

Brad Boland

From: Keith Zilker <zilkerk@gmail.com>
Sent: Wednesday, November 2, 2022 11:38 AM
To: Brad Boland
Subject: Neighborhood Meeting - Proposed Site Development Plan – Avilla at Founders Village

I am unable to attend the meeting tonight, but wanted to make a comment.

With 30+ three bedroom units and only 16 Garages, where are people going to put their stuff? These are clearly meant for families , so where do they store their recreation gear, bikes, sleds, tools, car supplies etc.?

There should be a requirement for either more garages, or dedicated storage units to accommodate the 105 homes. It's amazing that the design got this far along without any such consideration.

Thank you.
Keith Zilker

Brad Boland

From: JEFF ALEXICH <jmalexich@comcast.net>
Sent: Wednesday, April 13, 2022 10:52 AM
To: Brad Boland; Caryn Johnson
Subject: Avila @ Founders village

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Brad & Karen,

After reviewing the latest revisions for the Avila project, dated 04-05-2022, I am disappointed in not seeing any changes addressing my previous concerns. As a reminder, my neighbors on Rockaway ave. and Tilbury st. and I are concerned about the intrusion of car headlights from vehicles driving down the newly extended Rock Canyon trail.

The developers original project narrative includes the phrase that the development will not cause any detrimental impacts to the surrounding communities. I believe this, if not addressed, will detrimentally impact my home. Every time I use my hot tub at night and am blinded by the headlights I will experience a loss of enjoyment of my property.

The problem could easily be mitigated now by including trees such as the native ponderosa pines along the northside and west end of Rock Canyon trail. In my twenty years of living here, from my dining room and kitchen windows I have seen the addition of houses in Castlewood Ranch and Bella Mesa. This development on the west side of Mitchell street and down the hill towards Mitchell creek presents the most invasive project to date. I am not against the development as I know something will be built but I would like to see my concerns addressed by the developer before you approve the project.

One additional concern would be ensuring that the stands of native Gamble oak bushes outside of the development boundaries be protected from damage during construction.

Thank you for your time.
Jeff Alexich
56 Rockaway Ave.
Castle Rock.

Brad Boland

From: Jeff Alexich <jeffalexich@gmail.com>
Sent: Wednesday, January 12, 2022 9:31 AM
To: Brad Boland
Subject: Avilla at Founders Village Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

I live at 56 Rockaway ave and will have this project across mitchell creek open space from the back of my home.

I am happy with the project consisting of one story homes instead of two or three stories as in prior proposals. I have two concerns, one is the extreme density of the project. 100 homes on 9 acres is more than 11 homes per acre. This exceeds the density in adjacent Founders Village as well as Castlewood Ranch and will change the character of the area.

My second concern is something that will affect me for as long as I live here, which I hope will be the rest of my life. I am guessing that all of the traffic entering the development will have to enter on the north drive. The developer stated at the last meeting that they think the majority of the traffic will enter via the south drive. I doubt the traffic department will allow a left turn on Mitchell street so close to the intersection with Mikelson. Is this correct? The new street on the north will be oriented to shine car headlights directly at my home's kitchen, dining room, bedroom and hot tub that I use for relaxation most evenings. This of course will effect no only my home but all of the homes on Rockaway ave. As more cars adopt LED headlights the annoyance will be increasingly worse in coming years. I would suggest some berms and ponderosa pines be planted along the side and especially at the end of the street to reduce the annoyance. I've noted that this area is outside of the actual property boundaries so the developer may be hesitant to resolve my concerns.

Please let me know your thoughts,
thank you so much.

Jeff Alexich
56 Rockaway Ave.
Castle Rock. Co.

