From: [redacted]
To: [redacted] Sandy Vossler
Subject: Master plan - proposed changes to filing 16 parcel 6
Date: Sunday, January 2, 2022 2:19:09 PM

Dear Mr. Hanisch and Ms. Vossler,
Our family is adamantly opposed to any changes to the master plan for any Meadows filing and I hope you will listen to homeowners instead of your pocketbook and developers. My name is Laura Zumwalt. I live with my husband at 1308 Exquisite Street and from our back yard we look at much of the Coachline side of the hillside that this development will be built on. Since 2013, when we purchased our home and saw the original master plan, (believe me, I did my due diligence to make sure I understood any development that could happen behind our house and across Coachline from our house) we have enjoyed looking out at and hiking the Ridgeline Open Space and the hillside on the east side of Coachline. It has been a pleasure to see the wildlife roaming the area and watch the fireworks from our back yard.
In 2013 I went to the offices of the Meadows Neighborhood Company to see the master plan. I saw that eventually there would be homes in that area and was told it would be large lots with single family homes and that the open space would be plentiful. I accepted that reality and as more and more open land fell to development knew this day was coming. What I did not expect was that Castle Rock Development Company would try to change the Master Plan that was approved in 2004. I accepted that plan and I do not accept this proposed change. Here are some of my reasons.
1) We bought a wonderful home in a hillside neighborhood of Colorado Springs in 1981. The Master Plan was wonderful. The street we bought on would not go through, no homes would be built higher up on the hill than where our street dead ended at that time. A large, beautiful park would be built within 1 mile from our home. There would be lots of hiking and biking trails and even an 18-hole golf course. It looked like the perfect place to start a family. Within a few years, developers asked the city to change the master plan and the golf course was taken away. An entire subdivision of at least 100 closely spaced homes was built in that area. A few more years passed, and the master plan was changed again by greedy developers and a city planning commission who didn't seem to care how the homeowners felt, and a large development of custom built, very large homes were built at the tops of all the hills which opened up our dead-end street to go all the way through to another dead-end street on the other side of the hills. That change resulted in many times more traffic coming down our street with one car coming so fast that they lost control and ended up in the side yard of our house where our children played. Had our boys been out in that yard that day they could have been killed! A few more years passed and the large park with a lake, walking and biking trails and playground disappeared, and more densely spaced homes, condos and apartments were built. The neighborhood ended up being nothing like it should have been had the city not sided with developers, against the voiced opposition of the neighbors, to change the master plan. I do not want to see that happen again.
2) I attended a meeting about a possible lawsuit that the MNC and MCA (I think that is what they are called) about poor construction of alleyways and the Taft House pool and building. At that meeting the board was asked if there were any other areas that are a problem and might need lawsuits filed. The answer was yes. One of my key take-aways is that the Castle Rock Development Company (one of the companies being sued) and the city (by way of inspections that should have caught the problems) have not done a good job of hiring, monitoring, inspecting and making sure that quality work is being done in the Meadows. I oppose any master plan changes because I feel that Castle Rock Development is not doing their job to assure quality work is being done that will not fail. Imagine if the homes, roads, gutter,

drainage, sewer pipes and water pipes start failing in Filing 16 Parcel 6. In the neighborhood in Colorado Springs, once the road had gone through and many homes had been built higher up the hill, we and our neighbors below were flooded because of poor drainage mitigation. It should have been the city and builders' responsibility to make sure these things were properly developed and built but it didn't happen, and we and our neighbors suffered the consequences of that negligence.

3) This proposed change to the master plan increases the number of homes by 37% and decreases the average lot size by 75%. This is absurd! If every single developer in Castle Rock got away with changing the master plan by this amount we would have even worse traffic, more wait times at grocery stores and restaurants, a bigger water shortage than we already have and more traffic congestion.

4) The letter we received about this proposed change said it preserves approximately 60% of planning areas as open space. What that says to me is there was already 60% of the area for open space, so why the need to increase the number of homes by 37% unless the sole purpose is to acquire more money by selling the extra homes?

5) If the lot size is getting 75% smaller, how big are the homes going to be and what is the proposed sales price of these homes? In all my years as a homeowner, there has not been a situation, ever, where people are not willing to spend more to get a larger lot and build a larger home on that lot. If the proposed lot size is 75% smaller, will the homes be 75% smaller as well?

