

From: [REDACTED]
To: [Tim Dietz](#); [Sandy Vossler](#)
Subject: CVR
Date: Friday, March 14, 2025 1:34:48 PM

Just wanted to put my two cents in on the open space in CVR next to Ryolite Park. Please no more homes! See if the owner will donate or sell the parcel to CR park and rec to keep it open space!

CV Parkway is already extremely busy and loud.

Thanks!

[REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: CVR Filing 14, Block 2, Lot 1
Date: Friday, March 14, 2025 1:05:32 PM

Hi Sandy -

I am unable to attend the Town meeting on 4/1/25 due to work travel, so I am sharing my thoughts via email.

We do not need any additional housing to be developed in CVR. Traffic is already an issue, as is the condition of our roads. The intersection at CV Parkway and Lake Gulch Rd is over burdened with cars in a way that creates backups multiple times a day.

It would also be unfortunate if this land that is currently being enjoyed by residents for Mtn Bike use and Disc Golf is removed solely for housing. This is valuable recreation space that cannot be replaced once it's removed.

The housing density is already quite high in CVR due to small lots. Adding higher density housing simply adds people and cars into less space and causes additional issues, not least of which is burdening the water supply.

For the reasons above, the only one to benefit from putting up houses is the developer. If we leave the land as-is, Town residents actually benefit. It is always a good idea to use "greater benefit" as a major factor in decision making, especially since that is the reason for the existence of Town government.

Please consider the wishes and benefit of residents as the reason to not allow development on this specific lot.

Be well,

[REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Crystal Valley Land Use Change
Date: Monday, March 17, 2025 9:40:52 AM

[REDACTED]
Castle Rock, CO 80104

I am writing to express my strong opposition, along with that of thousands of my voting neighbors in Crystal Valley Ranch, to the proposed development of additional housing on the property adjacent to Rhyolite Park. It has come to our attention that this land, originally dedicated to the Town for potential use by Douglas County School District, is now subject to re-conveyance back to the owner due to the District's decision not to construct a school on the site.

As residents, we are deeply concerned about the implications of permitting residential development—whether single-family homes, townhomes, or multifamily units—on this land. Our concerns are numerous and well-founded:

- **Traffic Congestion and Safety:** Crystal Valley Parkway already experiences significant traffic congestion, and the speed of vehicles through the area poses a daily risk to pedestrians and families. Additional housing will only exacerbate these issues.
- **Loss of Recreational Open Space:** This property represents the last remaining open space in our immediate community. Residents and visitors frequently use this land for recreation, especially with the recent installation of a disc golf course funded by Douglas County. The area has effectively become an extension of Rhyolite Park, providing invaluable outdoor access that enhances our quality of life.
- **Community Expectations and Use:** The community has come to rely on and enjoy this space for recreational purposes, and it would be a significant loss if development were to proceed. Maintaining this open space aligns with the Town's commitment to resident well-being, outdoor activity, and preserving natural beauty.

Therefore, I respectfully request that the Town of Castle Rock pursue an alternative solution that benefits the community as a whole. Specifically, we urge the Town or Douglas County Parks and Recreation to purchase this property for formal inclusion into Rhyolite Park. Ideally, the owner could be encouraged to donate the land as a good faith gesture to the people of Castle Rock, thereby preserving this cherished open space for generations to come.

We believe it would be a grave disservice to our community to allow residential development on this site and strongly urge the Council to oppose any such proposals during the upcoming meeting on April 1.

Thank you for your time, service, and attention to this matter. I look forward to your support in preserving our community's open space and ensuring responsible, resident-focused planning for Castle Rock's future.