Brad Boland

From: maureen sobolewski <bradandmaureen33@gmail.com>
Sent: Friday, September 10, 2021 1:14 PM
To: Brad Boland
Subject: Avila development

I've looked at the site information. We actually do need new rental units in Castle Rock, so I generally support the project (and I live in Founders). However, every rental property in my neighborhood, and the Meadows, and throughout Castle Rock, has 3-5 cars for one home, of any size. This development does not even have sufficient parking for 2 cars per unit, much less any visitors/guests. So, there will be 100-350 vehicles, for which parking is not provided. Where is the overflow going to be? Mitchell St is most likely, but perhaps not the safest with the nearby school. Nearby neighborhoods, with even more on street parking? I would rather see the developers buy another acre or two of land due north from the planned development, to utilize it strictly as a parking lot. Additionally, a permanent(decal) parking pass system might be considered. Tempers are short when parking is insufficient, this should be addressed during planning, not left to individuals after the fact.

Thank you.

Kindly,

Maureen Sobolewski

Sent from my iPhone

Brad Boland

From: Kayleigh Robinson <krobinson@norris-design.com>
Sent: Wednesday, November 9, 2022 8:58 AM
To: 'Jessica Eversole'
Cc: Jared Carlon; Brad Boland; greyson@nexmetro.com; Ty Robbins
Subject: RE: Proposed Avilla at Founders Village neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Jessica –

Would Tuesday 11/15 at 2:30 pm work to meet virtually?

Thanks,
Kayleigh

Kayleigh Robinson
Senior Associate

NORRIS DESIGN
P 303.892.1166 | D 303.575.4551

From: Jessica Eversole <jleighevers@gmail.com>
Sent: Friday, November 4, 2022 3:05 PM
To: Ty Robbins <TRobbins@Norris-Design.com>
Cc: Jared Carlon <jcarlon@norris-design.com>; Kayleigh Robinson <krobinson@norris-design.com>;
bboland@crgov.com; greyson@nexmetro.com
Subject: Re: Proposed Avilla at Founders Village neighborhood

Hello,
Thank you so much for getting back to me. I unfortunately could not attend the meeting because I had class, but I would be very interested in setting up another time to discuss these issues. Please let me know if you are available any time next week to meet virtually.

Thank you again.
Jessica

On Wed, Nov 2, 2022 at 7:39 AM Ty Robbins <TRobbins@norris-design.com> wrote:

Hello Jessica,

Thank you so much for taking the time to contact us regarding the proposed Avilla at Founders Village project. We appreciate you taking the time to provide your thoughts and engage in the public process.

As you know, we are hosting a neighborhood meeting this evening, November 2, and would welcome your participation. We will provide an overview of the project and address your concerns related to wildlife and traffic, as well as other concerns expressed by the community throughout the process. Our project team would also be happy to meet with you separately and discuss some of your specific concerns. Please do not hesitate to reach out at any time.

Thanks so much, we look forward to connecting with you.

Regards,



Ty Robbins, AICP

Associate | Planner

[1101 Bannock Street | Denver, CO 80204](#)

P 303.892.1166



This email communication is confidential and is solely for the use of the intended recipients. Any use or dissemination of this transmission by anyone other than the intended recipients or their duly authorized agent(s) is strictly prohibited. The sender and Norris Design will not accept any responsibility for viruses (if any) associated with this email or its possible attachments.

From: Jessica Eversole <jleighevers@gmail.com>
Sent: Wednesday, October 26, 2022 10:19 AM
To: greyson@nexmetro.com; bboland@crgov.com
Cc: Ty Robbins <TRobbins@Norris-Design.com>
Subject: Proposed Avilla at Founders Village neighborhood

Good morning,

I live in the Bella Mesa neighborhood and received your letter regarding the proposed development of the Avilla neighborhood. I have many concerns about this development.

First, there are many deer, birds and other animals that live in the gulch, and building so many homes next to it is going to further infringe upon their habitat. As Coloradoans, we have a responsibility to protect as much open space as we can for these animals, and the open space adds to our property value as well as our own enjoyment of our neighborhood.

Second, traffic on Mitchell and Mikelson is already bad and is going to be made far worse by this many homes being built on such a small section of land. How do you propose to handle this issue besides installing a round-about?

Third, this will likely decrease our property values as we will be engulfed in construction for the foreseeable future, and then will be left with less open space and more traffic when it is completed.

I hope you will take my concerns into consideration, as I feel very strongly about these issues.

Thank you,

Jessie Eversole