

From: [Brad Boland](#)
To: ["Jennifer Reed"](#)
Bcc: [Sandy Vossler](#)
Subject: RE: proposal for Chateau Valley single family and duplex
Date: Thursday, October 28, 2021 3:48:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Jennifer,

- The applicant submitted a pre-application meeting request earlier in the year. The main purpose of the pre-application meeting is to identify the process in which an application needs to go through. The next step for this project is to have their first neighborhood meeting, which is scheduled Nov 9. Once they host a neighborhood meeting they can submit their application. Once they submit the application they will go through several reviews by Town staff, have two additional neighborhoods, and then go to public hearings before the Planning Commission and Town Council. This process will take many many months. They have indicated that their intention is to submit shortly after their neighborhood meeting so I would anticipate they have completed or are near completion of their technical studies.
- The neighborhood meeting is the applicant's meeting. Town's staff responsibility for these meetings is to listen. I believe that Cara Reed, the Town's neighborhood liaison is planning on attending in person.
- Pam Hall is responsible for processing all pre-application meetings. There is no relationship between the two.
- The zoning of the property determines the amount of open space required. The zoning can be found [here](#). As we have not received a formal submittal I do not know if it meets the requirements of the zoning at this time.

Please let me know if I can be of further assistance.

Thanks,

Brad Boland, AICP

Planner II
Town of Castle Rock
720-733-3538



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.
<https://www.surveymonkey.com/r/LR35C27>

From: Jennifer Reed [REDACTED]
Sent: Thursday, October 28, 2021 2:57 PM
To: Brad Boland <BBoland@crgov.com>
Subject: Re: proposal for Chateau Valley single family and duplex

Thanks, Brad, for your response. I do have a few questions:

- Will you please give me some information about how far along this application is? I would like to know if the traffic survey has been completed yet, for instance. Or the water/sewage surveys? We have had flooding issues in our neighborhood for a number of years and identifying how construction will affect them is important.
- As you will not be present in person at the meeting, who from the Town will be in attendance? Who is leading the meeting?
- I see that the applicant's name is Rusty Hall and the original planner linked to this proposal was Pam Hall. Is there a relationship between the two?
- How much green/open space is required for new neighborhoods and does this proposal meet the Town requirements?

--

Jennifer M. Reed
[REDACTED]

On Thu, Oct 28, 2021 at 12:23 PM Brad Boland <BBoland@crgov.com> wrote:

Jennifer,

Thank you for your e-mail. A total of six signs were posted on the property. These signs are installed by our zoning inspector and he does his best job of installing them where they are most visible. You are correct that the potential applicant is required to send out a letter. This letter is required to be sent to all property owners within 500 feet of the property and required to be sent no later than the same day as the signs are posted. The distance requirement changed in 2019 from 300 feet to 500 feet. I have received an e-mail from a neighbor stating that they had received a letter in the mail. I would anticipate that you will be receiving the letter, if you live within 500 feet of the property boundary, within the next day or so if you haven't already.

The applicant will be able to answer any questions you may have about their proposal at the November 9 meeting. They are required to have this meeting prior to the submittal of their application, so I have not reviewed their plans at this time. The amount of open space required for this project is dictated by the zoning of the property. You can find the zoning for the property [here](#). As part of their application they are required to submit traffic, drainage, and utility studies.

A link to the zoom meeting can be found on the public notice on our website that you can access

by clicking [here](#). The notice has the applicants contact info and people can also request a link to the meeting from them. I will be attending the meeting virtually.

If you have any further questions please let me know.

Thanks,

Brad Boland, AICP

Planner II
Town of Castle Rock
720-733-3538



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

From: Pam Hall <PHall@crgov.com>

Sent: Wednesday, October 27, 2021 3:16 PM

To: Jennifer Reed [REDACTED]

Cc: Brad Boland <BBoland@crgov.com>

Subject: RE: proposal for Chateau Valley single family and duplex

Hello, Jennifer

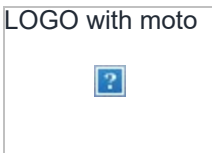
I am forwarding your email to the planner who is the project manager for Chateau Valley which is Brad Boland.

Brad, can you please answer Jennifer's questions?

Sincerely,

Pam Hall
Planner I
Development Services
720-733-2205

LOGO with moto



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:

<https://www.surveymonkey.com/r/LR35C27>

From: Jennifer Reed [REDACTED]
Sent: Wednesday, October 27, 2021 2:56 PM
To: Pam Hall <PHall@crgov.com>
Subject: re: proposal for Chateau Valley single family and duplex

Dear Ms. Hall,

I am writing to inquire about the Chateau Valley single family and duplex project proposed for the land adjacent to Memmen Ridge near the South Ridge Townhouse development neighborhood.

We live on [REDACTED] and noticed that a sign has been posted at the very end of Valley Drive "informing" the neighborhood of the proposal. The sign, however, is not prominently displayed and if we did not walk our dog to the end of the road every night, we would never have seen it. We're a pretty close-knit neighborhood and the news is now spreading by word of mouth, but I am concerned because I am confident that there are some regulations about proposals and their town meetings needing to be communicated clearly and often to the surrounding spaces -- not hidden behind a roadblock at the end of one road.

The last time a developer was interested in the Memmen-owned open spaces, I had a meeting with Sandy Vossler (June 2019). I remember Sandy also detailing the responsibility that the developer has in notifying by letter all of the neighbors within a certain radius. I have all the paperwork filed, but I think it was within 1/2 mile of the proposed development? We did not receive such a letter about the development nor November 9th's meeting. Have the laws changed in the last 2 years?

I am trying to work through deciphering the paperwork linked to the application on the Town of Castle Rock webpage, but do not see a legend specifying where the paired homes will be located in relation to the existing South Ridge townhomes. Can you help clarify or will that be addressed at the Nov. 9th meeting.

I would also appreciate it if you could provide the by-laws for how much open and green spaces are required for new neighborhoods. This new proposal seems to not have much more than drainage channels planned.

Has a traffic study been done by the developer yet? Or a sewage and waterways study?

Finally, will you be in attendance at the November 9th meeting? Will the meeting have a Zoom link available for any concerned neighbors unable to attend -- or perhaps if space runs out in person?

Thank you for your help in clarifying these points. I appreciate your time,

--

Jennifer M. Reed
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [Brad Boland](#)
Subject: RE: Chateau Valley
Date: Friday, October 29, 2021 1:34:14 PM
Attachments: [image001.png](#)

Thanks Rusty!

Hopefully I'm not missing it, but I'm not seeing an attachment.

From: [REDACTED]
Sent: Friday, October 29, 2021 12:54 PM
To: [REDACTED]
Cc: bboland@crgov.com
Subject: Re: Chateau Valley

Mike,

Thank your for you interest and support. It is always nice to hear some positive feedback. Attached, please find an enlargement of the area near your home with additional detail.

You are viewing our initial design and layout,
The Town will review our Site Development Plan at least twice before we finalize our design.

Thanks,

Rusty Hall
PE&PLS
Highline Engineering
[REDACTED]

The meeting link:

Russell Hall is inviting you to a scheduled Zoom meeting.

Topic: Chateau Valley Neighborhood Meeting
Time: Nov 9, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87281813746?pwd=dy9SZFc1T0FWb3AwTklaM0xOaWswdz09>

Meeting ID: 872 8181 3746
Passcode: exqT03

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

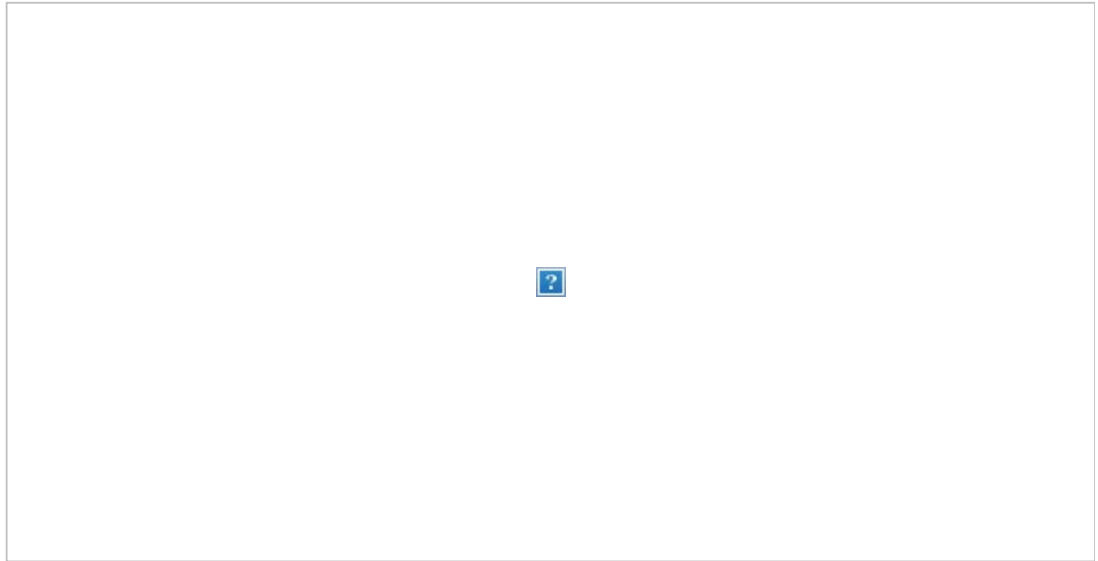
From: [REDACTED]
To: [REDACTED]
Cc: bboland@crgov.com
Sent: Wed, Oct 27, 2021 4:41 pm
Subject: Chateau Valley

Good Afternoon

I received notification of the neighborhood meeting, and have been reviewing the additional detail on crgoc.com – a couple of questions/requests:

- Could you please forward a link to the electronic meeting?
- How final is the road plan? My specific interest is in Elm Ave. coming through Glovers, and wanting to place my full advocacy and support for the current cul-to-cul representation on the [Development Plan](#) (page 2)

o



Thank You!

Mike McKinley



Chateau Valley Planned Development

Date October 31, 2021 at 20:24 UTC-06:00
From Annamarie Engelhard
To [REDACTED]; Brad Boland
Cc TownManager Mailbox; TownCouncil Mailbox; Tara Vargish; Julie Kirkpatrick; Sandy Vossler; Kevin Wrede; Parks Mailbox; Jeff Brauer
Subject Chateau Valley Planned Development

Dear Mr. Hall,

My name is Annamarie Engelhard. I am a resident of Castle Rock at [REDACTED] (District 4). I am a member of our town government's Design Review Board, Historic Preservation Board, and an active member of our community. I am writing in regards to the proposed Young American Development called Chateau Valley<<https://protect-us.mimecast.com/s/xRNrCo2k73cADk0l1VaD9?domain=crgov.com>> which is located in District 6 and adjacent to my district, District 4. Chateau Valley proposes 423 dwelling units on the 113-acre site.

[image.png]

While it is difficult to see this lush land developed, I am glad the Memmen family can move forward in their lives and appreciate how new homes help ease the housing crisis and help members of our society. In anticipation of this coming development, I would like to express my hopes and concerns for how this new neighborhood will integrate into our community and discuss ideas how this project can be neighborly to the existing residents.

My primary concern lies within a specific region of the development--the region adjacent to Memmen Open Space. In the drawing, there is a green space border between my neighborhood and the new development. I am very appreciative of this buffer. However, the area that concerns me I have highlighted in yellow and most specifically circled in red. I am very familiar with this area as my home is located in the cul de sac denoted by "Home" as seen below.

[image.png]

Just to the west of the highlighted area is Memmen Open Space which encompasses an old-growth ponderosa pine forest. This pine forest is the pride and joy and identity of our neighborhood. I'm sure you know in the Colorado Front Range and Castle Rock itself, natural forests are rare making this extremely special to us. The problem I see with the current plan is that the old-growth forest extends into the area circled in red. These trees are an important part of our community and should be integrated into the proposed development rather than destroyed. You can get a better view of this old-growth pine forest and a rough generalization of the trees in question from this aerial image:

[image.png]

Because this forest is so integral to our community identity, I have much concern as these trees would need to be destroyed using the current plans. In an effort to maintain our neighborhood identity and help this new development integrate into our community, I have a few ideas of what we could do:

- * CHOICE #1: Community Park

- * Turn the area highlighted in yellow into a community park

- * Our entire town loves the Memmen forest. It is used by adjacent neighbors, the downtown community, and will be used by Chateau Valley and the upcoming Memmen Young development<https://protect-us.mimecast.com/s/aMs_CpYl74sg95BIDqSau?domain=crgov.com> (the ridge due north of Chateau Valley). Extending the size of Memmen Open Space would be extremely valued not only by our Memmen neighborhoods but the entire Town due the increased use it will be receiving from these new neighborhoods as well as downtown residential growth.