Sincerely,

[REDACTED]



From: [REDACTED]
To: [Sandy Vossler](#); [Tim Dietz](#)
Cc: [REDACTED]
Subject: CVR Proposed property conveyance
Date: Friday, March 14, 2025 12:36:01 PM

Dear Ms. Vossler & Mr. Dietz,

Our family resides in CVR, off of CVR Parkway, catty-corner to the property being discussed on April 1st. Our family and neighbors are very opposed to this land being developed on. Residents in this area enjoy that land for frisbee golf and walking the trails. It is part of what makes Crystal Valley Ranch feel ranch-like. Also, we have a concern regarding how many accidents have already happened at the intersection the future residents would utilize and the intersection (CVR Parkway & Lake Gulch). There is too much unsafe traffic and too much noise on CVR Parkway how it runs today.

Please take our concerns and represent what the residents wish for, for their community.

We appreciate you,

[REDACTED]

Live Life Well!

From: [REDACTED]
To: [Sandy Vossler](#); [TownCouncil Mailbox](#); [Jason Gray](#)
Subject: Public Comment Regarding ID #67 Crystal Valley Ranch Filing 14, Block 2, Lot 1
Date: Wednesday, March 26, 2025 9:50:09 AM

Dear Mayor and Members of the Castle Rock Town Council,

As a concerned resident of Castle Rock, I am writing to express strong opposition to the re-conveyance and subsequent residential development of the 21-acre parcel located in Crystal Valley Ranch Filing 14, Block 2, Lot 1. While I understand that the property is zoned for residential use under the Crystal Valley Ranch PD, Amendment 4, I urge the Council to consider the broader impact of this decision on our community and quality of life.

Crystal Valley Ranch is a uniquely appealing neighborhood, not just because of its homes, but because of the character and open space that make the area livable and attractive to families. The current use of this land for recreation, including disc golf, reflects what so many of us moved here for: space for our kids to play, opportunities to enjoy the outdoors, a place for wildlife to roam, and a sense of community that comes from having shared, open areas. These are not luxuries—they are essential to maintaining the health, happiness, and safety of our growing population.

Traffic along Crystal Valley Parkway is already a growing concern, and the addition of more homes, townhomes, or apartments will only exacerbate congestion, safety issues, and strain on infrastructure. At a time when our neighborhoods are already filled with small lot sizes and minimal backyard space, we don't need more density—we need more space for kids to run, neighbors to gather, and families to enjoy being outside close to home.

Many of us feel strongly that this land, now released from potential use by the school district, should remain in the hands of the Town and be preserved for open space or expanded recreational use. This is an opportunity to invest in long-term livability and to honor the spirit of what makes Crystal Valley Ranch special—not just to current residents, but to future generations.

Please listen to the voices of the community. We do not need more homes in this location. We need thoughtful stewardship of the land we have left. Let's preserve what makes Castle Rock a great place to live.

Thank you for your time and consideration.

Sincerely,

[REDACTED]
Resident, Crystal Valley Ranch

From: [REDACTED]
To: [Sandy Vossler](#)
Cc: [Tim Dietz](#)
Subject: CVR Filing 14, Block 2, Lot 1/Proposed Property Conveyance
Date: Friday, March 14, 2025 11:16:19 AM

Hello,

My husband and I are residents of Crystal Valley Ranch, [REDACTED], and would like to voice our opposition to the building of additional homes on the above property.

As we understand, the property must be re-conveyed to the original property owner if not used by DCSD. It is also our understanding that the original property owner would like to build additional housing on that land. This is where we are opposed. There is too much traffic/congestion in this area as it is. The speed of the traffic on CVP is also an issue. The land remaining open is truly the only open space available here in Crystal Valley Ranch. With Douglas County giving permission and paying for the installation of a disc golf course, the people of CVR and surrounding areas are now accustomed to this property being used for recreation. There are always people in the park and the surrounding open space utilizing all the amenities. It would be a great disservice to the community to allow building on that property.

Our suggestion would be for the property to be purchased by Douglas County Parks and Recs or the Town of Castle Rock for inclusion into Rhyolite Park. An even better solution would be to ask the owner to donate it to the town as a good faith gesture.

Either way, building on that land should not be approved.

