEN PL
Clayton Young	3556 TACKLEBOX CT
Erica Wagner	3068 CARABINER ST
Michelle Pennetta	3067 BIVOUAC PT
Adrienne Wests	2846 FURTHERMORE LN
Eric Neeley	3103 BELAY PT
Aaron Tilden	2839 FURTHERMORE LN
Yuriy Ivanov	3288 CARABINER ST
Ravi Pogula	2830 FELLSWOOP DR
Kephart Mike	2846 FURTHERMORE LN
Michael Dahl	3451 VAMOOSE CT
Stephanie Doling	3716 OUTCROP CT
Luke Lofman	3540 TACKLEBOX COURT
Deborah Medwedeff	3539 TACKLEBOX CT
Eric Schmedeman	3015 FURTHERMORE LN
Teal Schmedeman	3015 FURTHERMORE LN
Nicole Ensinger	3769 FLAGPOLE CT
Shruthi Bandi	3428 FELLSWOOP CT
Shawn Wirt	2909 FURTHERMORE LN
Chris Caravello	3691 OUTCROP CT
Praveen Kumar Pedda Vakkalam	3705 MOJO CT
Amanda Burross	3280 OFFBEATEN PL
Stacey Hughes	3362 CARABINER ST
Eva Voss	3023 BIVOUAC PT
Jennifer Neeley	3103 BELAY PT
Christine Boeckel	3378 CARABINER ST
Gina Meier	3437 VAMOOSE CT

Petition Signatures as of 6/4/2024

Alison Challman	3245 CARABINER ST
Anthony C Bauer	3515 HOTPEPPER WAY
John Coppola	2928 FURTHERMORE LN
Megan Madariaga	3090 CARABINER ST
Mary Richardson	3145 CARABINER ST
Yeni Gonzalez	2898 FURTHERMORE LN
Bonnie Smedra	3148 CARABINER ST
Feroza Begum	3706 MOJO CT
Christine Martin	3128 BIVOUAC PT
Jeremy Johnson	3281 OFFBEATEN PL
Manasa Kunaparaju	2893 FURTHERMORE LN
David Richins	3441 VAMOOSE CT
Joey Burross	3280 OFFBEATEN PL
Brenton Smothers	3682 SUBLIME CT
Sarah Griffith	3091 BIVOUAC PT
Stephen Cogut	3551 TACKLEBOX CT
Vamshi Krishna Muppala	3074 BELAY PT
Micah Hanusek	3043 BIVOUAC PT
lauren taylor	3033 BIVOUAC PT
Patrick Harris	3068 FURTHERMORE PT
Michelle Blouin Barton	2833 FURTHERMORE LN
Katie Rossman	3025 BLITHE PT
Melissa Burke	3145 BELAY PT
Andy Burke	3145 BELAY PT
Chanine Defensor	3166 WINGSPAN PT
Steve Harris	3051 BELAY PT
Lauren Barnes	3270 OFFBEATEN PL
Josh Dickter	3683 SUBLIME CT
Megan Granquist	3344 CARABINER ST
Tessa Harper	3345 CARABINER ST
Cecelie Olson	3304 OFFBEATEN PL
Amanda Cruz	3255 OFFBEATEN PL / 3328 OFFBEATEN PL
Erin Miller	3383 CARABINER ST
Miranda Head	3347 OFFBEATEN PL
Janelle Davis	3294 OFFBEATEN PL
C Kracht	3156 CARABINER ST
Lori Sill	3395 FELLSWOOP CT
Karen Slusher	2883 FELLSWOOP DR
John Dolan	3487 HOTPEPPER WAY
Jerry Price	3619 SALUD LN
Troy VanderWeyden	3609 SALUD LN
Courtney Price	3619 SALUD LN
Barbara Allison Miller	3601 HOTPEPPER WAY
Janeice Queen	3461 VAMOOSE CT
Helen Browning	3531 HOTPEPPER WAY
David Browning	3531 HOTPEPPER WAY
Kristen Boylan	3607 SALUD LN

Amanda Mulvey	3615 SALUD LN
Kevin Allen	3615 SALUD LN
Darren Zehner	3501 HOTPEPPER WAY
Jeffrey Boylan	3607 SALUD LN
Terry Beem	3612 HOTPEPPER WAY
Bruce Queen	3461 VAMOOSE CT
Alexandra Meisl	3592 TACKLEBOX CT
Aaron Yashar	2988 BLITHE PT
Anna Tucker	3125 BELAY PT
Allie Daly	3621 SALUD LN
Chris Vogel	3561 HOTPEPPER WAY
Sandra Lee	3455 VAMOOSE CT
Don Lee	3455 VAMOOSE CT
Laura Hercher	3696 MOJO CT
Hilary Arce	3445 VAMOOSE CT
Srikanth Reddy	3428 FELLSWOOP CT
Monica Zuercher	3367 CARABINER ST
Cielle Amundson	2824 FELLSWOOP DR
April Ratani	3226 WINGSPAN PT
Rick Flannery	3054 FURTHERMORE PT
Ludmila Vogel	3561 HOTPEPPER WAY
Jennifer Maas	3111 BIVOUAC PT
Laura Downey	2875 FELLSWOOP DR
Travis Downey	2875 FELLSWOOP DR
Ryan McIntyre	2948 FURTHERMORE LN
Robyn Eddy	2948 FURTHERMORE LN
Melanie Weeks	3459 HOTPEPPER WAY
Jason Pruss	3403 FELLSWOOP CT
Kyle Barnes	3270 OFFBEATEN PL
Dan Weeks	3459 HOTPEPPER WAY
Bradley Head	3347 OFFBEATEN PL
Josh Saxton	3256 OFFBEATEN PL
Peter Meisl	3592 TACKLEBOX CT
Ashley Ochoa	3733 MOJO CT
Jacqueline Beem	3612 HOTPEPPER WAY
Mark Gaynor	3372 OFFBEATEN PL
Tyler Garnett	3697 MOJO CT
Emily Landers	3581 TACKLEBOX CT
Katie Nguyen	3708 OUTCROP CT
Nikki Pense	2968 FURTHERMORE LN
Chris Strickland	3190 WINGSPAN PT
Matt Roberts	3178 WINGSPAN PT
Mathew Arce	3445 VAMOOSE CT
DuWayne Bonkoski	2993 FURTHERMORE LN
LaTonya Paddock	3070 FURTHERMORE PT
Timothy Pense	2968 FURTHERMORE LN
Elizabeth Slaughter	3093 BELAY PT