- * Solutions:

- * Move planned homes into other areas of development or decrease total number of dwelling units

- * Partner with our Town government to make up for lost revenue for park contribution
- * Our neighbors, the Woodlands, have a beautiful example of a community park built into a forest. This would become a crown jewel of our Memmen and Castle Rock communities for generations to come and something we would be extremely grateful to the developer for.

[image.png]

* CHOICE #2: Larger Lots

- * If CHOICE #1 is not feasible, build custom homes in this area that sit on 1 or half-acre lots. These homes could be custom built into the topography and keep the pine trees preserved in the backyards maintaining our neighborhood's identity and skyline and adding to the value of the new custom homes.
- * Custom homes directly adjacent to Memmen forest would be a hot commodity in Colorado and a profitable endeavor for the developer.
- * Similar larger lots are seen near tract EE on the drawing. These could also be built in the highlighted yellow area rather than the smaller lots that will require the destruction of the forest.
- * CHOICE #3: Reduced height
- * At the very least, reduce dwelling unit height from 35' to 25' preserving as many native trees into backyards as possible.
- * Many trees would still be destroyed, but standing trees in Memmen could still be viewed from our neighborhood. The 35' homes will certainly take away our skyline that is a treasured sight in our community.
- * This is a photo of the view from my living room window at the end of Columbine Drive. This skyline is one of our neighborhood's greatest pleasures and joys. The current plan would take away this entire view by both destroying trees and hiding any remaining trees. The trees impacted are highlighted in yellow and red with red being those that would be almost entirely removed and yellow representing those that would be partially removed and fully hidden from sight.
- * [image.png] [image.png]

With these suggestions, I greatly look forward to your thoughts and seeing what we can do to find a solution that benefits both the developer and our community in a beautiful way. I have cc'd our town staff and town council to see how they can assist especially with the idea of the possibility of a partnership for a park/community space. Here are two more pictures of the forest that we would love to keep as part of our community identity. It is a place we would love to take our children and show them what a vibrant, thoughtful, and beautiful Colorado community they are part of. Please help us build this special place for our community, our children, and our grandchildren to come.

[image.png]

[image.png]

[image.png]

Thank you so much for your time and working with our community to make our Castle Rock Master Plan Vision come to fruition. I look forward to meeting you at the neighborhood meeting.

Sincerely,

Annamarie Engelhard

District 4

Design Review Board Member

Historic Preservation Board Member

Re: Chateau Valley Planned Development

Date October 31, 2021 at 20:45 UTC-06:00
From Annamarie Engelhard
To [REDACTED] Brad Boland
Cc TownManager Mailbox; TownCouncil Mailbox; Tara Vargish; Julie Kirkpatrick; Sandy Vossler; Kevin Wrede; Parks Mailbox; Jeff Brauer
Subject Re: Chateau Valley Planned Development

Mr. Hall,

I meant to attach a former pre-application submittal from a previous developer. You can see in this plan the designer was able to keep the old growth forest intact, design the development around the trees, and even include a neighborhood park. I've included a snippet of this design for your consideration.

Thank you,
Annamarie

[image.png]
[image.png]

On Sun, Oct 31, 2021 at 8:24 PM Annamarie Engelhard

[REDACTED] wrote:

Dear Mr. Hall,

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Sincerely,

Annamarie Engelhard

District 4

Design Review Board Member

Historic Preservation Board Member

--

Annamarie Engelhard, MT-BC

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

11/1/21

Dear Sirs (Majors)

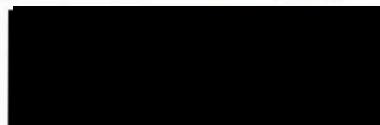
Please just say no to the Chateau Valley
SITE DEVELOPMENT PLAN.

I reside on Sandhurst Dr. (2011) and our life
would be negatively affected if this plan goes through.
We had this house built in 1994 when Castle Rock was
a town of 10,000 people. The ranch behind us is
a home to animals A to Z, antelope to wild turkeys.
Where will they go? Where will the H₂O come from
to supply 400 houses?

Is our quality of life any consideration? ⁹
Living next to a years in the making construction site
is a hellish consideration and could very well
cause us to leave our house and home of nearly 30 yrs.

I realize there is money to be made with this
development, but can't we just say no? enough
already.

Thank you



From: [Erik F Blood](#)
To: [Brad Boland](#)
Subject: Chateau Valley
Date: Monday, November 1, 2021 5:12:00 PM

Hi,

I live at [REDACTED] and am EXTREMELY concerned about this development being proposed. Considering the tight property lines around my property, I am very worried this will very negatively impact me as homeowner. I am also worried for the the wildlife that we have in those fields. While I understand the need for growth and expansion, I worry that this will negatively impact the surrounding community with traffic and over crowding.

Can you supply me with a more accurate map of the proposed community as well as where my property lines are with respect to the proposed development.

Thank you in advance for your help with this,

Erik Blood

[REDACTED]

[REDACTED]

Re: Written Feedback: Neighborhood Meeting - Proposed Site Development Plan - Chateau Valley

Date November 08, 2021 at 23:09 UTC
From [REDACTED]
To [REDACTED]
Cc Brad Boland
Subject Re: Written Feedback: Neighborhood Meeting - Proposed Site Development Plan - Chateau Valley

Ashley,

Thank you for your comment.

It is my understanding that the Town of Castle Rock has planned for this portion of Valley Drive to be connected for many years.

AND

it is designated as a collector street, which is designed to carry higher traffic volume than a residential street.

I will forward your concern to the Town Staff and ask if they would support any speed reducing elements that would make

Valley Drive safer for the adjoining neighborhoods.

But, I believe the Town will require Valley Drive to be constructed as shown on our site plan.

I have copied the Town Planning Department for further discussion, but may not have any additional information

at our Neighborhood meeting on Tuesday night.

We will have two more neighborhood meetings as our application progresses, so I hope you can attend the next meeting.

Sincerely,

Rusty Hall

Highline Engineering

[REDACTED]

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

From: Ashley Mount <[REDACTED]>

To: [REDACTED]

Cc: bboland@crgov.com

Sent: Mon, Nov 8, 2021 1:19 pm

Subject: Written Feedback: Neighborhood Meeting - Proposed Site Development Plan - Chateau Valley

Good afternoon,

I am writing to you in regard to the Neighborhood Meeting/Chateau Valley.

Unfortunately, I am unable to attend the meeting tomorrow. I have a question to be addressed at the meeting.

My main concern I'd like to address is the traffic on Valley. I live on Dawson and Valley and the traffic is already unsafe (unfortunately, drivers speed all the way down Valley). If Valley were extended to the new subdivision, speeding would increase, which would be a safety concern for both adjoining neighborhoods. We have a lot of young children in the neighborhood and people who like to walk their dogs on the wide sidewalk down Valley. It would also increase traffic overall from east to west, so even more cars would be coming down the steep hill. For the safety of both neighborhoods, could design include an option to keep Valley from going through to the new development?

Thank you for your time,
Ashley Mount

Questions for the Chateau Valley Young American development meeting

Date November 09, 2021 at 01:15 UTC
From SnowFyre *
To [REDACTED]; Brad Boland
Subject Questions for the Chateau Valley Young American development meeting

Where are the public spaces in the design such as parks and public meeting areas?

What considerations have been made to accommodate pedestrians and bikes in the subdivision and off-site?

What do you plan to distribute traffic into the surrounding neighborhoods and how will traffic impacts be mitigated?

What is the impact of the development on our infrastructure? How will current and future impacts be funded?

Where is the water for the development coming from? Who pays for it? Requiring existing residents to conserve more is not an acceptable plan.

Will there be new traffic signals be needed? What about offsite signals as result if traffic increases? One study suggests five vehicle trips per day per household in a subdivision, that is about a 600-800% increase in traffic.

Part of Valley around South St is on the Elementary walking path route, what safety considerations are being taken to keep the children who walk to school safe? How does the increased traffic on South near the school been taken into consideration?

Will there be new traffic designs for Valley and Santana?

What price range do you expect the houses to be?

Will the development include any amenities?

What wild space will be left?

Will there be any new firefighter, police, schools needed to support the new families?

What will be done to handle the additional stormwater runoff?

Fwd: Chateau Valley Development

Date November 09, 2021 at 20:39 UTC-07:00
From Eric Lomas
To Brad Boland
Subject Fwd: Chateau Valley Development

----- Forwarded message -----

From: Eric Lomas <[REDACTED]>
Date: Tue, Nov 9, 2021 at 8:12 PM
Subject: Chateau Valley Development
To: <bboland@crgov.con>, highlineeng@aol.com<mailto:highlineeng@aol.com>
<[REDACTED]>

Hello, my wife and I were sorry to miss the meeting this evening but, with two young children, it was a tough time to make it there.

Thank you for sending out a letter and holding a meeting in regards to this new development near us. We have mixed feelings about the plans, as I'm sure many of our neighbors do. We all know Castle Rock is growing and we recognize that growth and a spirit of welcome is good for the town. However, we are concerned about maintaining some of what makes Castle Rock so great. Namely, we are concerned about maintaining open space, greenways for wildlife, and overall habitat quality and availability for the wildlife near us, particularly the larger animals (bears, mule deer, turkeys, etc). The privilege to live near and observe wildlife is part of what makes our community so special. So, we are curious what provisions are being taken with this new development to preserve the habitat? Will Memmen Ridge Open Space be affected by the development? Will it be expanded?

Thanks for your attention, and we appreciate you involving the community.

Sincerely,
Eric Lomas

Re: Memmen north neighborhood meetings

Date November 10, 2021 at 16:35 UTC
From [REDACTED]
[REDACTED]
Cc Brad Boland
Subject Re: Memmen north neighborhood meetings

Jill,

Thank you for your involvement in participating in the design of Chateau Valley Subdivision.

Please reply with your address that I may include you and your husband on the mailing list for future meetings.

Thanks,

Rusty Hall
Highline Engineering
[REDACTED]

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

From: Jill Holland [REDACTED]
To: bboland@crgov.com; [REDACTED]
Sent: Wed, Nov 10, 2021 7:39 am
Subject: Memmen north neighborhood meetings

Hello...

My husband and I were at the Chateau meeting last night. We would be interested in attending the next neighborhood meeting for the Memmen North development.

We are VERY concerned about CR water's ability to service all of these new developments, along with major traffic concerns resulting from 1000+ dwellings proposed via Chateau, Memmen North, and the Oaks 2.

Please add my email to your notification list for the next MN meeting.

Thank you,
Jill Holland-

Chateau Valley Proposed Site Development Plan

Date November 15, 2021 at 05:29 UTC+01:00
From Peter Ruhl
To [REDACTED] Brad Boland
Cc Caryn Johnson; Desiree LaFleur
Subject Chateau Valley Proposed Site Development Plan

Reviewing the proposal, I have a significant concern that wildlife needs have not been accounted for. The property is adjacent to the Memmen Ridge Open Space to the west. This Open Space is a unique area within the town which serves as habitat for deer, coyote, bobcat, and other wildlife. I hike the trails there frequently.

Following the drainage channel downstream, when you reach South Elementary there is persistent water in the creek year-round. This is the source of water for the deer and other wildlife, which move through the open space on a daily basis.

The current development plan does include any wildlife corridors to account for the needs of the animals using Memmen Ridge Open Space as their habitat.

At the meeting on Nov-9, it was stated that the creek channel will not be built on, but 'improved' to handle streamflows. Due to the topography and steep terrain, the over-lot grading plan was described as 'very aggressive', affecting the entire site. While this tract for the channel will be 'open', it would not be suitable as a wildlife corridor in current form. It is too narrow, and all of the existing trees and Gambel oak will be cleared. An acceptable wildlife corridor requires adequate width and cover. Also problematic are the duplexes and single-family homes in the northwest corner of the site plan directly adjacent to Memmen Ridge Open Space. The road crossing at Valley Drive should also get special consideration, either with a bridge to facilitate wildlife passage, or avoid making Valley Dr a through street altogether.

I encourage the developer to commission an objective wildlife study of the broader area, and I look forward to seeing improvements in future revisions. Memmen Ridge is a special space in our part of the Town, and can provide the same excellent experiences for the new residents as it does for me today, but only with proper planning.