6) Water shortages are a fact these days. Castle Rock does not presently have a plan in place to acquire more water. I did read in the local weekly newspaper that some of the stimulus money is being proposed to acquire more water or research how we get more water, but none of those proposals currently exist and may not exist if other cities and counties have their say. It is short sighted at the very least to think that our re-use water will be able to accommodate the growth. When I did my due diligence in 2013 the proposed population of Castle Rock at full build out was going to be 120,000 people. Now I have heard that number is 140,000. Even with the full build out of 120,000 people we do not have the water, infrastructure, roads, bridges, schools and all the other needs to meet that number of people.

I urge the city officials to say no to changing existing master plans for any development, not just this change. We need to see how already approved development affects our infrastructure, water usage, traffic patterns, school districts and other community needs. We also need forward thinking city employees who will consider the cost of all of the presently approved master plans and development on the taxpayers. I am fully aware that developers do not ever pay for full development of our infrastructure and how their developments affect that infrastructure.

Thank you for reading my letter.

Laura Zumwalt

From: Sharise Plescia
To: Sandy Vossler
Subject: More Developments
Date: Monday, January 3, 2022 8:55:23 AM

I have learned today that there is a Master Plan for the Meadows Neighborhood Filing 16, Parcel 6. I don't know how many households received the letter from RC Hanisch wanting to change the density of homes on this filing and parcel from 59 to 81, which is a 37% increase in homes and decrease the average lot size 75%, but this is disturbing. If you live in the areas this change will affect, which is the present open space and undeveloped land between Coachline and Red Hawk Golf Course this will lead to an increase in homes will affect traffic, water, and infrastructure. As a Castle Rock resident we do not need more traffic or more of our land taken up with housing developments.

Sharise P.

From: [redacted]
To: Sandy Vossler
Subject: Meadows Filing 16, Parcel 6
Date: Sunday, January 9, 2022 7:41:16 PM

Dear Sandy,

I do not think I will be able to attend the meeting tomorrow night, but I would like to learn more about this proposed change. I want to better understand the types of structures being proposed and more importantly the height limit on the proposed structures. This development is going to be visible from my property and I would hate to see the 3-story eye-sore development like those along Meadows Blvd. Tall, narrow structures like that sitting high on the hill will not be a welcome addition.

I reviewed the approved and proposed site comparison and there are pros and cons to each. I feel I just need more information and possibly some artist renderings of the types of proposed structures. The Red Hawk Ridge golf course is a great way to give visitors a beautiful view of Castle Rock and possibly attract new residents. This parcel of land is going to be very visible and dominate the skyline above the course. I believe that should have a large weighting in the decision-making process. The environment also needs to be considered, what is the difference in the impact of adding 22 additional structures? The additional water usage and likely 40 to 60 vehicles has to be a substantial impact.

Sincerely,

Roger Nagel
2268 Iron Shot Ct.
Castle Rock, CO 80109
303-646-7850

From:	jrasbridge
To:	Sandy Vossler
Subject:	Follow-up from Hybrid Meeting Filing 16, Parcel 6 on 1/10/22
Date:	Monday, January 24, 2022 9:06:51 PM
Attachments:	image.png

Hi Sandy,

I spoke up in the neighborhood meeting on Monday 1/10 with concerns about traffic on Coachline (in particular between Wolfensburger and Foothills). I cited that according to the interactive CR traffic count map there were 6702 vehicles recorded in 2020 over 24 hours. This could be delivery vehicles, people going to and from work, people crossing from one road to another, using the open space, etc. My guess is that number has grown.

In the new neighborhood at Coachline and Wolfensburger there are two Coachline-facing neighborhood entrances. The proposed neighborhood for filing 16, parcel 6 will add two more entrances. In the case of the proposed neighborhood those two entrances are the only way in and out.

I'm not sure when a road is considered over-burdened with traffic but the way these neighborhoods are being designed with inlets/outlets onto Coachline, traffic will only get heavier. I already notice a difference when I try to pull out of Freedom onto Coachline. The speed limit is 40 mph but there are plenty of vehicles that challenge that on a daily basis.

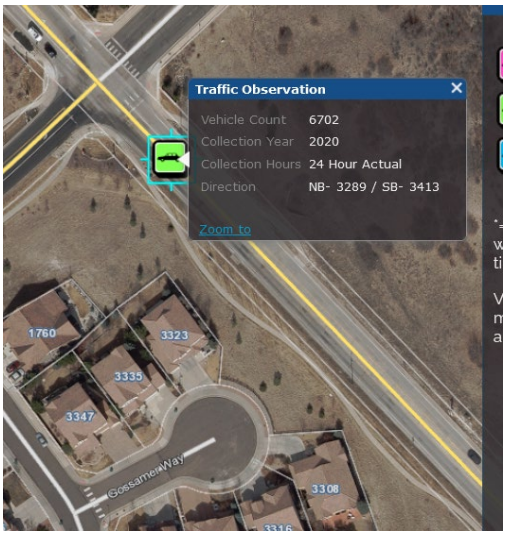
So, with the increase in volume on an already heavily used road I would think this presents some safety issues for bicyclists, pedestrians and residents entering and exiting neighborhoods along Coachline including the new neighborhoods.

