

PETITION OF CRYSTAL VALLEY RESIDENTS REGARDING RECONVEYANCE OF SCHOOL SITE

Dear Mayor and Councilmembers,

We, the undersigned residents of Crystal Valley, respectfully urge the Town Council to introduce a **fourth option** for the reconveyance of this property—one that provides a **250–300 foot buffer** between existing homes and any future development.

While three options have been presented, none adequately protect nearby residents. Option 3, though an improvement, still places high-density housing unreasonably close to established single-family lots. An expanded land swap—Option 4—would create a more defensible, community-minded transition consistent with the Town's Comprehensive Plan and the intent of the original school-site dedication.

This larger buffer is not only fair—it is prudent. The 2012 Crystal Valley Ranch Development Agreement and the more recent *Agreement to Surplus Dedicated School Site* make clear that the land was conveyed to the Town to be held for the benefit of the District, a public purpose. As the Town considers reconveyance, it retains full discretion to act in a way that protects the broader community interest. Expanding the buffer would demonstrate responsible stewardship and a balanced approach, rather than one driven by expediency or external pressure.

Residents were not parties to the original school-site transaction, nor given adequate notice when the District initiated reconveyance. Yet we will bear the lasting impacts—loss of open space, increased traffic, and reduced property values. The Council still has both the authority and responsibility to ensure this process serves the public good. Option 4 would:

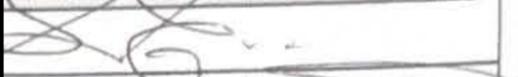
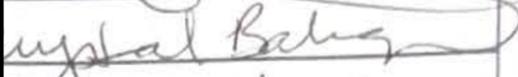
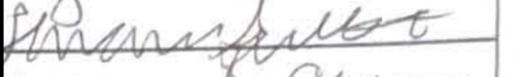
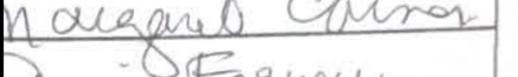
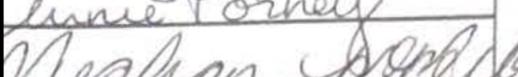
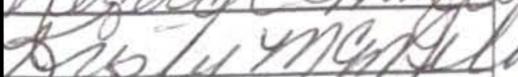
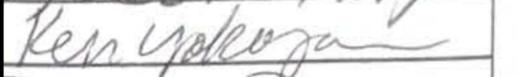
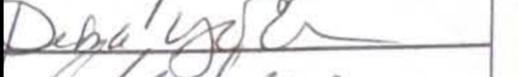
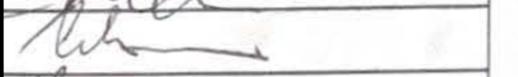
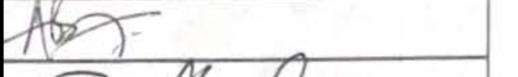
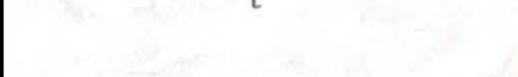
- Preserve a 250–300 ft permanent buffer adjoining existing homes;
- Fulfill the reconveyance intent while reducing exposure to legal and planning challenges;
- Reflect transparent, community-driven decision-making consistent with Castle Rock's planning principles.

Please include this Option 4 for formal consideration at the **October 21 meeting**, with staff analysis. As elected officials, we trust the Council will prioritize the community's livability over an expedited deal that benefits a single developer at public expense.

Sincerely,

Name	Address	Signature
Bryan Bakley	[REDACTED]	
Amber Apostolo		
Beth Towler		
Chris Towler		
Kelsey Soloninka		
Alexandria Nestelroad		
Jonathan Schrage		
Kathleen Arneson		
David A. Arneson		
Marilynn Patterson		
DAVID PATTERSON		
Will Kornegay		
Maggie Villwood		
Sharon Beck		
Hilary Goulding		

Jesse Jacob
C. Hannah Kelley
Oscar Duran
Dint ~~Paul~~
PAUL R. Johnson
Emily Mortensen
KC Ojak
Elene Stanfield
Jeff Richmond
MARK STROMFIELD

Name		Signature
Scott Self		
Crystal Batignani		
Savana Gullett		
Margaret Couron		
Annie Forney		
Mesha Mamsul		
Kristi Mamsul		
Ken Yokoyama		
Debra Yokoyama		
Carly Lee		
Autumn Piche		
Jason Miller		
ROBIN ESTER HALLER		
ARUNAKSHA BANERJEE		
David Gysel		

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