Sincerely,

Pete Ruhl

[REDACTED]

Castle Rock

Re: link to 11/9/21 meeting

Date November 15, 2021 at 16:34 UTC
From [REDACTED]
To [REDACTED]
Cc Brad Boland
Subject Re: link to 11/9/21 meeting

Kathy,

Neighborhood interest and involvement is greatly appreciated, and usually results in a better design. I understand the emotions of change, concerns and impacts resulting from new land development. I always challenge the neighbors to channel their emotions to thoughts and ideas to improve our designs and lessen the impact of development. This is our goal.

I will set a reminder to send you the link to our next meeting.

Rusty Hall
Highline Engineering

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

From: [REDACTED]
To: [REDACTED]
Sent: Sun, Nov 14, 2021 7:21 pm
Subject: Re: link to 11/9/21 meeting

Dear Mr. Hall,

Thank you for the link to the first community meeting on the Chateau Valley development. I thought you all handled the meeting very well, and I found it very informative. I regret the way that some of my neighbors chose to respond, although I understand their concerns and share many of the same concerns. I look forward to the next meeting and the updated information you will share then. Please send me an electronic link to that meeting as well.

Kathy Lindholm

[REDACTED]
On 11/05/2021 1:31 PM [REDACTED] wrote:

Russell Hall is inviting you to a scheduled Zoom meeting.

Topic: Chateau Valley Neighborhood Meeting
Time: Nov 9, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87281813746?pwd=dy9SZFc1T0FWb3AwTklaM0xOaWswdz09<https://protect-us.mimecast.com/s/ZeBuCM8xoksM2KAhw936Q?domain=us02web.zoom.us>>

Meeting ID: 872 8181 3746
Passcode: exqT03

Thanks,

Rusty Hall

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

From: [REDACTED]
To: [REDACTED]
Sent: Fri, Nov 5, 2021 11:28 am
Subject: link to 11/9/21 meeting

Russell,

Please send me link to the meeting next Tuesday regarding the proposed Chateau Valley development. I am currently with my family in AZ, but I live on Sandhurst Drive and would like to receive the link to the meeting electronically. The new development will significantly affect me, since I currently back to open space.

Kathy Lindholm

Re: Questions for the Chateau Valley Young American development meeting

Date November 15, 2021 at 17:40 UTC
From [REDACTED]
To [REDACTED] Brad Boland
Subject Re: Questions for the Chateau Valley Young American development meeting

Below, please find our responses to comments below,

Rusty Hall
Highline Engineering
[REDACTED]

Where are the public spaces in the design such as parks and public meeting areas?
Chateau Valley contains 42 acres open space with a centrally located private open space park.
No Meeting areas are proposed as part of this development.

What considerations have been made to accommodate pedestrians and bikes in the subdivision and off-site?
A trail network along the Channel and south property line is proposed. And a link to the park proposed with Founders Vista Subdivision located to the east on top of the plateau will be made.

What do you plan to distribute traffic into the surrounding neighborhoods and how will traffic impacts be mitigated?
Our Traffic study indicates that Chateau Valley will have negligible impact to the existing surrounding streets and intersections.

What is the impact of the development on our infrastructure? How will current and future impacts be funded?
Find below impact fees summary as discussed at our meeting:

Impact fees

In addition to general fund receipts, the "CHATEAU" development will produce substantial impact fee revenue. As noted in Figure 2, by project completion the "CHATEAU" will generate over \$7.46 million in funds for offsite capital expansion elsewhere in Castle Rock.

Figure 2.

Impact Fees Schedule

Residential Impact Fees (2021)

per unit project total

Park & Recreation \$ 6,531 \$ 2,840,985

Muni.Fac.Fee \$ 343 \$ 149,205

Fire Department \$ 1,052 \$ 457,620

Police Department \$ 526 \$ 228,810

Transportation \$ 8,699 \$ 3,784,065

Totals \$17,151 \$ 7,460,685

Where is the water for the development coming from?

Who pays for it?

Requiring existing residents to conserve more is not an acceptable plan.

The property contains 100 acre feet of water which will be dedicated to the Town. Additional water will be provided by the Town, which will be purchased by the Developer.

Chateau Valley will voluntarily prepare a Water Efficiency Plan in accordance with the Towns standards.

What price range do you expect the houses to be?

Current market value indicates Single Family Detached homes will start around \$ 600,000

And Duplex around \$ 500,000

Will the development include any amenities?

Open space is designated on the site development plan in the center of the subdivision which may be used for trails, private park, tot lot, or other uses desired by the new HOA.

What wild space will be left?

The Flood plain corridor and cliffs to the East will continue as open space for wildlife habitat

Will there be any new firefighter, police, schools needed to support the new families?

The respective public entities will review our proposed Site Development Plan to make these determinations.

What will be done to handle the additional stormwater runoff?

Three detention ponds are proposed to attenuate developed runoff from Chateau Valley Sub.

What do you plan to distribute traffic into the surrounding neighborhoods and how will traffic impacts be mitigated?

* Planned roadway connections and anticipated improvements are coordinated with Town Staff pursuant to the Town's Transportation Master Plan.

Will there be new traffic signals be needed? What about offsite signals as result if traffic increases? One study suggests five vehicle trips per day per household in a subdivision, that is about a 600-800% increase in traffic.

* No new traffic signals are anticipated with the proposed development. Existing traffic volumes without the proposed development are projected to require long-term improvements which are to be coordinated by the Town of Castle Rock pursuant to their Transportation Master Plan. It is noted that per Town design standards, major intersections within the area are anticipated to be developed into roundabout intersections. Per the ongoing traffic impact analysis performed for the proposed development, intersection operations within the area are not expected to change significantly compared to long-term projected operations without this development.

Part of Valley around South St is on the Elementary walking path route, what safety considerations are being taken to keep the children who walk to school safe? How does the increased traffic on South near the school been taken into consideration?

* Sidewalk and trail connections pursuant to Town design standards will be provided with the proposed development. Specific safety measures associated with the school zone are to be coordinated between Town Staff and the School District as necessary. Traffic volumes along South Street have been considered in the ongoing traffic impact analysis, with no significant impacts currently identified.

Will there be new traffic designs for Valley and Santana?

* Volumes along Santana Drive are not anticipated to be substantial, as Valley Drive will be the primary roadway serving the development area. As Santana Drive is classified as a local roadway, volumes are not expected to warrant intersection improvements at this time.

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

From: [REDACTED]

To: [REDACTED]; bboland@crgov.com <bboland@crgov.com>

Sent: Mon, Nov 8, 2021 6:15 pm

Subject: Questions for the Chateau Valley Young American development meeting

Where are the public spaces in the design such as parks and public meeting areas?

What considerations have been made to accommodate pedestrians and bikes in the subdivision and off-site?

What do you plan to distribute traffic into the surrounding neighborhoods and how will traffic impacts be mitigated?

What is the impact of the development on our infrastructure? How will current and future impacts be funded?

Where is the water for the development coming from? Who pays for it? Requiring existing residents to conserve more is not an acceptable plan.

Will there be new traffic signals be needed? What about offsite signals as result if traffic increases? One study suggests five vehicle trips per day per household in a subdivision, that is about a 600-800% increase in traffic.

Part of Valley around South St is on the Elementary walking path route, what safety considerations are being

taken to keep the children who walk to school safe? How does the increased traffic on South near the school been taken into consideration?

Will there be new traffic designs for Valley and Santana?

What price range do you expect the houses to be?

Will the development include any amenities?

What wild space will be left?

Will there be any new firefighter, police, schools needed to support the new families?

What will be done to handle the additional stormwater runoff?

Re: Chateau Valley Proposed Development Concerns/Questions

Date November 23, 2021 at 16:52 UTC
From [REDACTED]
[REDACTED] Cara Reed; Camden Bender; Tony Felts
Cc Brad Boland
Subject Re: Chateau Valley Proposed Development Concerns/Questions

Jennifer,

Traffic

1. Traffic control and speed reducing measures on Valley Drive will be reviewed as part of this application.
2. I have copied the Town on this email to assist in responding to the concern about completing the connection between the two Dead Ends for Valley Drive through Chateau Valley Sub.

Memmen Ridge

3. We will be reviewing concepts to improve our design and provide an aesthetic and natural appearance to Memmen Ridge.
4. A significant amount of open space provided on the south side of the tributary near the west end of the property will remain as open space.
Additional wildlife reviews will be conducted as part of this application.

Water

5. As stated in the Meeting

A. Three onsite detention ponds C are proposed to attenuate developed runoff for the Full Spectrum storm events.

The attenuated runoff from each detention pond will be conveyed via storm sewer to Tributary 2 to Sellars Gulch.

B. The existing drainageway has a thalweg slope of approximately 2.6%. The channel is proposed to be stabilized using grade control structures to reduce the thalweg slope and dissipate energy.

Three channel crossings are anticipated for roadways. The crossings will be designed to convey the 100 year flow without overtopping the roadways.

C. Additional review and inspection of the westerly portion of the tributary may be warranted to provide maintenance measures to minimize flooding to adjacent properties.

Thank you.

Rusty Hall
Highline Engineering

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

From: Jennifer Reed [REDACTED]
To: creed@crgov.com; cbender@crgov.com; tfelts@crgov.com
Cc: Brad Boland <BBoland@crgov.com>; [REDACTED]
Sent: Mon, Nov 22, 2021 8:55 pm
Subject: re: Chateau Valley Proposed Development Concerns/Questions

I wanted to start this email by thanking Cara, Tony, and Camden for the time you spent with me towards the end of the 11/9/21 meeting regarding the proposed Chateau Valley development by Highline CM Inc and Russell Hall. It was by their suggestion that I am writing this letter and will encourage my neighbors to do the same in the hopes that our thoughts and concerns will be included in the file for this proposal.

To say that I was disappointed in Mr. Hall's performance at the meeting would be an understatement. I did attend with the hopes that he might genuinely want to communicate and collaborate with the citizens and homeowners surrounding the land parcel, but it became apparent relatively quickly that he had no interest in hearing what we had to say.

For anyone who was unable to attend the meeting, I implore you to please watch the Zoom call video of it. I've been told that Brad Boland and perhaps a few others should have access to the file. I'm hoping to gain access to the link myself so that I can pass it on to my neighbors. There have been a number of people who have asked me for it as I walk my dog.

We are a unique neighborhood. The culture on the north side of the proposed development (the paired homes and single-family homes south of the Catholic Church along and extending from North Valley Drive) reminds me of the late 1980s --- the kids run amuck in the streets, with neighbors feeding them as the summer days wind on. They scamper home when the street lights come on, covered in chalk and mud and the day's adventures. In the winter, it's not uncommon to find that a neighbor has already shovelled your sidewalk, driveway, or both. For big storms, we're all out there together, talking and making sure that everyone has what they need.

We represent all that is wonderful about living in Castle Rock. We are a perfect example of why people want to move TO Castle Rock. Our little corner of the world is safe for our kids and precious to us. Castle Rock is growing but the vision was always to do so responsibly such that the "small town" FEEL wasn't lost in commerce and traffic. It is with this Town vision in mind that I have two major concerns regarding this development proposal.

The Traffic Issue

At the "neighborhood meeting," many of our questions and concerns focused on what the development will do to the traffic in the neighborhood. There was no traffic expert physically present, but someone named "Adam" was on the Zoom call. Mr. Hall re-directed our concerns to him and tried to show slides that indicate that traffic influx will not be drastic. That, however, is simply not true as the number of homes in this development will change the zoning for Valley Drive to a connector class road.

I asked in the meeting if there were any examples, anywhere in Castle Rock where homes faced and opened directly onto a collector class road. In a meeting with Brad Boland Friday, Nov 5th, he said that having homes open on to such a busy road would never be approved by today's codes and standards, but we have 17 such homes on N. Valley Drive. In our meeting, Mr. Boland was dismissive -- he reiterated time and time again that all the decisions were made in the '80s and there was nothing to be done, but I have yet to understand how the connection of Valley Drive can be done safely for the homes and families already established.

As this proposal moves forward, how the traffic will be managed and mitigated needs to be more clearly identified and communicated. Connecting Valley Drive may have been a decision made 40 years ago, but doing so will have severe consequences for the families and children growing up here. Their safety needs to be as much a priority as the profits garnered from the development of this land.

While the traffic concerns did not seem to be of any consequence or interest to Mr. Hall at the meeting, they should absolutely be of grave concern for the Town, whose citizens' lives will be drastically impacted. The safety of the children living in our neighborhood DOES matter -- in fact, the traffic problem is literally a matter of life or death.