What steps can be taken to mitigate traffic to increase the level of safety for all? More roundabouts? Lower speed limits? Speed bumps? Traffic lights? Please consider my concerns and review possible solutions to throttle traffic in a more effective, safer way before it gets worse.

Thank you,
Joe Asbridge

Link and screenshot of traffic count is below...

https://gis.crgov.com/maps/trafficcounts.html?_ga=2.55426857.321624044.1643082193-28677987.1643082193



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Joseph R. Asbridge
(214) 502-2187

"The mystery of life isn't a problem to solve, but a reality to experience." - Frank Herbert, Dune

From: R.C. Hanisch
To: Adam Brink; Sandy Vossler
Subject: RE: Proposed Site Development Plan Amendment for a portion of Meadows Filing 16, Parcel 6
Date: Thursday, March 24, 2022 11:51:07 AM
Attachments: The Meadows Filing 16, Parcel 6 Meeting 1 - Presentation.pdf

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Adam – Apologies for the delayed response. Attached is a copy of the presentation I used during the neighborhood meeting. Right now CRDC is developing the formal SDP and anticipate making a submittal sometime in early to mid-April. Once the Town has completed an initial review of the SDP submittal we will have a second neighborhood meeting to discuss the plan.

Please let me know if you have any questions.

RC

From: Adam Brink <[redacted]
Sent: Friday, March 18, 2022 8:46 PM
To: R.C. Hanisch <[redacted] [redacted]
Subject: Proposed Site Development Plan Amendment for a portion of Meadows Filing 16, Parcel 6

Good evening R.C. and Sandy,

Unfortunately I was unable to attend the January 10th meeting regarding Meadows Filing 16. Are there meeting notes or a presentation that I could review? And, what is the timeline for the next steps? Thank you.

Regards,
Adam Brink

From: R.C. Hanisch
To: [redacted]
Cc: Sandy Vossler
Subject: RE: Meadows Filing 16, Parcel 6
Date: Thursday, July 7, 2022 11:55:32 AM

Stacy – My apologies for the delayed response, thank you for the comments. The proposed trail configuration did change since the first neighborhood meeting. We revised the site plan in response to the request to increase the buffer adjacent to the golf course and these site plan changes prompted changes to the proposed trail configuration. Below is a summary of the reasons for revising the trail layout:

- There are privacy concerns with the trail that ran north/south in the middle of the property. As we did a more detailed grading analysis we realized this trail would sit above the back of the residential lots allowing people using the trail direct views into the backyards and homes of future residents.
- We removed the proposed trail that wrapped around the cul-de-sac in the northeast corner of the site plan because the revised site plan (i.e. shorter cul-de-sac length) reduces the amount of grading that is needed and subsequently preserves a larger amount of the existing vegetation. Keeping this trail would require additional grading and removal of existing vegetation.
- The existing natural surface trail on the south side of Santa Fe Butter was inadvertently left of the graphical representation of the site plan. The intent is to keep that existing trail in place.

I will be meeting with the Parks department about adding soft path trails in portions of open space that will be owned by the Town and will also discuss the possibility of connecting trails to the golf course. I believe there is a safety issue connecting trails to the golf course but will bring up the request.

RC

From: [redacted] <[redacted]
Sent: Sunday, June 26, 2022 6:15 PM
To: R.C. Hanisch <[redacted]
Cc: [redacted]
Subject: FW: Meadows Filing 16, Parcel 6

Mr. Hanisch,

I accidentally sent the message below before I had completed it. I have amended my comments as follows:

Comments on Natural Surface Trails

1. I am very disappointed to see that most trail segments that were proposed at the public meeting have been removed in the new plan. Notably, the natural surface trail segments have been removed that would have connected the Stewart Trail (shown in pink to the west of the property) with either the existing road or the existing natural surface trail leading to the top of Santa Fe Butte. Why were these trails removed? This would leave the proposed new neighborhood roads as the only access for trail users to get to the top of the Butte. As a trail runner, I can say that running on a road is MUCH less desirable than running on a natural surface trail, especially one where the natural vegetation is intact. Castle Rock and The Meadows tout themselves as destinations for trail runners, but the proposed site plan will eliminate multiple existing trails or access points. In my opinion, the new plan is moving in the wrong direction from a recreational standpoint.