Jode Vallejos	3575 HOTPEPPER WAY
Lauren Christmas	3200 CARABINER ST
Richard Cea	3145 CARABINER ST
Sarah Baughman	3079 BIVOUAC PT
Curtis Klotz	3377 CARABINER ST
Elizabeth Wilson	3098 BIVOUAC PT
Richard Zellen	3334 CARABINER ST
Thomas Miller	3259 CARABINER ST
Joseph DiMercurio	3211 CARABINER ST
Vahid Ashouri	3045 BLITHE PT
Stacey DiMercurio	3211 CARABINER ST
Keerthi Bhavanam	3208 CARABINER ST
Gary Estrada	3216 CARABINER ST
Darren Krein	3277 CARABINER ST
Jennifer Krein	3277 CARABINER ST
Ganesh Ram Sankar	3723 FLAGPOLE CT
Amy Williams	3269 OFFBEATEN PL
Trevor Walker	3112 CARABINER ST
Kristen Walker	3112 CARABINER ST
David Acosta	2832 FURTHERMORE LN
Craig Pluemer	3298 CARABINER ST
Alyssa Acosta	2832 FURTHERMORE LN
Tammy Acosta	2832 FURTHERMORE LN
Tony Lam	3278 CARABINER ST
Joseph Smedra	3148 CARABINER ST
Francis Albert	3337 CARABINER ST
Dallas Ott	3063 CARABINER ST
Aaron Waggoner	3172 CARABINER ST
Michael Idoni	3034 BIVOUAC PT
Beth Rohlfing	3382 FELLSWOOP CT
Amy Gerlach	3760 FLAGPOLE CT
Benjamin Soifer	3361 OFFBEATEN PL
Susan Soifer	3361 OFFBEATEN PL
Brian Fowkes	2977 FURTHERMORE LN
Jeff Zurn	2963 FURTHERMORE LN
Daniel Lewis	2955 FURTHERMORE LN
Emily Lewis	2955 FURTHERMORE LN
Matt Hibbard	3115 BELAY PT
Dani Hibbard	3115 BELAY PT
Andrew KILLINGER	3114 BELAY PT
Christopher Burgess	3062 FURTHERMORE PT
Suman reddy Saddi	2925 FURTHERMORE LN
Cheryl Rosenberg	3410 FELLSWOOP CT
Larry Kaschinske	3217 OFFBEATEN PL
Cheri Zouhou	3041 FURTHERMORE PT
Wendy Sherman	3400 FELLSWOOP CT
Bruce Guthrie	3236 OFFBEATEN PL

Ian Fischer	3098 BELAY PT
Todd Fitzgibbon	3038 FURTHERMORE PT
Wendy Holden	3383 FELLSWOOP CT
Stacy Adair	3006 FURTHERMORE LN
Marcus Holden	3383 FELLSWOOP CT
David MacMillan	3792 FLAGPOLE CT
Tim Pulver	3739 MOJO CT
Anil Sharma	3663 OUTCROP CT
Jenny Turner	3724 FLAGPOLE CT
Keith Turner	3724 FLAGPOLE CT
Collin Sanford	3726 OUTCROP CT
Ryan Silver	3636 SUBLIME CT
Ryan Moorhead	3778 FLAGPOLE CT
Tony Adair	3006 FURTHERMORE LN
Gabrielle Musil	3748 MOJO CT
Greg Zallaps	3316 OFFBEATEN PL
Steven Miller	3267 CARABINER ST
Trevor Rosenberg	3410 FELLSWOOP CT
Rachelle Moorhead	3778 FLAGPOLE CT
Brian Bosiacki	3719 MOJO CT
Carmen Julia Fernández	3751 MOJO CT
Richard Medwedeff	3539 TACKLEBOX CT
Sabrina Sandhu	3071 BELAY PT
Julie Harris	3051 BELAY PT
James Rowe	2838 FELLSWOOP DR
Narmada Nagarajan	3041 BELAY PT
Tracy Atkinson	2993 FURTHERMORE LN
Allison King	3675 SUBLIME CT
Ryan Tourangeau	3429 FELLSWOOP CT
Leigh Johnson	3281 OFFBEATEN PL
Sydney Gomolski	3088 BELAY PT
Robert Williams	3269 OFFBEATEN PL
Heidi Lewis	3682 SUBLIME CT

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mike rossa	carteret
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Amy Potter	Parker
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Brooke Davis	Plano
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Kari Schildgen	Denver
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Lisa Dyer	Castle Rock
Kinga Bielak	Denver
Candice Walter	Castle Rock
Shannon Ketchem	Denver
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Dana Emberley	Castle Rock
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Amy Stephens	Castle Rock
Caitlyn Rask	Kailua-Kona
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LJ Porter	Castle Rock
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Tammy Fischer	Castle Rock
Allison Barker	Denver
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Steph Welch	Littleton
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Castle Rock
Highlands Ranch
Castle Rock
Midlothian
Wakefield
Smithfield
Castle Rock
Castle Rock
Castle Rock
Denver
Castle Rock

[REDACTED]

From: [Tara Vargish](#)
To: [Murphy, Chad](#); [Cross, Richard](#); [BrieAnna Simon](#)
Subject: FW: Macanta Neighbor Support
Date: Monday, June 10, 2024 11:07:39 AM
Attachments: [Macanta Petition Signatures to Town of CR.xlsx](#)
[Save Macanta Petition 06042024.docx](#)
[Map of Macanta Neighborhood Petition Signatures.pdf](#)

Tara Vargish, PE, Director Development Services
Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
direct 720.733.3582 mobile 720-473-2473 tvargish@CRgov.com

-
Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:
<https://www.surveymonkey.com/r/LR35C27>

From: Dave Corliss <DCorliss@crgov.com>
Sent: Monday, June 10, 2024 11:07 AM
To: Tara Vargish <TVargish@crgov.com>
Subject: FW: Macanta Neighbor Support

David L. Corliss

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Colorado
80104

Save Macanta's Advertised Open Space

Macanta Open Space....
What Happened?