The Development of Memmen Ridge

One of the other major concerns about this development is the effect it will have on Memmen Ridge. Mr. Hall did not seem to know what or where Memmen Ridge is, but it's a key part of Castle Rock's identity and one of the last bastions of nature to be found in city limits.

I understand that the land sale accounts for a final 14 acres of land to be added to the existing Memmen Ridge, but the Chateau Valley proposal will still call for a not-insignificant number of mature Ponderosa pines to be destroyed, putting the ecosystem at risk. The base of the Ridge is home to a thriving prairie dog colony that sustains an incredible food chain, leading all the way up to the coyotes, bobcats, and the bears.

The destruction of the east side of the ridge needs to be reconsidered. Mr. Hall said that the plans include 42 acres of open space. According to the plans, there are long stretches on the east side of the parcel that are marked to be open, undeveloped land. I beseech the developer and the Town to take a look at how the homes set to be built just south of Valley House (the retirement home) to be relocated elsewhere in the development to minimize the Ridge destruction and preserve as much of the ecosystem as possible. In an ideal world, the newly-connected Valley Drive could serve as a western border to the development: all homes built to Valley Drive's east and the Ridge left largely undisturbed for all to enjoy. Leaving the Ridge

intact is a magnificent selling point for the new home owners and would justify increased home sale prices within Chateau Valley.

(Or, an alternative: I see that Santana Drive will become a major thoroughfare but along the new extension, it will be single-family homes. Rather than building new paired homes on the prairie dog town (which is also prone to flooding), would it be possible to move the paired homes to continue along Santana as Santana Drive is already a street of paired homes?)

Water

The water issue was also touched on, but no answers were given. With whom can I set a meeting to understand how Mr. Hall will be able to build homes on land already known to flood? The paired homes on the south side of Sierra Drive already have issues with their basements flooding during heavy rains and Mr. Hall seemed to be aware of the issue but not care. I would like to understand how the Town codes will allow for the building of houses that will exacerbate the existing issue for homes already here. There was discussion of the easement south of Hover Drive, but no one seemed to acknowledge the fact that there is another water source that traces down from Gordon Drive and north of Santana Drive, adding to the water flooding this lowland. Who will be responsible for the water issues that will result from covering all this land with concrete?

I work from home and would love to take a meeting with anyone willing. In particular, I would love to talk to the traffic expert, Adam, who was at the meeting to better understand how the Town intends to approach the 5th & Valley intersection as well as what will be done to mitigate the dangers increased traffic will present to our children. I want to understand what 2017 Transportation Masterplan has in store for us.

I'd like, too, to know who at the State level will be reviewing the proposal in order to sign off on the environmental effects on the area and ecosystem therewithin. How do I get the information regarding what department will review this plan?

To whoever does take the time to read this missive, thank you. May this be the beginning of ACTUAL conversations with people who want to hear from those living in the areas surrounding the proposed development. Mr. Hall and Mr. Boland's respective disinterest in my concerns were disheartening, to say the least. I hope that others working for the Town -- whether in voter-decided positions or not -- will hear our concerns with more humanity.

We are, after all, what makes Castle Rock such an incredible place to live. If we don't speak up for all we love about our neighborhood and Town, who will?

Jennifer M Reed

[REDACTED]

[REDACTED]

Castle Rock CO 80104

[REDACTED]

I know that emails have been sent to the developer with no response whatsoever. I hope this message will not also be lost in the bureaucracy and shuffle. If someone wouldn't mind please responding to confirm that this has indeed been included in the file to be eventually reviewed by Town Council, it would be very much appreciated.

RE: Chateau Valley Proposed Development Concerns/Questions

Date November 23, 2021 at 13:06 UTC-07:00
From Camden Bender
To Jennifer Reed
Cc Cara Reed; Tony Felts; Brad Boland; [REDACTED]
Subject RE: Chateau Valley Proposed Development Concerns/Questions

Good afternoon Jennifer,

First, thank you for your message and follow-up after our discussion at the Chateau Valley Neighborhood Meeting on November 9. I wanted to let you know that I will coordinate with Town staff regarding your message below and help get responses back to your questions and help provide the appropriate contact information for any meetings or questions regarding reviews/processes by other agencies and organizations.

With this being a holiday week, several staff have taken vacation and are not in the office for much of the week. Therefore, it will likely be next week before you receive a formal response to some of your inquiries below. That being said, I can confirm with you that the information provided by you and others at the meeting (via notes taken from Town staff) and information from your letter below will be made available for Town Council review as a part of the public hearing process for the project.

Brad Boland will provide you with a file link to download and/or share the meeting recording from November 9. Please keep a look out for that message later today.

Thank you again for reaching out and please let me know if there is anything else I can assist you with.

Thank you,

Camden Bender
Development Services Community Outreach Program Manager
100 N. Wilcox Street | Castle Rock, CO 80104
720-733-3533 | cbender@crgov.com <<mailto:cbender@crgov.com>>
[Copy of CR-RockLogoPMS281Coated]

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey: <https://www.surveymonkey.com/r/LR35C27>

From: Jennifer Reed [REDACTED]
Sent: Monday, November 22, 2021 8:55 PM
To: Cara Reed <CReed@crgov.com>; Camden Bender <CBender@crgov.com>; Tony Felts <TFelts@crgov.com>
Cc: Brad Boland <BBoland@crgov.com>; [REDACTED]
Subject: re: Chateau Valley Proposed Development Concerns/Questions

I wanted to start this email by thanking Cara, Tony, and Camden for the time you spent with me towards the end of the 11/9/21 meeting regarding the proposed Chateau Valley development by Highline CM Inc and Russell Hall. It was by their suggestion that I am writing this letter and will encourage my neighbors to do the same in the hopes that our thoughts and concerns will be included in the file for this proposal.

To say that I was disappointed in Mr. Hall's performance at the meeting would be an understatement. I did attend with the hopes that he might genuinely want to communicate and collaborate with the citizens and homeowners surrounding the land parcel, but it became apparent relatively quickly that he had no interest in hearing what we had to say.

For anyone who was unable to attend the meeting, I implore you to please watch the Zoom call video of it. I've been told that Brad Boland and perhaps a few others should have access to the file. I'm hoping to gain access to the link myself so that I can pass it on to my neighbors. There have been a number of people who have asked me for it as I walk my dog.

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Jennifer M Reed

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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FW: Chateau Valley Proposal

Date November 30, 2021 at 07:37 UTC-07:00
From Tony Felts
To Brad Boland
Subject FW: Chateau Valley Proposal

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Tony Felts, AICP
Assistant Director, Development Services
Town of Castle Rock

From: Gina Smith [REDACTED]
Sent: Monday, November 29, 2021 9:06 PM
To: Tony Felts <TFelts@crgov.com>
Subject: Fwd: Chateau Valley Proposal

To the representatives of Castle Rock,

I am writing to you today in regards to the Chateau Valley building proposal. I urge you to reconsider the plans for this future development. There are some issues that I foresee that this proposal did not fully address, and will need to be considered before proceeding.

I am concerned that the wildlife in the area (turkeys, bears, deer, owls, and prairie dogs) will not be given a place to rehouse in this process. There are many animals that do not get a say how these developments affect their natural habitat, and first I would like to address their needs. Please have these animals re-homed as safely as possible. The trees that are planned for replanting simply need to be left alone, since their survival rate when they are uprooted is abysmal.

I am also concerned that the retention ponds planned (the largest one directly behind my own property) will not be sufficient if flooding occurs. I both understand their purpose, and would not like a mosquito breeding ground affecting my family's health and well-being. More so if it floods, that will directly affect my home and could severely damage my property.

I urge the council to rethink where the paired homes are located. These homes are going to ruin the spirit of MenMen Open Space and will quickly make this beautiful open land feel like just a piece of a subdivision. MenMen is a hidden gem in Castle Rock and I hope that the representatives of this town will protect the intent of this piece of property that was gifted to us all.

Valley Drive will need a stoplight put in before home construction begins. Currently turning on or off of this road is extremely difficult, and the increased traffic will make this incredibly dangerous. The hill directly as you enter Valley Drive is already dangerous when it is slick, and adding in additional vehicles to collide with when it snows will need to be considered when extending Valley Drive to the new subdivision.

I am excited about the potential development of new parks and trails, and I would urge the town to ensure that these are accessible for all.

I understand that development happens, but please look out for the current residents of Castle Rock. We love living here because of the lifestyle it provides. Keep us in mind.

Thank you for your time.

-Gina Smith
Proud Resident of Castle Rock

Belk Model, LLC
Unique Clients.
Unique Services.

[REDACTED]

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FW: Chateau Valley Proposal

Date November 30, 2021 at 15:41 UTC-07:00
From Tony Felts
To Brad Boland
Cc Cara Reed; Camden Bender; Tony Felts
Subject FW: Chateau Valley Proposal

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Tony Felts, AICP
Assistant Director, Development Services
Town of Castle Rock

From: Kevin McNeill [REDACTED]
Sent: Tuesday, November 30, 2021 3:38 PM
To: Cara Reed <CReed@crgov.com>; Camden Bender <CBender@crgov.com>; Tony Felts <TFelts@crgov.com>
Subject: Chateau Valley Proposal
Subject: Chateau Valley Proposal

Dear Town Representatives,

I am writing to express my concern as to the proposed Chateau Valley Development as it is currently designed. Additionally, I have a few questions.

I believe development of this area is inevitable as the land is privately owned and zoned for residential homes. Based upon the project drawings and the results of the first neighborhood meeting, which I attended virtually, I think there are a few major impacts to the adjacent existing neighborhoods that were not adequately addressed; traffic, pedestrian safety, impact to local schools and existing property values.

Additional potential impacts to consider are to the diminishing local wildlife and general over-crowding of the downtown area, which is pushing Castle Rock out of the comfortable "Town" category to a small overcrowded city. Traffic is substantial, parking is difficult and town events can be uncomfortably crowded. The character and charm of our town is changing but I believe it can be for the better, if the growth is managed.

During the first neighborhood meeting, one of the major issues that stuck out was traffic management. I believe substantial work will be required specifically at Fifth Street and Valley Drive, with the increased flow along Valley Drive, where at least five residential driveways directly discharge onto Valley. The traffic engineer at the meeting indicated the increased flow would be minimal, but the peak flows presented seemed to be more than minimal. Currently, the intersection is treacherous, especially on snowy or icy mornings, the curve is sharp and the grade is steep. Increased traffic will only exacerbate safety problems in this area.

With the increase in traffic and population, additional accommodations for the increased pedestrian traffic will need to be implemented. I don't recall any discussions about how to keep pedestrians safe. A pocket park has recently been constructed on Valley and kids still play in the street. Do you know what accommodations are anticipated?

Is South Ridge Elementary adequately prepared and funded for the additional student population expected from the development?

Has an assessment been done as to what the potential impact will be to existing adjacent neighborhood property values?

Would it be possible to reduce the density of the housing, move or reduce the number of paired homes or restructure the land use to lessen the impact on the adjacent neighborhoods, infrastructure and the quality of life in Castle Rock?

Thank you for representing our town, please help keep Castle Rock the special place it is!

If I can be of any help please let me know.

Sincerely,

Kevin McNeill

[REDACTED]

Castle Rock, Colorado

FW: Chateau Valley Proposal

Date December 01, 2021 at 07:40 UTC-07:00
From Tony Felts
To Brad Boland
Cc Cara Reed; Camden Bender
Subject FW: Chateau Valley Proposal

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Tony Felts, AICP
Assistant Director, Development Services
Town of Castle Rock

From: Eric Lomas [REDACTED]
Sent: Tuesday, November 30, 2021 9:52 PM
To: Cara Reed <CReed@crgov.com>; Camden Bender <CBender@crgov.com>; Tony Felts <TFelts@crgov.com>; Jason Gray <JGray@crgov.com>; Desiree LaFleur <DLaFleur@crgov.com>
Cc: [REDACTED]
Subject: Chateau Valley Proposal

To Our Town Representatives:

My name is Eric Lomas, my wife Savanna, our two young boys and I live on Gordon Drive in the Memmen Ridge Neighborhood. We truly love Castle Rock and are grateful to live in a place with such great neighbors, outdoor recreation, town activities and general community character. Our family has grown since we moved into our house and we are fortunate to be able to raise our boys in a safe place with lots of learning opportunities, including learning a deep appreciation and love for the outdoors.