We will be gathering residents and attending the Town Council meeting to oppose this measure and support the purchase of the property for inclusion into Rhyolite Park.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Public Hearing – Crystal Valley Ranch Filing 14, Block 2, Lot 1 – Proposed Property Conveyance
Date: Wednesday, March 26, 2025 7:20:36 AM

Sandy Vossler,

Good morning. My name is Corey Muller, and I am a resident of Town of Castle Rock in District 6. Below are my comments for Crystal Valley Ranch Filing 14, Block 2, Lot 1 – Proposed Property Conveyance.

Please let me know if you have any questions, concerns, or need additional information for my written statement to be considered.

Please kindly confirm receipt of this email.

I am writing to express my opposition to the proposed development of townhomes and multifamily residences in our neighborhood. I understand the subject lot was dedicated to the Town of Castle Rock to be held as a potential school site until such time as the Douglas County School District (DCSD) provided written notice to the Town that the District did not intend to use the site for a school. I believe it would be in the best interest of the Town to re-convey the property for public land / open space use.

Using the property for the permitted uses on the property include single-family attached and detached, townhomes and multifamily residences is not what is best for the Town or District 6.

One of my primary concerns is the increased traffic congestion this development will cause. Our streets are already overcrowded, and adding more homes and commercial spaces will only worsen the situation.

I am also concerned about the environmental impact. The construction and density of these buildings may affect local wildlife, green spaces, and drainage systems that are vital to our neighborhood's ecosystem, specifically, the close proximity to Rhyolite Regional Park.

This development would significantly alter the character of our neighborhood, which is currently quiet, residential, family-friendly, and only single family detached homes. The addition of townhomes and multifamily residences may reduce the sense of community and increase noise, pollution, and overcrowding.

There is concern that this development may lower property values in the surrounding area, as potential buyers may not be attracted to living near a high-density commercial and residential complex.

Instead of this large-scale development, I would urge the city to explore options that better align with the neighborhood's character and address our concerns, such as single family detached homes only or re-convey the property for public land / open space use to extend Rhyolite Regional Park.

I appreciate your time and consideration of my concerns. I hope you take into account the long-term impact this development will have on the residents, environment, and overall quality of life in our community. Thank you.

Respectfully,

A black rectangular redaction box covering the signature area.

From: [Shannon Eklund](#)
To: [Darcie Hartman](#); [Sandy Vossler](#)
Subject: FW: Public Comment Regarding ID #67 Crystal Valley Ranch Filing 14, Block 2, Lot 1
Date: Wednesday, March 26, 2025 11:29:33 AM

Darcie, Sandy – just to make sure I’m not doubling up on these: Have you already added this to the packet for this item?

Shannon Eklund

Executive Assistant
Town of Castle Rock
Town Manager’s Office
100 North Wilcox Street
Castle Rock, CO 80104-1907
Phone 303.660.1374
Fax 303.660.1024

From: [REDACTED]
Sent: Wednesday, March 26, 2025 9:50 AM
To: Sandy Vossler <SVossler@crgov.com>; Mark Auerbach [REDACTED] TownCouncil Mailbox <towncouncil@crgov.com>; Jason Gray <JGray@crgov.com>
Subject: Public Comment Regarding ID #67 Crystal Valley Ranch Filing 14, Block 2, Lot 1

Dear Mayor and Members of the Castle Rock Town Council,

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Traffic along Crystal Valley Parkway is already a growing concern, and the addition of more homes, townhomes, or apartments will only exacerbate congestion, safety issues, and strain on infrastructure. At a time when our neighborhoods are already filled with small lot sizes and minimal backyard space, we don’t need more density—we need more space for kids to run, neighbors to gather, and families to enjoy being outside close to home.

Many of us feel strongly that this land, now released from potential use by the school district, should remain in the hands of the Town and be preserved for open space or expanded recreational use. This is an opportunity to invest in long-term livability and to honor the spirit of what makes Crystal

Valley Ranch special—not just to current residents, but to future generations.

Please listen to the voices of the community. We do not need more homes in this location. We need thoughtful stewardship of the land we have left. Let's preserve what makes Castle Rock a great place to live.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

Resident, Crystal Valley Ranch