Started February 14, 2024

Why this petition matters



Started by [Sheridan Lofman](#)

[Media Inquiries](#)

Macanta is a residential neighborhood being developed by Hines located in Castle Rock, Colorado. Advertisements of Macanta found online, published in the clubhouse, on trails maps, and on the Metro District Disclosure documents for Macanta show a neighborhood boundary that includes land Parcel # 2349-304-04-003 as open space. This Parcel of land, that was once part of our Metro District, has subsequently been sold to an entity of Canyons Far South as of August 2023- an adjacent development of Hines - and is proposed to become homesites for the Canyons Far South development.

Open space is a key factor of why many current and prospective homebuyers choose Macanta and this loss of open space will affect home values throughout the neighborhood. Selling homes in Macanta with an advertised open space and simultaneously proposing that same land as homesites for another development after homeowners have already acquired properties is misrepresentation and false advertising. The Parcel of land should be put back under title of an entity of Macanta and remain designated open space as advertised - it is the right thing to do!

Sign this petition now before the Canyons Far South development plan continues through the approval process from the Town of Castle Rock.



Share this petition in person or use the QR code for your own material.

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535

Signatures

1,000

Next Goal

Support now

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First name

Last name

Email

Castle Rock, 80108
United States

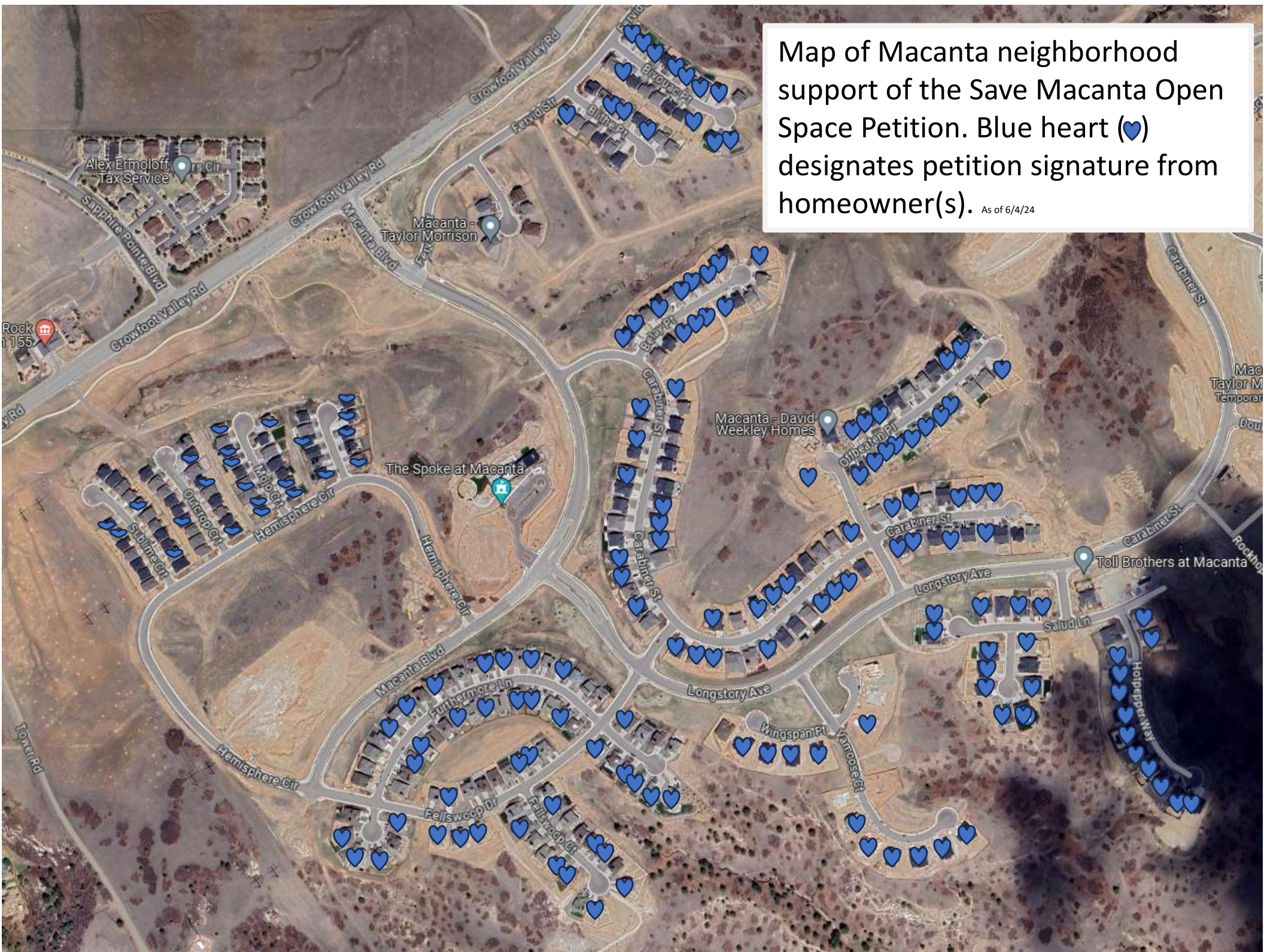


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Map of Macanta neighborhood support of the Save Macanta Open Space Petition. Blue heart (♥) designates petition signature from homeowner(s). As of 6/4/24



Macanta Neighbor Name**Address**

Petition Signatures as of 6/4/2024

Sheridan Lofman	
Erica Smith	
Julie Brunner	
Christy Nelson Williams	
Rachel Arietti	
Jeremy Smith	
James Frassetto	
Christa Frassetto	
Lynn Vickers	
Raelene Vining	
Sharathreddy Sabbu	
Russell Davis	
Jenifer Murdy	
Sara Dahl	
Brian Arietti	
Shelly Pruss	
Dossie Haiskey	
James Haiskey	
Dawn Young	
Ashley Gaynor	
Clayton Young	
Erica Wagner	
Michelle Pennetta	
Adrienne Wests	
Eric Neeley	
Aaron Tilden	
Yuriy Ivanov	
Ravi Pogula	
Kephart Mike	
Michael Dahl	
Stephanie Doling	
Luke Lofman	
Deborah Medwedeff	
Eric Schmedeman	
Teal Schmedeman	
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Shruthi Bandi	
Shawn Wirt	
Chris Caravello	
Praveen Kumar Pedda Vakkalam	
Amanda Burross	
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Jennifer Neeley	
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Gina Meier	