I was unable to attend our neighborhood meeting about the proposed development just to the south of our neighborhood (it was right at bedtime for our little ones), but I did send Mr. Hall an email with some of my concerns.

Mainly, my wife and I love being able to take our boys hiking in the various open spaces around town, including the Memmen Ridge Open Space (which is only a block or two away), and having the opportunity to observe and wonder at the wildlife that share our home. We have seen mule deer, bobcats, coyotes, turkeys and bears, all within walking distance of our home. This is truly a part of what makes Castle Rock so special, as compared to the main area of metropolitan Denver. I grew up in Littleton and, as great as it is, there just aren't opportunities like that close to home due to the development. That being said, we understand the need for growth and we want to welcome new neighbors to our community. However, I believe it would be in the best interests of everyone in our community, to make sure that we maintain continuity between open spaces and migration corridors whenever possible, to promote healthy wildlife populations as we grow responsibly. I don't know what provisions are in the proposal for Chateau Valley, other than Mr. Hall reporting that they will take CPW recommendations under consideration. My hope is that, in accordance with the goal of our town to maintain at least 33% of Castle Rock area as open space, we can do our best to make sure that area for wildlife is preserved and protected, including preservation of habitat within the Chateau Valley development for open space and wildlife. I want our boys to continue to be able to see, learn from, and grow to respect the many different critters that we share our space with.

Thank you very much for your kind consideration and attention. We appreciate all that you do and work for in our town.

Sincerely,

Eric and Savanna Lomas
[REDACTED]

Fwd: Chateau Valley -- Glover Neighborhood Legacy

Date December 04, 2021 at 09:11 UTC-07:00
From Tony Felts
To Brad Boland
Subject Fwd: Chateau Valley -- Glover Neighborhood Legacy

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: December 4, 2021 at 09:07:59 MST
To: [REDACTED]
Cc: Cara Reed <CReed@crgov.com>, Camden Bender <CBender@crgov.com>, Tony Felts <TFelts@crgov.com>
Subject: Chateau Valley -- Glover Neighborhood Legacy

Good Morning Rusty

I was able to catch up with a recording of the initial Neighborhood meeting – first, thank you for your candor and diplomacy while still providing meaningful insights.

This kind of support is new to me so I could use a little advice or consult on how best to approach (I honestly can't tell up from down on government/town interests or representation). Seemingly aligned with a few of your comments and a handful of others in the audience – boiling it down to overall advocacy for Glover and maintaining its uniqueness in the context of the Town of Castle Rock:

1. Elm maintained as cul-de-sac
2. Ash amended as not connected
3. Fully leverage buffer areas and landscaping to create more neighborhood distinction – in my own interest, this would ideally include the current Town easement triangle south of the Chateau line on the West side of S. Valley. Regardless, landscaping, or whatever other devices will not only aid in sound abatement but serve to further support the historical appreciation for Glover, its residents, unique appeal, and history.

* We're nearing or past 50 years of history in Glover. Differences in home design, improvements, lot size, and no HOA has allowed a unique and broadly appealing aesthetic, look, and feel. Where not Craig & Gould, yet, I think it's reasonable and advisable for the Town to advocate and defend demarcation and support of the characteristics of Glover, and the value it provides the Town, current homeowners, and draw for a unique residential experience in the context of recent and future town growth.

* My own cursory assessment seemingly confirmed by the traffic study indicate that a Glover outlet provides no meaningful value or improvement in the traffic characteristics of Chateau Valley, or its residents ability to access primary arteries. I.e.:

* Dumping on to Gilbert provides no benefit in achieving access to Plum Creek, 5th, or Ridge

* In the context of a trip, no meaningful start or end is achieved with access to Gilbert or points along it between 5th and Plum Creek

* Closing would not add significant burden to other planned Chateau outlets

I believe you mentioned your own personal advocacy for the Ash amendment – I look forward to teaming up, in whatever form that may take 😊

Thank You!
Mike McKinley
[REDACTED]

From: [REDACTED]
Sent: Friday, October 29, 2021 4:40 PM
To: [REDACTED]

Subject: RE: Chateau Valley

Got it. Thank you!!

From: h [REDACTED]

Sent: Friday, October 29, 2021 4:38 PM

To: [REDACTED]

Subject: Re: Chateau Valley

attachment

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

From: [REDACTED]

To: [REDACTED]

Cc: bboland@crgov.com<mailto:bboland@crgov.com>

Sent: Fri, Oct 29, 2021 1:34 pm

Subject: RE: Chateau Valley

Thanks Rusty!

Hopefully I'm not missing it, but I'm not seeing an attachment.

From: [REDACTED] mailto:[REDACTED]

Sent: Friday, October 29, 2021 12:54 PM

To: [REDACTED]

Cc: bboland@crgov.com<mailto:bboland@crgov.com>

Subject: Re: Chateau Valley

Mike,

Thank your for you interest and support. It is always nice to hear some positive feedbask.
Attached, please find an enlargement of the area near your home with additional detail.

You are viewing our initial design and layout,
The Town will review our Site Development Plan at least twice before we finalize our design.

Thanks,

Rusty Hall

PE&PLS

Highline Engineering

The meeting link:

Russell Hall is inviting you to a scheduled Zoom meeting.

Topic: Chateau Valley Neighborhood Meeting

Time: Nov 9, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87281813746?pwd=dy9SZFc1T0FWb3AwTklaM0xOaWswdz09<https://protect-us.mimecast.com/s/ZoDhCVOKlws3YM2SGmsfo?domain=us02web.zoom.us>>

Meeting ID: 872 8181 3746

Passcode: exqT03

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

From: [REDACTED]

To: [REDACTED]

Cc: bboland@crgov.com<mailto:bboland@crgov.com>

Sent: Wed, Oct 27, 2021 4:41 pm

Subject: Chateau Valley

Good Afternoon

I received notification of the neighborhood meeting, and have been reviewing the additional detail on crgoc.com - a couple of questions/requests:

- * Could you please forward a link to the electronic meeting?
- * How final is the road plan? My specific interest is in Elm Ave. coming through Glovers, and wanting to place my full advocacy and support for the current cul-to-cul representation on the Development Plan<https://protect-us.mimecast.com/s/MMYECW6XmxIOV06txE_Ub?domain=maps.crgov.com> (page 2)
- * [cid:image001.png@01D7CCE3.8B497A90]

Thank You!

Mike McKinley



Fwd: Chateau Valley Proposal

Date December 04, 2021 at 09:13 UTC-07:00
From Tony Felts
To Brad Boland
Cc Camden Bender; Cara Reed
Subject Fwd: Chateau Valley Proposal

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: December 4, 2021 at 09:13:00 MST
To: Cara Reed <CReed@crgov.com>, Camden Bender <CBender@crgov.com>, Tony Felts <TFelts@crgov.com>
Cc: [REDACTED] Jason Gray <JGray@crgov.com>, Desiree LaFleur <DLaFleur@crgov.com>, [REDACTED]
Subject: Chateau Valley Proposal

Good morning. I am a 17 year homeowner at [REDACTED]. I've raised two children here and my family has been active in the community for many years. My husband and I are also native Coloradans. It has been a privilege to live in a community that values the preservation of nature, as that mirrors the values we were raised with in Colorado.

We know that has changed. As much as we would like to stop this Chateau Valley plan, we are realists. We cannot. And so I would respectfully ask you to consider the following. And, if you have responses, I would be grateful. This is my life and family and that of my neighbors, so it's difficult not to feel emotion.

1. Traffic at Valley and 5th - It is already difficult and dangerous to turn out of this neighborhood and on to 5th Street. I recommend you give it a try a few times during busy times. The turn is blind, 5th Street is more and more congested from developments like Terrain, and drivers are regularly traveling 5 to 10 mph over the speed limit. Is there a plan to address the clear safety issue with adding traffic to this already congested flow? We don't have another way out of the neighborhood.

2. South Street and Santana - Turning these streets into major thoroughfares means heavy traffic on completely residential roads. There is no infrastructure here for this. We are not a master planned community. When our houses were built, no one saw this town becoming suburban sprawl. No one wanted it. We have narrow streets, many residents park on the street (lots of paired housing and limited parking), and we have kids riding bikes and walking to school, as well as elderly assisted living residents from Valley House. Is there a plan to address safety for residents and children and students on these streets, as well as consideration being given to the street parking that is necessary due to original community design?

3. Noise - This is a significant amount of traffic to funnel through an existing neighborhood not built for traffic. How are you planning to address the noise of additional thousands of trips by car, both new residents and people shortcutting through what they've formerly had to bypass?

4. Wild animals - Memmen Ridge has always been a shelter for wildlife and also part of the mountain lion migration pattern. In the past few years, wildlife sightings have increased as animals are forced out of other areas of Castle Rock because land is being covered by enormous houses. We have deer, at least 4 uniquely identifiable bears, one mother bear has denned nearby for years and given birth to cubs, a litter of 4 bobcats that was born in 2020, at least one mountain lion, groups of wild turkeys, bold raccoons, and at least one pack of coyotes. It's already exciting and mildly disconcerting to have such regular sightings of these animals because they have nowhere to go, but where will they go when you cover Memmen Ridge? This is a safety issue for both us and the animals. Please observe and evaluate the wildlife in this area.

5. Water - Castle Rock does not have sustainable water. When we moved here for my husband's job, after having lived north of Denver, we were shocked to learn we had bought in a community with no water. I'm

not sure how many more people can be put in this town based on water supply. Is this ever addressed or taken into consideration?

6. Trees - Castle Rock and the planet are short on trees. Drive around this town and you will see anemic trees required by HOA groups but few remaining areas like Memmen Ridge with trees. Are you cutting down the trees?

I am clear we cannot stop this, though I 100% disagree with this use of land. I had hoped development would mean a nature preserve with more trails and picnic areas. But, I know it's happening. I believe in civility. I believe it is every person's responsibility to consider the impact of his or her decisions on those around them. It is my hope you will take into account the lives and safety of the thousands of people who already live here, the wild animals who need a place to go, the ethics of building more where water is scarce, and consider a way to not fully strip the beauty that is Memmen Ridge.

Respectfully,
Patricia Grams

RE: Chateau Valley Proposal

Date December 04, 2021 at 17:35 UTC
From PATTI
To [REDACTED]
Cc Brad Boland
Subject RE: Chateau Valley Proposal

Thank you for your quick response. I was completely unaware of the neighborhood meeting until a neighbor mentioned it afterwards.

I am a project manager. I know nothing will stop a project when the business case supports profit. I've watched this in my line of work and in Castle Rock for many years.

I appreciate acknowledgement of my concerns, though the plan to use Valley as an alternate route actually makes my concerns more significant. And I remain concerned about wildlife and human/wildlife encounters.

Patricia Grams

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: [REDACTED]
Date: 12/4/21 10:16 AM (GMT-07:00)
To: [REDACTED]
Cc: bboland@crgov.com
Subject: Re: Chateau Valley Proposal

Patti,

Please note responses below,
Thank you for your interest and participation

Rusty Hall
Highline Engineering
[REDACTED]

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

From: PATTI [REDACTED]
To: creed@crgov.com <creed@crgov.com>; cbender@crgov.com <cbender@crgov.com>; tfelts@crgov.com <tfelts@crgov.com>
Cc: [REDACTED] ; jgray@crgov.com <jgray@crgov.com>; dlafleur@crgov.com <dlafleur@crgov.com>; [REDACTED]
Sent: Sat, Dec 4, 2021 9:12 am
Subject: Chateau Valley Proposal

Good morning. I am a 17 year homeowner at [REDACTED] I've raised two children here and my family has been active in the community for many years. My husband and I are also native Coloradans. It has been a privilege to live in a community that values the preservation of nature, as that mirrors the values we were raised with in Colorado.

We know that has changed. As much as we would like to stop this Chateau Valley plan, we are realists. We cannot. And so I would respectfully ask you to consider the following. And, if you have responses, I would be grateful. This is my life and family and that of my neighbors, so it's difficult not to feel emotion.

1. Traffic at Valley and 5th - It is already difficult and dangerous to turn out of this neighborhood and on to 5th Street. I recommend you give it a try a few times during busy times. The turn is blind, 5th Street is more and more congested from developments like Terrain, and drivers are regularly traveling 5 to 10 mph over the speed limit. Is there a plan to address the clear safety issue with adding traffic to this already congested flow? We don't have another way out of the neighborhood.

RE: The traffic study notes the poor level of service at Valley & 5th Street. The study states that the poor level of service is primarily due to business traffic on 5th Street.

