

From: Nathan Patterson
Sent: Tuesday, April 18, 2023 2:48 PM
To: Brad Boland
Subject: Avilla development

Hello,

I live on Raleigh Cir, about a half mile from the proposed development.

I run by this area, nearly every day, and have enjoyed having this open space nearby. My concern/grievance is that Castle Rock is already being heavily developed to bring in additional business/residents. I do not believe adding another 100+ properties will make the city, nor this area, better. As I have received multiple letters about conserving water due to us being in an alpine desert, would this not put more of a strain on our water system to be able to provide for the community? Especially with the countless letters/pamphlets we receive in regards to cutting water usage but yet, somehow, we have enough to add in another 100+ homes which will use their own 2,000-4,000+ gallons of water per month each.

Aside from this, it is one of Castle Rocks standards to provide open space for, not only human use, but for wildlife use as well. To keep this city beautiful and welcoming to all. That area is already in use by numerous animals that will be displaced due to this development & drive down the liveability of the area for the residence.

There is also a school nearby that will be subject to the increase in pollution, whether the children/adults are at recess or walking to and from school.

In essence, I do not see any benefit to the community nor the homeowners for this development. Only tax revenue for the city. I do see, more traffic, pollution, less water supply, less open space for people to enjoy and a larger demand on infrastructure.

Thank you,
Nathan Patterson

-----Original Message-----

From: Brian Saulig

Sent: Monday, April 17, 2023 4:39 PM

To: Brad Boland

Subject: Hearing 46: Avilla Bella Mesa

Hi,

There is a terrible problem with traffic for homeowners leaving the Bella Mesa residential neighborhood, since there are only 2 roads in/out of this community (via Mitchell st) and Mesa Middle School is the cause.

I understand a roundabout may be installed at Mikelson and Mitchell, however, with the addition of the Avilla development, this will still likely not be sufficient for traffic control. It can take 10+ minutes to exit the subdivision if leaving at 7:00am or 2:30pm.

I just wanted to share that information so it can be considered when developing this additional community that I worry will put too much strain on the roads here.

Avilla Bella Mesa cannot share Mitchell street without causing far worse traffic issues. If you already have plans for another road to exit to Mikelson to the northwest or otherwise to the North, west of the middle school, that would be great.

Thank you for your time reading this!

Brad Boland

From: [REDACTED]
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.

[REDACTED]

Brad Boland

From: [REDACTED]
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.

[REDACTED]

Brad Boland

From: [REDACTED]
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 [REDACTED] 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.

[REDACTED]

Brad Boland

From: [REDACTED]
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,

[REDACTED]

[REDACTED] my iPhone

Brad Boland

From: Kayleigh Robinson <krobinson@norris-design.com>
Sent: Wednesday, November 9, 2022 8:58 AM
To: [REDACTED]
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 [REDACTED]

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: [REDACTED]
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 [REDACTED]

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



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From: [REDACTED]
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,

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

From:


[Brad Boland](#)

Subject:

Avilla at Founders Village :: Proposed Site Development Plan - [#XN467524]

Date:

Sunday, March 19, 2023 8:28:54 PM

Hello,

I wanted to provide feedback on the proposed new development Avilla at Founders Village :: Proposed Site Development Plan - [#XN467524]. I have concern for not just the traffic this will create but also the roundabout that is also being proposed. Both needs to be reevaluated for safety of the students that go to the middle school. It would be great if Castle rock would buy this back and make it a park or keep it open. I wanted to share an online safety about roundabouts and children. I also attached the link. Thank you.

From a website where there are many articles about safety.

While roundabouts offer the general pedestrian population certain crossing and safety benefits, there is a dearth of research about the ability of child and elderly pedestrians, and those with mobility impairments to cross safely at roundabouts [Rodergerdts et al., 2010]. Children face special challenges to safely crossing a street. Factors include: impulsiveness, slower walking speeds; small body size that limits their visibility; less experience with traffic; still-developing cognitive abilities that make it difficult to accurately judge vehicle speed and traffic stream gaps; and a general perception drivers will be able to stop instantly [Rodergerdts et al., 2010; Fitpatrick et al., 2006]. These factors lend support for considering the need for adult supervision such as parents, caregivers or crossing guards at roundabout and other street crossing locations near elementary schools during arrival and dismissal times.

Bicyclists face similar conflicts as motor vehicles at roundabouts. Additionally, bicyclists may experience uncomfortable passing or be cut off on roundabout entrances and exits if they ride on the right edge of a curb lane or in any lane of a multi-lane roundabout [Rodergerdts et al., 2010]. As with conventional intersections, a bicyclist using a roundabout can proceed either as a motor vehicle or as a pedestrian using the sidewalk and marked crosswalks (PBIC). Given the varying cognitive abilities and bicycling skills of children, it is recommended that children dismount their bicycles and proceed through the roundabout as a pedestrian using the sidewalk and marked crosswalks. To allow bicyclists to operate as pedestrians through roundabouts, and in particular at locations near schools, consideration should be given to designing bicycle curb ramps and wider sidewalks to accommodate transitions for bicyclists between the roadway and sidewalk system [Rodergerdts et al., 2010]. Wider sidewalks and crosswalks can help mitigate potential conflicts between pedestrians and bicyclists.

<http://guide.saferoutesinfo.org/engineering/roundabouts.cfm>

Sent from my iPad

From: [REDACTED]
To: [Brad Boland](#)
Subject: Avilla neighborhood public hearing
Date: Thursday, March 23, 2023 12:49:32 PM

Good afternoon,

My name is [REDACTED] and I live in the Bella Mesa neighborhood. In anticipation of the public hearing regarding the Avilla neighborhood, I wanted to again express some concerns. My main concern is that this neighborhood is going to be environmentally destructive to the area that is really close to the marsh, which is home to many animals and birds. My second biggest concern is that traffic is going to be greatly increased to the point of us not being able to get out of our neighborhood. During school hours it is already really hard to turn left out of our neighborhood and with this new neighborhood we will have increased cars as well as another street exiting onto Mitchell at the same place we have to exit. I understand there are plans for a roundabout but I don't think that will help this new intersection that will be in place. Finally, if the traffic becomes unbearable at that spot, it will lower our home values in Bella Mesa.

Will you please address these issues at tonight's hearing?

Thank you

[REDACTED]