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Yeni Gonzalez	
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Christine Martin	
Jeremy Johnson	
Manasa Kunaparaju	
David Richins	
Joey Burross	
Brenton Smothers	
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Vamshi Krishna Muppala	
Micah Hanusek	
lauren taylor	
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Katie Rossman	
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Andy Burke	
Chanine Defensor	
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Josh Dickter	
Megan Granquist	
Tessa Harper	
Cecelie Olson	
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Erin Miller	
Miranda Head	
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C Kracht	
Lori Sill	
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John Dolan	
Jerry Price	
Troy VanderWeyden	
Courtney Price	
Barbara Allison Miller	
Janeice Queen	
Helen Browning	
David Browning	
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Amanda Mulvey	
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LaTonya Paddock	
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Wendy Sherman	
Bruce Guthrie	

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Todd Fitzgibbon	
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Blake Gogolewski	Colorado Springs
Katie Seaton	Denver
Caroline Saheb	Castle Rock
Lisa Dyer	Castle Rock
Kinga Bielak	Denver
Candice Walter	Castle Rock
Shannon Ketchem	Denver
Dianna Reihl	Parker
Chad Jensen	Centennial
Kris Merritt	Lone Tree
Carrie Abramowitz	Denver
David Porter	Castle Rock
Dana Emberley	Castle Rock
Patti Locke	Denver
kenneth godin	Bensenville
Susan Kida	Elizabeth
Amy Stephens	Castle Rock
Caitlyn Rask	Kailua-Kona
LEFFERT VICKY	Castle Rock
Kimberly Franklin	Denver
Aidan Wendt	Lone Tree
Sarah Torline	Plano
Petey Ledesma	Denver
Nicolle Mindykowski	Englewood
Bethany Merrifield	Littleton
Joan Brown	Castle Rock
Israel Lumpkins	Denver
Roberta Krull	Castle Rock
Ronny Tucker	Parker
Matt Javernick	Castle Rock
Kristen Cook	Plymouth
AbbY Tomkiewicz	Highlands Ranch
Christie Steflik	Larkspur
Juan Candil	Denver
Lindsey Wahl	Sedalia

Anne Elwell	Castle Rock
Vanessa Newport	Denver
Pamela Hampton	Parker
Kellie Travis	Castle Rock
Kelly Pointer	Littleton
Cherisse Johnson	Parker
Kim Moore	Castle Rock
Sean Durkop	Denver
Scott Westensee	Castle Rock
LJ Porter	Castle Rock
Brian Dishuck	Castle Rock
Tammy Fischer	Castle Rock
Allison Barker	Denver
summer wood	meadow bridge
Creighton Smith	Castle Rock
Jennifer Tisdell	Castle Rock
Christopher Torre	Norwalk
Katelin Furze	Littleton
Anthony Marcucci	New York
Steph Welch	Littleton
Diane Galloway	Colorado Springs
Sarah Dyson	Evansville
Erin White	Englewood
Jenna Kaufold	Castle Rock
Abbey Drevline	Castle Rock
Lindsay Goebel	Castle Rock
Kathryn Jensen	Littleton
Paul Matakovich	Las Vegas
Teju Patel	Denver
Karen Bouterse	Castle Rock
Yashar Crutcher	Chicago
Tony Peixoto	Allen
John Bouterse	Castle Rock
Scott Peixoto	Allen
Nick Valentin	Paso Robles
Allison Wamsley	Aurora
Sandy Fletcher	The Villages
Jacob Porter	McKinney
Anna Jansma	Parker
Rona Nikolovienis	Glen Cove
Paul Hiam	Denver
Danielle Hiam	Denver
Maegen Merian	Castle Rock
ERIN PECK	Marina
jeremy pferdeort	Raleigh
Angela Thomas	Castle Rock
Erin Sharp	Castle Rock

Vlada Yakobchuk
Barb Orner
Flo F
Ethan London
Melissa Walker
Amalia Nelson
Sherry Robinson
Dylann Seeley
Chad Mansfield
Angela Fezza
Tina Ruth
Terry Schurr
Jean Thompson
Abby Theis
Terry Street
Melissa Foerster
Angie Richardson
Kelly DeJohn
Janette Walker
Aimee Kramer

Arlington
West Fargo
Los Angeles
Castle Rock
Castle Rock
Castle Pines
Smithfield
Denver
Castle Rock
Castle Rock
Highlands Ranch
Castle Rock
Midlothian
Wakefield
Smithfield
Castle Rock
Castle Rock
Castle Rock
Denver
Castle Rock

From: [REDACTED]
To: dnr_cpwcommission@state.co.us; matt.martinez@state.co.us; BrieAnna Simon; TownCouncil Mailbox
Subject: Elk Population in Macanta / Far Canyons South
Date: Tuesday, January 9, 2024 8:27:24 AM
Attachments: [image.png](#)

To Whom It May Concern:

Hello,

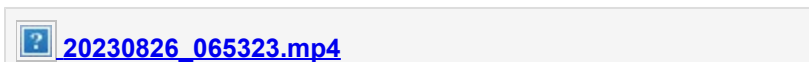
I received your email contact from another concerned neighbor in regards to preserving the wildlife population, including elk, that roam in the area of Crowfoot Valley/Founders Parkway - specifically between the Canyons Far South and Macanta neighborhoods.