The completion of Valley Drive will give residents an alternative route to Plum Creek during peak hours of traffic.

As stated in the Neighborhood Meeting, the additional traffic volume from Chateau Valley will have minimal impact to existing traffic levels of service.

2. South Street and Santana - Turning these streets into major thoroughfares means heavy traffic on completely residential roads. There is no infrastructure here for this. We are not a master planned community. When our houses were built, no one saw this town becoming suburban sprawl. No one wanted it. We have narrow streets, many residents park on the street (lots of paired housing and limited parking), and we have kids riding bikes and walking to school, as well as elderly assisted living residents from Valley House. Is there a plan to address safety for residents and children and students on these streets, as well as consideration being given to the street parking that is necessary due to original community design?

RE: The extension of Santana will serve approximately 80 homes.

Santana extension is a proposed Residential street, similar to existing Santana Street.

Minimal traffic impact from Santana Street extended is anticipated from the roadway extension with no change in the level of service.

Santana Extended will provide emergency vehicles additional access to serve the community.

3. Noise - This is a significant amount of traffic to funnel through an existing neighborhood not built for traffic. How are you planning to address the noise of additional thousands of trips by car, both new residents and people shortcutting through what they've formerly had to bypass?

RE: Additional noise pollution is not anticipated to exceed residential standards. Traffic speed reducing design is being reviewed, and will be included with the design of Valley Drive.

4. Wild animals - Memmen Ridge has always been a shelter for wildlife and also part of the mountain lion migration pattern. In the past few years, wildlife sightings have increased as animals are forced out of other areas of Castle Rock because land is being covered by enormous houses. We have deer, at least 4 uniquely identifiable bears, one mother bear has denned nearby for years and given birth to cubs, a litter of 4 bobcats that was born in 2020, at least one mountain lion, groups of wild turkeys, bold raccoons, and at least one pack of coyotes. It's already exciting and mildly disconcerting to have such regular sightings of these animals because they have nowhere to go, but where will they go when you cover Memmen Ridge? This is a safety issue for both us and the animals. Please observe and evaluate the wildlife

RE: Presently, "Memmen Ridge is an area slated for re-design to make the area more aesthetic and sensitive to wildlife.

We are looking at reducing the density, and enlarging the open space area.

Grading operations will require removal of many existing trees presently located in this area.

As stated in the Neighborhood meeting, trees less than 20 feet in height will be trans-planted this area, and new trees planted to compensate for tree loss.

5. Water - Castle Rock does not have sustainable water. When we moved here for my husband's job, after having lived north of Denver, we were shocked to learn we had bought in a community with no water. I'm not sure how many more people can be put in this town based on water supply. Is this ever addressed or taken into consideration?

RE: As stated in the Neighborhood meeting, Chateau Valley will voluntarily participate in the Town's water efficiency plan to preserve water in order to protect our natural resources.

6. Trees - Castle Rock and the planet are short on trees. Drive around this town and you will see anemic trees required by HOA groups but few remaining areas like Memmen Ridge with trees. Are you cutting down the trees?

RE: See response 4 above.

I am clear we cannot stop this, though I 100% disagree with this use of land. I had hoped development would mean a nature preserve with more trails and picnic areas. But, I know it's happening. I believe in civility. I believe it is every person's responsibility to consider the impact of his or her decisions on those around them. It is my hope you will take into account the lives and safety of the thousands of people who already

live here, the wild animals who need a place to go, the ethics of building more where water is scarce, and consider a way to not fully strip the beauty that is Memmen Ridge.

Respectfully,
Patricia Grams

Re: Chateau Valley Proposed Development Concerns/Questions

Date December 06, 2021 at 15:32 UTC-07:00
From Jennifer Reed
To Brad Boland
Subject Re: Chateau Valley Proposed Development Concerns/Questions

Thank you, Brad, for your email. I do have a couple of clarifying questions, if you would be so kind.

1. Thank you so much for identifying Gilbert Road as a connector class road with homes whose front doors face the main road. However, I can't find houses that open directly on to the other roads, like Enderud and Mikelson. It is those homes' rear fences that are adjacent to the road; they do not have their driveways and front doors on the connector class street. Your email noted that traffic questions might be able to be answered by Andrew or Tom, but there was an "Adam" on the neighborhood Zoom call? Who can best help me understand this issue, or would you recommend I write one email to all three (provided I can track down who Adam is)?
2. I'd like, too, to know who at the State level will be reviewing the proposal in order to sign off on the environmental effects on the area and ecosystem therewithin. How do I get the information regarding what department will review this plan?
3. Mr. Hall did not send out letters about the November 9th meeting to all homes within 500 feet. My home is about 369 feet from the end of Valley Drive, which will be developed. I've talked with numerous neighbors along Hover, Santana, Larkspur, and Sierra Drive, and there are a number of us who never received a letter from the developer. We are all homeowners and I am alarmed that Mr. Hall might have cherry-picked who was to receive letters in order to make it seem like they were all sent out. While affected neighbors are required by code to be notified of meetings, I cannot find anything to suggest a consequence if they do not. Who should be notified that this requirement was not adequately met? Is there any consequence at all?

Thanks again for your time and attention,

--

Jennifer M. Reed

On Mon, Dec 6, 2021 at 11:53 AM Brad Boland <BBoland@crgov.com<mailto:BBoland@crgov.com>> wrote:
Jennifer,

Thank you for your email. I have answered your questions and provided contact information, as appropriate, below. Please don't hesitate to reach out if you have any additional questions/comments or if there is anything else I can help you with.

First, I would like to confirm that the feedback from your email will be included in the record for consideration and formal review by Town Council as a part of the public hearing process.

To address your concerns about the connection of Valley Drive, I would like to first say that all plans for the road, as well as other streets that are a part of the proposed development, will be reviewed by the Town's Public Works review team to ensure compliance with safety standards. This can include design of the roadway, traffic calming techniques and other traffic safety measures. Current examples of other collector class roads with adjacent residential units include Mikelson Blvd, Enderud Blvd, Lantern Cir, Plum Creek Blvd, Gilbert St, Emerald Dr, and Scott Blvd. Additionally, resident concerns will be shared with appropriate parties to help make the connection of Valley drive and other roads as safe as possible. As the process progresses, and these measures are more concretely identified, I will encourage the applicant to highlight these improvements at future neighborhood meetings. The safety of all residents, including children, will be taken into consideration throughout the planning process.

Regarding the comments about Memmen Ridge, as mentioned in Mr. Hall's email response, the applicant will review concepts within their application based on feedback received both during and outside of the first neighborhood meeting. Town staff will review the impacts on the floodplain and the submittal will be sent to Colorado Parks & Wildlife for their review and comment.

Finally, you asked for contact information in reference to some specific questions and concerns. Please see the appropriate contacts listed below:

* In response to your questions specific to flooding in the area, I encourage you to contact David Van Dellen at dvandellen@crgov.com.

* For your questions about the applicant's proposed traffic plans, please contact the applicant Rusty Hall at [REDACTED]. He will be able to speak to your questions about traffic and organize a meeting with their traffic consultant.

* Andrew Focht with the Town of Castle Rock will be able to speak to any questions about the Town's plans at Fifth Street and N. Valley Drive. He may be reached at afocht@crgov.com <<mailto:afocht@crgov.com>>

* Tom Reiff with the Town of Castle Rock will be able to speak to the 2017 Transportation Masterplan. He can be reached at treiff@crgov.com.

If you have any additional comments or questions, please do not hesitate to reach out.

Thank you,

Brad Boland, AICP

Planner II

Town of Castle Rock

720-733-3538

[cid:17d91cf970b5b16b21]

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27> <https://protect-us.mimecast.com/s/nBOLCv2rDncxJZPfQATiu?do_main=surveymonkey.com>

From: Camden Bender <CBender@crgov.com> <<mailto:CBender@crgov.com>>>

Sent: Tuesday, November 23, 2021 1:06 PM

To: [REDACTED]

Cc: Cara Reed <CReed@crgov.com> <<mailto:CReed@crgov.com>>>; Tony Felts <TFelts@crgov.com> <<mailto:TFelts@crgov.com>>>; Brad Boland <BBoland@crgov.com> <<mailto:BBoland@crgov.com>>>; [REDACTED]

Subject: RE: Chateau Valley Proposed Development Concerns/Questions

Good afternoon Jennifer,

First, thank you for your message and follow-up after our discussion at the Chateau Valley Neighborhood Meeting on November 9. I wanted to let you know that I will coordinate with Town staff regarding your message below and help get responses back to your questions and help provide the appropriate contact information for any meetings or questions regarding reviews/processes by other agencies and organizations.

With this being a holiday week, several staff have taken vacation and are not in the office for much of the week. Therefore, it will likely be next week before you receive a formal response to some of your inquiries below. That being said, I can confirm with you that the information provided by you and others at the meeting (via notes taken from Town staff) and information from your letter below will be made available for Town Council review as a part of the public hearing process for the project.

Brad Boland will provide you with a file link to download and/or share the meeting recording from November 9. Please keep a look out for that message later today.

Thank you again for reaching out and please let me know if there is anything else I can assist you with.

Thank you,

Camden Bender

Development Services Community Outreach Program Manager

100 N. Wilcox Street | Castle Rock, CO 80104

720-733-3533 | cbender@crgov.com <<mailto:cbender@crgov.com>>

[Copy of CR-RockLogoPMS281Coated]

Your feedback is important to us, please let us know how we are doing by taking our Customer Service

survey: <https://www.surveymonkey.com/r/LR35C27> <<https://protect-us.mimecast.com/s/nBOLCv2rDncxJZPfQATiu?domain=surveymonkey.com>>

From: [REDACTED]

Sent: Monday, November 22, 2021 8:55 PM

To: Cara Reed <CReed@crgov.com<mailto:CReed@crgov.com>>; Camden Bender <CBender@crgov.com<mailto:CBender@crgov.com>>; Tony Felts <TFelts@crgov.com<mailto:TFelts@crgov.com>>

Cc: Brad Boland <BBoland@crgov.com<mailto:BBoland@crgov.com>>; [REDACTED]

Subject: re: Chateau Valley Proposed Development Concerns/Questions

I wanted to start this email by thanking Cara, Tony, and Camden for the time you spent with me towards the end of the 11/9/21 meeting regarding the proposed Chateau Valley development by Highline CM Inc and Russell Hall. It was by their suggestion that I am writing this letter and will encourage my neighbors to do the same in the hopes that our thoughts and concerns will be included in the file for this proposal.

To say that I was disappointed in Mr. Hall's performance at the meeting would be an understatement. I did attend with the hopes that he might genuinely want to communicate and collaborate with the citizens and homeowners surrounding the land parcel, but it became apparent relatively quickly that he had no interest in hearing what we had to say.

For anyone who was unable to attend the meeting, I implore you to please watch the Zoom call video of it. I've been told that Brad Boland and perhaps a few others should have access to the file. I'm hoping to gain access to the link myself so that I can pass it on to my neighbors. There have been a number of people who have asked me for it as I walk my dog.

We are a unique neighborhood. The culture on the north side of the proposed development (the paired homes and single-family homes south of the Catholic Church along and extending from North Valley Drive) reminds me of the late 1980s --- the kids run amuck in the streets, with neighbors feeding them as the summer days wind on. They scamper home when the street lights come on, covered in chalk and mud and the day's adventures. In the winter, it's not uncommon to find that a neighbor has already shovelled your sidewalk, driveway, or both. For big storms, we're all out there together, talking and making sure that everyone has what they need.

We represent all that is wonderful about living in Castle Rock. We are a perfect example of why people want to move TO Castle Rock. Our little corner of the world is safe for our kids and precious to us. Castle Rock is growing but the vision was always to do so responsibly such that the "small town" FEEL wasn't lost in commerce and traffic. It is with this Town vision in mind that I have two major concerns regarding this development proposal.

The Traffic Issue

At the "neighborhood meeting," many of our questions and concerns focused on what the development will do to the traffic in the neighborhood. There was no traffic expert physically present, but someone named "Adam" was on the Zoom call. Mr. Hall re-directed our concerns to him and tried to show slides that indicate that traffic influx will not be drastic. That, however, is simply not true as the number of homes in this development will change the zoning for Valley Drive to a connector class road.