2. I really encourage you to include each of the natural surface trails that were pictured at the first meeting. In particular, either the trail extending north-south between the two main streets, or the trail that loops around the proposed street on the northeast side of the property is need. The trail extending to the north of the water tank located on the southwest portion of the property is also needed. This combination of trails would allow runners/walkers/bikers to access Santa Fe Butte via the Stewart Trail without having to use paved roadways.

3. In conjunction with the north-south trail segment described above, I would love to see a new trail segment to connect the paved trail at the golf course, near the stormwater detention basin, to take the place of the existing access/service road that runs from Coachline to the golf course. In the winter months, when the golf course is closed, I and others use that service road to access Santa Fe Butte. It is actually my favorite place to run in the winter, and I know that others love to use that route as well. During the winter and early spring, Stewart Trail is often unusable because it is too muddy, so myself and others use the golf course to run and to access Santa Fe Butte. As the site plan is currently shown, that may no longer be possible.

4. At the first public meeting, the existing natural surface trail on the south side of Santa Fe Butte was highlighted. Why is that trail no longer highlighted on the proposed new site plan?

5. Big picture, I would like to have natural surface trails that preserve access from Stewart Trail and from the golf course to Santa Fe Butte, including the natural surface trail on the south side of the butte.

General Comments

1. I realize that you will need to do grading for lots and infrastructure. However, I would like to see you minimize the amount of grading and vegetation removal, to the maximum extent possible. My concerns about grading and vegetation removal are for both aesthetics and wildlife habitat.

Thank you for considering my comments.

Regards,

Stacy Wagner

From: [redacted] <[redacted]>
Sent: Sunday, June 26, 2022 4:12 PM
To: 'R.C. Hanisch' <[redacted]>
Cc: [redacted] <[redacted]>
Subject: Meadows Filing 16, Parcel 6

Mr. Hanisch,

Thank you for including me on the distribution list for information on the above filing. I am not able to attend the public meeting on June 30, and so I am providing the following comments on the project:

1. I am very disappointed to see that most trail segments that were proposed at the public meeting have been removed in the new plan. Notably, the natural surface trail segments have been removed that would have connected the Stewart Trail (shown in pink to the west of the property) with either the existing road or the existing natural surface trail leading to the top of Santa Fe Butte. Why were these trails removed? This would leave the proposed roads as the only access for trail users to get to the top of the Butte. As a trail runner, I can say that running on a road is much less desirable than running on a natural surface trail, especially one where the natural vegetation is intact. I really encourage you to restore the natural surface trail that w pictured runn

Because the new site plan and the one presented at the earlier public meeting are at different scales, and the more recent one shows contour lines, whereas the prior one did not, I am not sure :

Stacy Basham-Wagner
337.658.7432

From: [redacted]
To: "R.C. Hanisch"
Cc: Sandy Vossler
Subject: FW: Meadows Filing 16, Parcel 6
Date: Sunday, June 26, 2022 6:15:31 PM

Mr. Hanisch,

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General Comments

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Thank you for considering my comments.

Regards,

Stacy Wagner

From: [redacted] <[redacted]
Sent: Sunday, June 26, 2022 4:12 PM
To: 'R.C. Hanisch' <[redacted]
Cc: [redacted] <[redacted]
Subject: Meadows Filing 16, Parcel 6

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Because the new site plan and the one presented at the earlier public meeting are at different scales, and the more recent one shows contour lines, whereas the prior one did not, I am not sure :

Stacy Basham-Wagner
337.658.7432

From: Nicole Johnson
To: Sandy Vossler
Cc: Adam
Subject: Planning Commission Public Comments (Meadows 16-6)
Date: Friday, March 10, 2023 11:33:29 AM

Hi Sandy,
Is there a recording of the meeting that happened yesterday? I live in the Fuller Bluff area and curious on this new development.

A question I have is why are we squeezing as many homes as possible into these new developments? The approved vs proposed site plan comparison highlighted this. I noticed this also with the Richmond development off of Wolfensberger/Coachline.

When we built our home there were strict guidelines of the colors and models of homes- we couldn't have the same color and model as anyone next or across the street. It seems like these rules have gone away leaving lackluster developments as you enter the Meadows. This development also concerns me given the trail usage and erosion from so much access.

Please advise. Thank you!

Nicole Johnson

Sent from my iPhone