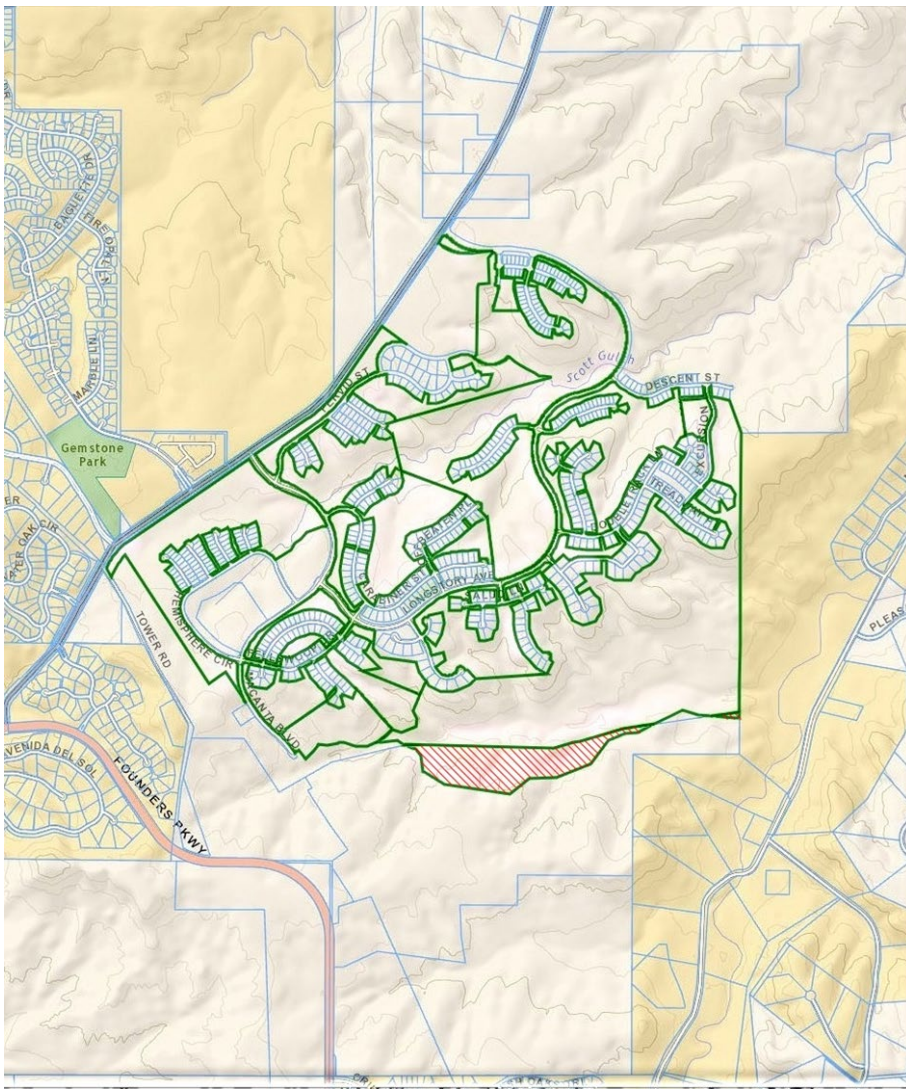
I want to draw your attention to a parcel of land that has been designated as open space in Macanta. However, this parcel of open space has been reassigned and annexed (from my understanding) to be part of the Canyons Far South neighborhood. The original plans show this parcel to be taken over in large part by two cul-de-sacs. This parcel is an active spot for elk and if Canyons Far South is developed per current plans one of the flat open spaces adjacent to the tree line will be lost. My hope is that this parcel remains open space, as has been assigned before, and not be turned into residential housing.

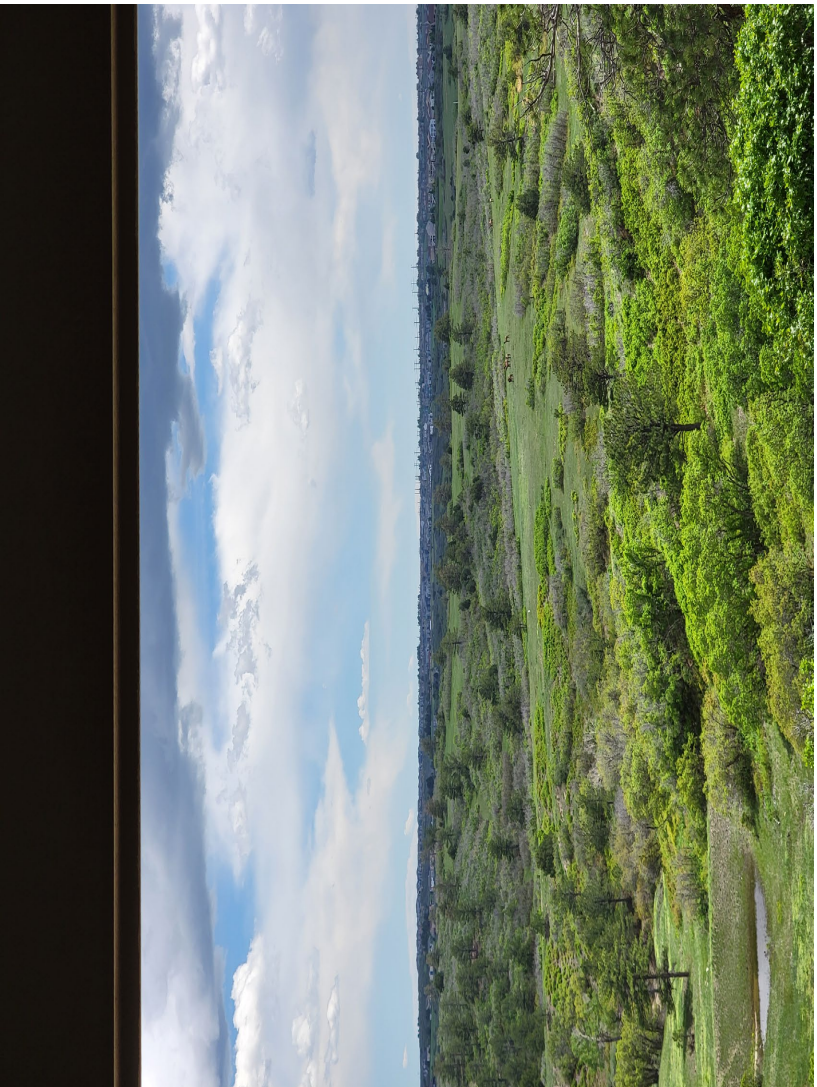
The parcel of land I would like to remain open space for wildlife is parcel # 2349-304-04-003 per the Douglas County Assessor website. It is denoted here with a map alongside the Macanta neighborhood outline and denoted in red lines. Please also see my photos of elk in this space as well as a video of a large group of male elk.

Please contact me with any questions.

Thank you,
Sheridan Lofman











From: [REDACTED]
To: [BrieAnna Simon](#)
Subject: Fwd: COE - Email Bulletin - Town of Castle Rock seeks external referral comments on a site development plan review
Date: Monday, December 11, 2023 2:16:43 PM
Attachments: [image001.png](#)
[Canyons Far South - SDP.pdf](#)

Hi BrieAnna, my public comment is below. Thank you!!