I asked in the meeting if there were any examples, anywhere in Castle Rock where homes faced and opened directly onto a collector class road. In a meeting with Brad Boland Friday, Nov 5th, he said that having homes open on to such a busy road would never be approved by today's codes and standards, but we have 17 such homes on N. Valley Drive. In our meeting, Mr. Boland was dismissive -- he reiterated time and time again that all the decisions were made in the '80s and there was nothing to be done, but I have yet to understand how the connection of Valley Drive can be done safely for the homes and families already established.

As this proposal moves forward, how the traffic will be managed and mitigated needs to be more clearly identified and communicated. Connecting Valley Drive may have been a decision made 40 years ago, but doing so will have severe consequences for the families and children growing up here. Their safety needs to be as much a priority as the profits garnered from the development of this land.

While the traffic concerns did not seem to be of any consequence or interest to Mr. Hall at the meeting, they should absolutely be of grave concern for the Town, whose citizens' lives will be drastically impacted. The safety of the children living in our neighborhood DOES matter -- in fact, the traffic problem is literally a matter of life or death.

The Development of Memmen Ridge

One of the other major concerns about this development is the effect it will have on Memmen Ridge. Mr. Hall did not seem to know what or where Memmen Ridge is, but it's a key part of Castle Rock's identity and one of the last bastions of nature to be found in city limits.

I understand that the land sale accounts for a final 14 acres of land to be added to the existing Memmen Ridge, but the Chateau Valley proposal will still call for a not-insignificant number of mature Ponderosa pines to be destroyed, putting the ecosystem at risk. The base of the Ridge is home to a thriving prairie dog colony that sustains an incredible food chain, leading all the way up to the coyotes, bobcats, and the bears.

The destruction of the east side of the ridge needs to be reconsidered. Mr. Hall said that the plans include 42 acres of open space. According to the plans, there are long stretches on the east side of the parcel that are marked to be open, undeveloped land. I beseech the developer and the Town to take a look at how the homes set to be built just south of Valley House (the retirement home) to be relocated elsewhere in the development to minimize the Ridge destruction and preserve as much of the ecosystem as possible. In an ideal world, the newly-connected Valley Drive could serve as a western border to the development: all homes built to Valley Drive's east and the Ridge left largely undisturbed for all to enjoy. Leaving the Ridge intact is a magnificent selling point for the new home owners and would justify increased home sale prices within Chateau Valley.

(Or, an alternative: I see that Santana Drive will become a major thoroughfare but along the new extension, it will be single-family homes. Rather than building new paired homes on the prairie dog town (which is also prone to flooding), would it be possible to move the paired homes to continue along Santana as Santana Drive is already a street of paired homes?)

Water

The water issue was also touched on, but no answers were given. With whom can I set a meeting to understand how Mr. Hall will be able to build homes on land already known to flood? The paired homes on the south side of Sierra Drive already have issues with their basements flooding during heavy rains and Mr. Hall seemed to be aware of the issue but not care. I would like to understand how the Town codes will allow for the building of houses that will exacerbate the existing issue for homes already here. There was discussion of the easement south of Hover Drive, but no one seemed to acknowledge the fact that there is another water source that traces down from Gordon Drive and north of Santana Drive, adding to the water flooding this lowland. Who will be responsible for the water issues that will result from covering all this land with concrete?

I work from home and would love to take a meeting with anyone willing. In particular, I would love to talk to the traffic expert, Adam, who was at the meeting to better understand how the Town intends to approach the 5th & Valley intersection as well as what will be done to mitigate the dangers increased traffic will present to our children. I want to understand what 2017 Transportation Masterplan has in store for us.

I'd like, too, to know who at the State level will be reviewing the proposal in order to sign off on the environmental effects on the area and ecosystem therewithin. How do I get the information regarding what department will review this plan?

To whoever does take the time to read this missive, thank you. May this be the beginning of ACTUAL conversations with people who want to hear from those living in the areas surrounding the proposed development. Mr. Hall and Mr. Boland's respective disinterest in my concerns were disheartening, to say the least. I hope that others working for the Town -- whether in voter-decided positions or not -- will hear our concerns with more humanity.

We are, after all, what makes Castle Rock such an incredible place to live. If we don't speak up for all we love about our neighborhood and Town, who will?

Jennifer M Reed

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I know that emails have been sent to the developer with no response whatsoever. I hope this message will not also be lost in the bureaucracy and shuffle. If someone wouldn't mind please responding to confirm that this has indeed been included in the file to be eventually reviewed by Town Council, it would be very much appreciated.

Chateau Valley development

Date December 06, 2021 at 15:35 UTC-07:00
From Jill Holland
To Brad Boland; Camden Bender; Cara Reed; [REDACTED] Tony Felts
Subject Chateau Valley development

Please add my name to the long list of CR residents who oppose the proposed Chateau Valley development. I think we've all accepted that this development probably cannot be stopped, but respectfully, I request your deepest consideration for the following:

1) Greatly reduce the proposed number of dwelling units...for obvious reasons:
WATER considerations, TRAFFIC considerations, OPEN SPACE considerations.

2) Our property line borders this proposed development (along with my brother-in-law's) on the east side. (See attached photo with our property line circled in blue). He has owned the property for 35-40 years, which is how long the existing barbed-wire fence has been there. That fence has severely deteriorated through the years, but was never really needed until Chateau Valley comes along. To that end, we beg you to require the developer to install an attractive fence on the east border of the development, in order to deter folks from crossing over from the CV open space, onto our private property. There is a reason we built our home with a 5 acre buffer around it. We do not want folks trespassing on our property, nor do we want the potential liability for said trespassers. GOOD FENCES MAKE GOOD NEIGHBORS! This seems like a very small request in the grand scheme of things, and one that I'd think the developer should be more than happy to accommodate.

In the neighborhood meeting, I believe the developer stated that houses along the east side would have privacy fences between their property and the open space beyond it...but that does nothing to create a boundary between CV's open space and our private property!

At the end of the neighborhood meeting, we invited the developer to come to our property for a bird's eye view overlooking the CV proposed development. To date, he has not responded to our invitation. We would invite any of you to do the same...it may be very eye-opening!

Thank you for reading this far. I'd love to go on and on about traffic and water concerns, but I'll leave it at this for now. PLEASE CONSIDER THE FENCE!

Thank you,
Jill Holland

[REDACTED]
[REDACTED]
[cid:17d91e2b95460b10f221]

Re: Chateau Valley development

Date December 07, 2021 at 13:27 UTC-07:00
From Jill Holland
To Travis Holland; [REDACTED]
Cc Brad Boland
Subject Re: Chateau Valley development

Thank you for your reply, Mr. Hall. I am copying my husband on this thread so that he can reply to your question about access to our property. Yes, that was him who approached you after the meeting.

To comment on a few of your responses below:

- 1) yes, I realize that you've already reduced the # of units from the original proposal. I'm asking for further reductions. Based on my calculations from data you provided, many of the single family homes would be on lots of around 3000 sf. That is NOT aesthetically pleasing to anyone.
- 2) Water concerns. Our well is in the Denver aquifer, which is a non-renewable aquifer with a lifespan of 100 years. My concern is that if any of your water needs are supplied from the Denver aquifer, the estimated life span will be reduced to 25-50 years or less. There are residential wells in the Denver area (Denver aquifer) that are already running dry.
- 3) Traffic. To the best of my understanding from your presentation, your traffic studies addressed traffic patterns WITHIN the development and along side streets like Valley Drive. It did not address the increased traffic impact on Plum Creek Parkway (our driveway/only access is on Plum Creek Parkway). The traffic on PCP will be greatly increased by CV and the new Oaks development which will also connect to PCP. PCP is already a very dangerous route and the planned widening will not do anything to help the dangerous conditions entering and exiting our driveway (which was there LONG before PCP existed).
- 4). FENCING. I'm not asking for a privacy fence along our property line...just something a bit more substantial than a (new) barbed wire fence. Something that would be a clear indicator of where the CV open space ends. Maybe deer fencing or something similar.

Thank you for your willingness to consider. I am sending this message so that it may be entered as public record for future meetings.

Our offer still stands, if you would like to come and see CV from our viewpoint.

Sincerely,
Jill

On Tue, Dec 7, 2021 at 10:11 AM [REDACTED] wrote:
Jill,

Thank you for your interest and comments on the Chateau Valley Development.

1. The Land Use Summary contained in the approved PUD allowed for 576.43 dwelling units. Chateau Valley currently proposes 423 units... A reduction of 153.43 units from that allowed.
2. 42 Acres of the subdivision is proposed Open Space, consisting of 37% of the total site. Open Space Buffers are proposed along the perimeter of all existing subdivisions.
3. The Developer will voluntarily prepare a Water Efficiency Plan to build homes with water saving plumbing devices and reduced turf area. The anticipated water savings are estimated to be half of the typical water usage for a single family detached home.
4. Our traffic study indicates THAT CHATEAU VALLEY WILL HAVE LITTLE OR NO IMPACT ON THE LEVEL OF SERVICE AT surrounding INTERSECTIONS.
Due to Specific concerns about traffic, speed reducing traffic devices and design will be reviewed during the Site Development Plan process.
5. The current plan is to maintain an unobstructed open space design for aesthetics.
The Developer would consider fencing to minimize trespassing concerns. What type of fencing would you

propose?

I was approached by a gentleman at the meeting, (representing himself as the owner of the property to the east) stating that he would like to have access from Chateau Valley to his property.... I am not sure if he is related to you?

Rusty Hall
Highline Engineering
[REDACTED]

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

From: [REDACTED]
To: Brad Boland <bboland@crgov.com<mailto:bboland@crgov.com>>;
cbender@crgov.com<mailto:cbender@crgov.com>; creed@crgov.com<mailto:creed@crgov.com>;
[REDACTED] tfelts@crgov.com<mailto:tfelts@crgov.com>

Sent: Mon, Dec 6, 2021 3:35 pm
Subject: Chateau Valley development

Please add my name to the long list of CR residents who oppose the proposed Chateau Valley development. I think we've all accepted that this development probably cannot be stopped, but respectfully, I request your deepest consideration for the following:

1) Greatly reduce the proposed number of dwelling units...for obvious reasons:
WATER considerations, TRAFFIC considerations, OPEN SPACE considerations.

2) Our property line borders this proposed development (along with my brother-in-law's) on the east side. (See attached photo with our property line circled in blue). He has owned the property for 35-40 years, which is how long the existing barbed-wire fence has been there. That fence has severely deteriorated through the years, but was never really needed until Chateau Valley comes along. To that end, we beg you to require the developer to install an attractive fence on the east border of the development, in order to deter folks from crossing over from the CV open space, onto our private property. There is a reason we built our home with a 5 acre buffer around it. We do not want folks trespassing on our property, nor do we want the potential liability for said trespassers. GOOD FENCES MAKE GOOD NEIGHBORS! This seems like a very small request in the grand scheme of things, and one that I'd think the developer should be more than happy to accommodate.

In the neighborhood meeting, I believe the developer stated that houses along the east side would have privacy fences between their property and the open space beyond it...but that does nothing to create a boundary between CV's open space and our private property!

At the end of the neighborhood meeting, we invited the developer to come to our property for a bird's eye view overlooking the CV proposed development. To date, he has not responded to our invitation. We would invite any of you to do the same...it may be very eye-opening!

Thank you for reading this far. I'd love to go on and on about traffic and water concerns, but I'll leave it at this for now. PLEASE CONSIDER THE FENCE!

Thank you,

[REDACTED]

[REDACTED]

Parkway<[https://protect-us.mimecast.com/s/\[REDACTED\]](https://protect-us.mimecast.com/s/[REDACTED])

[cid:17d967d0fc4631257e1]

Re: Chateau Valley development

Date December 07, 2021 at 14:20 UTC-07:00
From Travis Holland
To Jill Holland
Cc Brad Boland; [REDACTED]
Subject Re: Chateau Valley development

Mr Hall,

There is a great deal of activity at the proposed development site today. If any of your representatives are on location I would be happy to meet them at our fence line and show them what we have in mind. If not, perhaps we could schedule a different time to meet there.

Respectfully, Travis Holland

On Tue, Dec 7, 2021 at 1:27 PM Jill Holland <[REDACTED]> wrote:

Thank you for your reply, Mr. Hall. I am copying my husband on this thread so that he can reply to your question about access to our property. Yes, that was him who approached you after the meeting.