Dear developer,

Regarding your proposed development of The Canyons Far South I would ask you to think responsibly about the overcrowding of schools in the Douglas County School District and where children who live in the Canyons Far South would attend school. I realize that developers generally dedicate a parcel of land for the school district's future use. But this is no longer enough. Too often, those who sell homes in new developments point to the "future school site" and promise potential residents that they will eventually have a school in the neighborhood. But there is never a mention of the fact that there is no funding to build a school on the land. The Douglas County School District has tried twice in the past two years to pass a bond that would pay for the construction of new schools in quickly growing neighborhoods including The Canyons in Castle Pines. Twice voters have said no. To make matters worse, I didn't see The Canyons' developer get involved in the election or work to get its residents involved or educated about what the money would do for their community.

Now The Canyons wants to build further south where schools are increasingly crowded. Sage Canyon Elementary in Terrain, for example, has already been reboundaried twice. A few years ago 6th graders were moved from elementary school to middle school with very little notice to families in an effort to stop overcrowding. Then a couple of years later -- families in newer neighborhoods along the Crowfoot Valley corridor were reboundaried away from Sage Canyon to schools in Parker. Families in those neighborhoods put their students on a bus ride to Parker to avoid more overcrowding at Castle Rock schools.

Castle Rock schools are bursting at the seams. New homeowners in developments such as Canyons Far South will be promised a school in their neighborhood "someday" -- but in reality will have their children bussed to schools that are further and further away and/or will be learning in modular classrooms. This is unfair.

If you want to continue to develop at some point you need to commit to creating a true planned community. Even if it costs more for homes or takes more money out of your pocket If you want to come "far south" you need to invest in our community and put up money (not just a small amount of cash in lieu) but true capital to build a school. If you can't or won't do that then you need to promise to:

1. Tell potential homebuyers the truth -- that while you dedicated a plot of land for a school there likely won't be one for years (if ever) because the school district does not have the money to build one.
2. Help the school district pass a Bond to build a school in your communities by donating money to the campaigns, educating your residents, etc.

If you continue to build without any sort of plan for infrastructure for schools you are doing a huge disservice to your customers and all of the children and families of Douglas County.

I am NOT in support of this development unless you commit to more.

Sincerely,

Stashia Rader

A solid black rectangular box used to redact the signature of Stashia Rader.

From: [Mike Hyman](#)
To: [REDACTED]
Subject: RE: Canyons Far South / Subject 24 Acres
Date: Thursday, March 28, 2024 3:32:36 PM
Attachments: [image001.png](#)

Thank you for your email, Mr. Cogut. I have forwarded it to the Town's Development Services Department for inclusion in the public hearing packets when the Canyons Far South Site Development Plan goes forward to Planning Commission for review, then on to Town Council for a final decision. If you have concerns regarding a potential violation of the Colorado Consumer Protection Act by the developer, I would suggest you contact the Consumer Protection Unit of the Colorado Attorney General's Office for assistance.



Michael J. Hyman | Town Attorney

Town of Castle Rock | Office of the Town Attorney
Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Telephone: 303.660.1398 | Cell: 720-603-3153
Email: MHyman@crgov.com

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From: Stephen [REDACTED]
Sent: Thursday, March 28, 2024 11:55 AM
To: Mike Hyman <MHyman@crgov.com>
Cc: BrieAnna Simon <BSimon@crgov.com>; lofmanco@crgov.com
Subject: Canyons Far South / Subject 24 Acres

Hello Mr. Hyman. I am a resident of the Macanta development and write regarding the proposed development of Canyons Far South in Castle Rock. As outlined below (and more fully explained in the attached power point presentation), the developer Hines has engaged in deception, and I believe violation of the Colorado Consumer Protection Act. The Macanta development is north and adjacent to Canyons Far South,

In Hines' marketing website for the Macanta development, Hines' map clearly showed 24 acres (the "subject 24 acres") as undeveloped property within Macanta. The subject 24 acres which has been advertised by Hines (the Macanta developer) to current and prospective homebuyers in Macanta as open space, has been sold by Hines to Hines' Canyons Far South development, with

Hines plans to have homes built on the subject 24 acres (in contradiction of Hines having advertised to Macanta residents that the subject 24 acres would be undeveloped open space). Hines advertised the map of Macanta (showing the subject 24 acres as open space within Macanta) in such places as the Macanta website, Macanta brochure, and Macanta club house bulletin board, and which was the same map included in the official Metro District disclosure documents (of which Hines serves on the board). This property is Land Parcel #: 2349-304-04-003.

In this regard, I would hope that the Town of Castle Rock does not approve Hines plans to develop the subject 24 acres (but rather should remain as undeveloped open space); otherwise the Town of Castle Rock would be aiding Hines' deception of Macanta residents and I believe violation of the Colorado Consumer Protection Act.

a) Attached is the power point presentation regarding this matter, prepared by a Macanta homeowner.

b) Summary of Potential Consumer Protection Act Violations:

Copied below are excerpts of the Colorado Consumer Protection Act, Colorado Revised Statutes, section 6-105. Seems that Hines may have violated subsections (a), (g), (i), and (u).

--subsection (a) provides "Either knowingly or recklessly passes off goods, services or property as those of another;"

[Note: Hines' Macanta website falsely passed off as Macanta property (the subject 24 acres), land that Hines intended to locate another development. Advertisements in areas such as the Macanta clubhouse bulletin board, Macanta website gallery, Macanta brochure, Macanta Trails, and the Metro District Disclosure to Macanta purchasers all portrayed this land as open space and part of Macanta.]

--subsection (g) provides "represents that goods, food, services, or property are of a particular standard, quality, or grade, or that goods are of a particular style or model, if he knows or should know that they are of another;"

[Note: Hines: misrepresentation about the Macanta property--since not of the standard and quality as Hines represented to Macanta homeowner, because the Hines website for dissemination to potential Macanta homeowners included the subject 24 acres in the south of Macanta as being undeveloped property and part of the Macanta development (rather than Hines disclosing that Hines transferred-out the 24 acres to another Hines development for building homes).]

--subsection (i) provides "Advertises, goods, services, or property with intent not to sell as advertised;"

[Note: Hines website for marketing Macanta "advertised" the subject 24 acres as part of Macanta undeveloped property.]

--subsection (u) provides "Fails to disclose material information concerning goods, services, or property which information was known at the time of an advertisement or sale if such failure to disclose such information was intended to induce the consumer to enter into a transaction;"

[Note: Hines failed to update their marketing materials when the subject 24 acres title was transferred and subsequently proposed for annexation/zoning to another Hines development (Canyons Far South) in April 2021. Rather, the subject 24 acres continued to be advertised by Hines to prospective Macanta residents as open space within Macanta, which induced families to purchase Macanta homesites and pay lot fees based on views of the subject 24 acres being open space.]

Stephen Cogut



BrieAnna Grandy

From: Amanda DiCamillo [REDACTED]
Sent: Saturday, December 6, 2025 12:57 PM
To: BrieAnna Grandy
Subject: Public Comment Regarding Canyons Far South Residential SDP

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Grandy,

I am writing to submit my comments regarding the "Canyons Far South" Site Development Plan. Please share this with the Planning Commission for the hearing on December 11, 2025.

I am strongly opposed to this project. While growth is inevitable, the scale of this proposal—515 homes and commercial space in an area that is already struggling to cope with traffic volume—is misguided and dangerous.

I urge the Commission to vote NO based on the following:

- **Public Safety & Access:** Crowfoot Valley Road is already dangerous. Adding a development of this size without first solving the existing congestion issues puts residents at risk. It creates bottlenecks that affect daily commutes and, more importantly, emergency response times.
- **Overwhelmed Services:** Our community services are stretched thin. From our schools to our fire and police resources, we are already seeing the strain of rapid growth. Approving another massive subdivision before our services catch up is a disservice to current residents.
- **Loss of Community Character:** We are rapidly losing the open spaces and distinct character that make Castle Rock desirable. Cramming high-density housing into this parcel contradicts the appeal of the area and negatively affects the property values and quality of life for surrounding neighborhoods. Please respect the voice of the existing community and deny this Site Development Plan. We need better planning, not just more housing.

Sincerely,

Amanda DiCamillo

BrieAnna Grandy

From: Carly Olsen [REDACTED]
Sent: Monday, December 8, 2025 9:33 PM
To: BrieAnna Grandy
Subject: Public Comment regarding Canyons Far South Residential SDP

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Grandy,

I am writing to submit my comments regarding the "Canyons Far South" Site Development Plan. Please share this with the Planning Commission for the hearing on December 11, 2025.

I am strongly opposed to this project. While growth is inevitable, the scale of this proposal—515 homes and commercial space in an area that is already struggling to cope with traffic volume—is misguided and dangerous.

I urge the Commission to vote NO based on the following:

- **Public Safety & Access:** Crowfoot Valley Road is already dangerous. Adding a development of this size without first solving the existing congestion issues puts residents at risk. It creates bottlenecks that affect daily commutes and, more importantly, emergency response times.
- **Overwhelmed Services:** Our community services are stretched thin. From our schools to our fire and police resources, we are already seeing the strain of rapid growth. Approving another massive subdivision before our services catch up is a disservice to current residents.
- **Loss of Community Character:** We are rapidly losing the open spaces and distinct character that make Castle Rock desirable. Cramming high-density housing into this parcel contradicts the appeal of the area and negatively affects the property values and quality of life for surrounding neighborhoods.
Please respect the voice of the existing community and deny this Site Development Plan. We need better planning, not just more housing.

Sincerely,
Carly Crowther
[REDACTED]

BrieAnna Grandy

From: Jennifer K [REDACTED]
Sent: Friday, December 5, 2025 11:27 AM
To: BrieAnna Grandy
Subject: Jennifer Busto Public Comment regarding Canyons Far South Residential SDP

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Grandy,

I am writing to submit my comments regarding the "Canyons Far South" Site Development Plan. Please share this with the Planning Commission for the hearing on December 11, 2025.

I am strongly opposed to this project. While growth is inevitable, the scale of this proposal—515 homes and commercial space in an area that is already struggling to cope with traffic volume—is misguided and dangerous.

I urge the Commission to vote NO based on the following:

- **Public Safety & Access:** Crowfoot Valley Road is already dangerous. Adding a development of this size without first solving the existing congestion issues puts residents at risk. It creates bottlenecks that affect daily commutes and, more importantly, emergency response times.

- **Overwhelmed Services:** Our community services are stretched thin. From our schools to our fire and police resources, we are already seeing the strain of rapid growth. Approving another massive subdivision before our services catch up is a disservice to current residents.

- **Loss of Community Character:** We are rapidly losing the open spaces and distinct character that make Castle Rock desirable. Cramming high-density housing into this parcel contradicts the appeal of the area and negatively affects the property values and quality of life for surrounding neighborhoods.

Please respect the voice of the existing community and deny this Site Development Plan. We need better planning, not just more housing.

Sincerely,

Jennifer Busto
[REDACTED]
[REDACTED]
[REDACTED]

BrieAnna Grandy

From: Julie Reuther [REDACTED]
Sent: Tuesday, December 9, 2025 7:18 AM
To: BrieAnna Grandy
Subject: Public Comment: Canyons Far South. Residents over Revenue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Grandy,

Please accept this email as my formal opposition to the Canyons Far South Site Development Plan for the hearing on December 11, 2025.

I am urging the Planning Commission to vote NO on this application.

Looking at this proposal, it is difficult to see how this benefits anyone other than the developers.

While they walk away with the profits, the existing residents of Castle Rock are left to deal with the long-term consequences: more congestion on Crowfoot Valley Road and Castle Oaks Road, more competition for our water, and overcrowded schools.

I understand that new development brings tax revenue and fees to the Town, but that revenue is not worth the cost of upsetting the current residents and degrading our quality of life. We are reaching a tipping point where the "small town charm" is being sold off for high-density sprawl.

The Planning Commission's duty is to the citizens of this town, not the applicants. Please prioritize and hear the people who already call Castle Rock home and deny this plan.

Sincerely,

Julie Reuther
[REDACTED]
[REDACTED]
[REDACTED]

BrieAnna Grandy

From: [REDACTED]
Sent: Friday, December 5, 2025 9:04 AM
To: BrieAnna Grandy
Subject: FORMAL OBJECTION: Denial of Canyons Far South SDP Required

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Grandy and Planning Commission Members,

Please enter this email into the public record as my formal opposition to the Canyons Far South Site Development Plan (SDP).

I strongly urge the Planning Commission to deny this application.

Approving a development of 515 homes and commercial space in this location, under current conditions, represents a failure to protect the interests and safety of existing Castle Rock residents.

This plan is premature and irresponsible for the following specific reasons:

- **Infrastructure Failure:** The intersection of Crowfoot Valley Road and Founders Parkway is already functioning at a failing level of service. Approving high-density housing before substantial, completed roadway expansions is negligent. We cannot rely on projected traffic studies that do not reflect the reality of the daily gridlock we already experience.
- **Unsustainable Resource Strain:** It is fiscally and environmentally irresponsible to approve over 500 new water taps and additional commercial demand while the Town is still grappling with long-term renewable water security. The pace of development is visibly outstripping our resource capacity.
- **Erosion of Quality of Life:** The proposed density is incompatible with the surrounding area and further erodes the "small town" character Castle Rock claims to value.

Continued approval of these cookie-cutter, high-density subdivisions is irreversibly damaging the appeal of our community.

- School Overcrowding: Our local schools are at a breaking point. Approving this SDP without a guaranteed, concurrent solution for school capacity places an unfair burden on our students and educators.

The role of the Planning Commission is to ensure development benefits the community, not just the developer. This SDP imposes significant costs on the community—in time, safety, and resources—without offering commensurate value.

I expect the Commission to prioritize the stability of our current infrastructure over the expansion of the tax base and vote NO on this plan.

Respectfully,

Lee Busto

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

BrieAnna Grandy

From: Brennan, William [REDACTED]
Sent: Saturday, December 6, 2025 3:45 PM
To: BrieAnna Grandy
Subject: Public Comment regarding Canyons Far South Residential SDP

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Grandy,

I am writing to submit my comments regarding the "Canyons Far South" Site Development Plan. Please share this with the Planning Commission for the hearing on December 11, 2025.

I am strongly opposed to this project. While growth is inevitable, the scale of this proposal—515 homes and commercial space in an area that is already struggling to cope with traffic volume—is misguided and dangerous.

I urge the Commission to vote NO based on the following:

- **Public Safety & Access:** Crowfoot Valley Road is already dangerous. Adding a development of this size without first solving the existing congestion issues puts residents at risk. It creates bottlenecks that affect daily commutes and, more importantly, emergency response times.
- **Overwhelmed Services:** Our community services are stretched thin. From our schools to our fire and police resources, we are already seeing the strain of rapid growth. Approving another massive subdivision before our services catch up is a disservice to current residents.
- **Loss of Community Character:** We are rapidly losing the open spaces and distinct character that make Castle Rock desirable. Cramming high-density housing into this parcel contradicts the appeal of the area and negatively affects the property values and quality of life for surrounding neighborhoods.

Please respect the voice of the existing community and deny this Site Development Plan. We need better planning, not just more housing.

Sincerely,

William Brennan



BrieAnna Grandy

From: [REDACTED]
Sent: Thursday, December 11, 2025 11:34 PM
To: Richard Cross
Cc: BrieAnna Grandy; [REDACTED]
Subject: Re: FORMAL OBJECTION: Denial of Canyons Far South SDP Required

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Richard,

Thank you for the response. However, after reviewing your points, we find that the proposed mitigations do not adequately address the severe impact this project will have on our home and the existing community. We remain strongly opposed to this project proceeding as planned.

Specifically, we disagree with the assessment that these measures will preserve our quality of life for the following reasons:

Infrastructure Failure:

You state a traffic signal won't be installed until 2026. If construction or occupancy begins prior to that, the safety risk is immediate. Furthermore, the "critical road connection" you mention (Macanta to Castle Oaks) is deeply concerning. This effectively turns our quiet residential area into a thoroughfare for cut-through traffic, increasing noise and danger right behind our homes.

Erosion of Quality of Life & Density:

While 58% open space sounds generous, it forces the remaining density into clustered pockets. By grouping lots to "ensure wildlife corridors," you are effectively creating high-density clusters directly against existing property lines. This destroys the privacy and semi-rural feel that we bought into.

School Overcrowding:

Relying on land dedications from previous projects (Macanta) does not solve the current overcrowding crisis. Adding more rooftops without new physical school capacity immediately available is irresponsible planning.

Map Clarification Required:

Because of the concern regarding density clusters mentioned above, we request clarification on the site plan. From the current maps provided, it is impossible to determine the proximity of the new builds relative to our home.

We can see the development is planned directly behind us, but the map is unclear:

1. Are these homes hundreds of feet away with a natural buffer?
2. Or will the new residential fences back right up to our property line?

Please provide a detailed site plan with specific setback measurements showing the distance from our property line to the nearest proposed structures and roads. Without this information, we must assume the worst-case scenario regarding our privacy.

Regards,
Mr. and Mrs. Busto

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Dec 11, 2025, at 8:44 AM, Cross, Richard <Richard.Cross@hines.com> wrote:

Mr. and Mrs. Busto,

Thank you for reaching out to express your concerns related to our Canyons Far South project. I wanted to take a moment to provide feedback related to your specific concerns.

Infrastructure Failure:

- Douglas County will be constructing a full traffic signal at Crowfoot Valley Rd and Macanta Blvd in 2026, the Town of Castle Rock is completing the widening of Crowfoot Valley Rd from Founders Pkwy to Sapphire Point, and Canyons Far South will be constructing a critical road connection from the Macanta community through Canyons Far South down to Castle Oaks Blvd reducing emergency response times. Additionally, throughout the entitlement process our traffic and civil engineers have been working with Town traffic staff to ensure our required infrastructure improvements can accommodate future traffic demands.

Unsustainable Resource Strain:

- Per the Canyons Far South Annexation and Development Agreements, the project is required to purchase renewable water resources from Castle Rock Water or open sources in order to record the Final Plats ultimately minimizing impacts to the Town's current water system.

Erosion of Quality of Life:

- The density approved within the Canyons Far South Preliminary Development Plan in 2023 includes over 238-acres of open space which equates to 58% of the property. The open space will be owned by the Town of Castle Rock, open to the public, and will include 10+ miles of trails connecting to the regional trail system. The purpose of grouping lots within the approved planning area boundaries is to ensure wildlife corridors remain in place.

School Overcrowding:

- Throughout the application review process, Town, and outside referral agencies to include Douglas County Schools review their respective areas of expertise to ensure the required services are available and any impacts are properly mitigated. That said, the school land dedication requirements for this property were met with the Canyons South or Macanta property as they were previously the same project. Additionally, the builders will be paying a school district fee with each building permit to.