To comment on a few of your responses below:

- 1) yes, I realize that you've already reduced the # of units from the original proposal. I'm asking for further reductions. Based on my calculations from data you provided, many of the single family homes would be on lots of around 3000 sf. That is NOT aesthetically pleasing to anyone.
- 2) Water concerns. Our well is in the Denver aquifer, which is a non-renewable aquifer with a lifespan of 100 years. My concern is that if any of your water needs are supplied from the Denver aquifer, the estimated life span will be reduced to 25-50 years or less. There are residential wells in the Denver area (Denver aquifer) that are already running dry.
- 3) Traffic. To the best of my understanding from your presentation, your traffic studies addressed traffic patterns WITHIN the development and along side streets like Valley Drive. It did not address the increased traffic impact on Plum Creek Parkway (our driveway/only access is on Plum Creek Parkway). The traffic on PCP will be greatly increased by CV and the new Oaks development which will also connect to PCP. PCP is already a very dangerous route and the planned widening will not do anything to help the dangerous conditions entering and exiting our driveway (which was there LONG before PCP existed).
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Our offer still stands, if you would like to come and see CV from our viewpoint.

Sincerely,
Jill

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typical water usage for a single family detached home.

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stating that he would like to have access from Chateau Valley to his property.... I am not sure if he is related to you?

Rusty Hall
Highline Engineering

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

From: [REDACTED]
To: Brad Boland <bboland@crgov.com<mailto:bboland@crgov.com>>;
cbender@crgov.com<mailto:cbender@crgov.com>; creed@crgov.com<mailto:creed@crgov.com>;
[REDACTED] <mailto:[REDACTED]>; tfelts@crgov.com<mailto:tfelts@crgov.com>
Sent: Mon, Dec 6, 2021 3:35 pm
Subject: Chateau Valley development

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Thank you for reading this far. I'd love to go on and on about traffic and water concerns, but I'll leave it at this for now. PLEASE CONSIDER THE FENCE!

Thank you,
Jill Holland

[REDACTED]
[REDACTED]us.mimecast.com/s/cRwqCJ6rl4IZEGnsVLDW2?domain=google.com>
[REDACTED]

[cid:17d967d0fc4631257e1]

--

Sent from a mobile device

Fwd: Chateau Valley Proposal

Date December 08, 2021 at 22:08 UTC-07:00
From Tony Felts
To Brad Boland
Cc Cara Reed; Camden Bender
Subject Fwd: Chateau Valley Proposal

Sent from my iPhone

Begin forwarded message:

From: Patrick S Crumal [REDACTED]
Date: December 8, 2021 at 21:50:16 MST
To: Cara Reed <CReed@crgov.com>, Camden Bender <CBender@crgov.com>, Tony Felts <TFelts@crgov.com>
Cc: TownCouncil Mailbox <towncouncil@crgov.com>, Jason Gray <JGray@crgov.com>
Subject: Chateau Valley Proposal

Greetings,

In a letter from HIGHLINE ENGINEERING AND SURVEYING COMPANY, INC. to the Town of Castle Rock dated February 15, 2021, authored by Russell B. Hall, PE&PLS, a brief narrative was provided outlining some of the "salient" points of the proposed project as it pertained to the approved Young American PUD.

In their own words the project "was prepared to be in substantial compliance with the approved Young - American PUD".

Substantial is certainly an overstatement.

It is stated: "the annexation agreement states that the Town of Castle Rock will provide water and sanitary sewer service to the property. The property has sufficient water rights for approximately 100 single family equivalents. Additional water will be required to be purchased from the town for additional 381 proposed single family dwelling units".

We ask: What entity will be the source for this additional water, and what cost in financial and disturbance in quality-of-life terms, too already very established communities such as Glovers?

In addition, the letter stated: "Existing topography was used to plan roadways and lots layout in order to minimize grading activities and maintain general shape of the existing topography. South Valley Drive, being a collector road, is proposed to be connected through the site for access."

We ask: What classified South Valley Drive as "the"

collector road? Urban or Rural collector. We ask clarification of use. Please address Table 4.1 of the Douglas County Roadway Design and Technical Criteria how and why South Valley drive could be classified as a collector road of either type.

We respectfully request that all traffic studies performed specifically for the proposed project and surrounding established neighborhoods be provided to the public with easy access to them. Traffic studies dating back to the original PUD are requested to be provided as well.

As an example, we note that Ash Avenue would probably be overused for alternative "collection" purposes as well as South Valley Drive. Simply put, a 60' ROW street, with parking allowed on both sides of the street, is insufficient to accommodate the additional traffic if used in such a manner, as it undoubtedly would.

It would perhaps be wise to end Ash Ave in a cul-de-sac configuration with emergency vehicle access only rather than what will ultimately become an alternative "collector" to South Valley Drive.

In short - traffic issues have been insufficiently addressed as have many other water concerns.

And...

Removal of the 14-acre park. Where did that disappear to?

Thank you in advance for your consideration to these issues and your timely response to them.

Patrick S Crumal

A very concerned Glover resident.

[REDACTED]

Re: Chateau Valley Proposed Development Concerns/Questions

Date December 14, 2021 at 16:47 UTC-07:00
From Jennifer Reed
To Brad Boland
Cc Tony Felts; Cara Reed
Subject Re: Chateau Valley Proposed Development Concerns/Questions

Brad,

Thanks for the reply. I can be available the week of the 17th in order to meet with the public works team. My schedule is relatively flexible between the hours of 9:30am and 2pm Monday through Friday. Please let me know what works for the team and I will confirm once a date, time, and location are decided. I would love to know who will be in attendance at the meeting and if you have any issue with any one else attending, please.

I do have some persisting concerns about the notifications. Because I never received a notice and I knew I should have, I personally made copies of the Developer's letter and hand-delivered them to 200 residents in order to get the word about Nov 9th's meeting out. I am a private citizen and homeowner -- it should not be my responsibility to fill in the holes of Mr. Hall's failure to notify the neighborhood. Many of our neighbors are older and do not walk or drive to see the signs. Similarly, I don't know anyone who makes it a daily habit to check the website for potential meetings. There is a reason the code states it is the applicant's responsibility to notify the people who live in the surrounding area; Mr. Hall failed to do so. May I ask who your Director is? It is concerning that the response to that failure is so mild; the only reason there were so many people at the meeting was because of me and my efforts to notify the neighborhoods.

--

Jennifer M. Reed

[REDACTED]
[REDACTED] mailto:[REDACTED]

On Tue, Dec 14, 2021 at 10:01 AM Brad Boland <BBoland@crgov.com<mailto:BBoland@crgov.com>> wrote:

Jennifer,

Please see below for my answers.

1. The Adam that you are referring to is Adam Maxwell who is a traffic consultant with SM Rocha that the applicant hired to create their required traffic study. As they are a consultant hired by the applicant, you will need to request the applicant to schedule a meeting with him.
2. A referral is sent to Colorado Parks and Wildlife for their review and comments.
3. Upon review of the list of addresses provided by the applicant and discussion with the applicant, it appears that the applicant used a faulty method in obtaining the addresses for noticing. In some locations notice was not sent to all residents within the 500 feet and in some location notices were sent further than 500 feet. We request that applicants follow the same noticing requirements as for public hearings, however there is no specific code requirement for neighborhood meeting notice. In speaking with my Director, it has been determined that the combination of posted signage, website notice, and mailed notices provided sufficient notice of the neighborhood meeting which resulted in significant attendance at the neighborhood meeting. Moving forward we will ensure that the noticing is sent out to all property owners within 500 feet. Additionally, I wanted to let you know that we have received the formal submittal for the project and it is under review. You can find the submittal documents at the following link <https://maps.crgov.com/hyperlinks/External/IYBY/HTML/SDP21-0060/index.html><<https://protect-us.mimecast.com/s/zZaFCjRNLXTNDx4hWJ90X?domain=maps.crgov.com>>.

Also, our public works team asked me to coordinate the meeting that you requested. I am happy to get that scheduled as soon as possible, however I would suggest, if you would allow, to hold off on having the

meeting until our review team has completed their review of the plans and traffic study. I feel that our team will be better equipped to answer questions after completing the review. We would look to have that meeting the week of January 17 (Monday is a holiday). Please let me know if that works for you and what day and time would work best for you.

Please let me know if you have any questions.

Thanks,

Brad Boland, AICP
Planner II
Town of Castle Rock
720-733-3538

[cid:image001.png@01D7F0C7.958F8CD0]

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27><<https://protect-us.mimecast.com/s/ZUCYCKRNDYTGAJyTVzQE7?domain=surveymonkey.com>>

From: Jennifer Reed [REDACTED]

Sent: Monday, December 13, 2021 11:19 AM

To: Brad Boland <BBoland@crgov.com<<mailto:BBoland@crgov.com>>>; Tony Felts <TFelts@crgov.com<<mailto:TFelts@crgov.com>>>

Subject: Fwd: Chateau Valley Proposed Development Concerns/Questions

Thank you, Brad, for your email. I do have a couple of clarifying questions, if you would be so kind.

1. Thank you so much for identifying Gilbert Road as a connector class road with homes whose front doors face the main road. However, I can't find houses that open directly on to the other roads, like Enderud and Mikelson. It is those homes' rear fences that are adjacent to the road; they do not have their driveways and front doors on the connector class street. Your email noted that traffic questions might be able to be answered by Andrew or Tom, but there was an "Adam" on the neighborhood Zoom call? Who can best help me understand this issue, or would you recommend I write one email to all three (provided I can track down who Adam is)?
2. I'd like, too, to know who at the State level will be reviewing the proposal in order to sign off on the environmental effects on the area and ecosystem therewithin. How do I get the information regarding what department will review this plan?
3. Mr. Hall did not send out letters about the November 9th meeting to all homes within 500 feet. My home is about 369 feet from the end of Valley Drive, which will be developed. I've talked with numerous neighbors along Hover, Santana, Larkspur, and Sierra Drive, and there are a number of us who never received a letter from the developer. We are all homeowners and I am alarmed that Mr. Hall might have cherry-picked who was to receive letters in order to make it seem like they were all sent out. While affected neighbors are required by code to be notified of meetings, I cannot find anything to suggest a consequence if they do not. Who should be notified that this requirement was not adequately met? Is there any consequence at all?

Thanks again for your time and attention,

--

Jennifer M. Reed
[REDACTED]
[REDACTED]

On Mon, Dec 6, 2021 at 11:53 AM Brad Boland <BBoland@crgov.com<<mailto:BBoland@crgov.com>>> wrote: Jennifer,

Thank you for your email. I have answered your questions and provided contact information, as appropriate, below. Please don't hesitate to reach out if you have any additional questions/comments or if there is anything else I can help you with.

First, I would like to confirm that the feedback from your email will be included in the record for consideration and formal review by Town Council as a part of the public hearing process.

To address your concerns about the connection of Valley Drive, I would like to first say that all plans for the road, as well as other streets that are a part of the proposed development, will be reviewed by the Town's

Public Works review team to ensure compliance with safety standards. This can include design of the roadway, traffic calming techniques and other traffic safety measures. Current examples of other collector class roads with adjacent residential units include Mikelson Blvd, Enderud Blvd, Lantern Cir, Plum Creek Blvd, Gilbert St, Emerald Dr, and Scott Blvd. Additionally, resident concerns will be shared with appropriate parties to help make the connection of Valley drive and other roads as safe as possible. As the process progresses, and these measures are more concretely identified, I will encourage the applicant to highlight these improvements at future neighborhood meetings. The safety of all residents, including children, will be taken into consideration throughout the planning process.

Regarding the comments about Memmen Ridge, as mentioned in Mr. Hall's email response, the applicant will review concepts within their application based on feedback received both during and outside of the first neighborhood meeting. Town staff will review the impacts on the floodplain and the submittal will be sent to Colorado Parks & Wildlife for their review and comment.

Finally, you asked for contact information in reference to some specific questions and concerns. Please see the appropriate contacts listed below:

* In response to your questions specific to flooding in the area, I encourage you to contact David Van Dellen at dvandellen@crgov.com<<mailto:dvandellen@crgov.com>>.

* For your questions about the applicant's proposed traffic plans, please contact the applicant Rusty Hall at [REDACTED] [mailto:\[REDACTED\]](mailto:[REDACTED]). He will be able to speak to your questions about traffic and organize a meeting with their traffic consultant.

* Andrew Focht with the Town of Castle Rock will be able to speak to any questions about the Town's plans at Fifth Street and N. Valley Drive. He may be reached at afocht@crgov.com<<mailto:afocht@crgov.com>>

* Tom Reiff with the Town of Castle Rock will be able to speak to the 2017 Transportation Masterplan. He can be reached at treiff@crgov.com<<mailto:treiff@crgov.com>>.

If you have any additional comments or questions, please do not hesitate to reach out.

Thank you,

Brad Boland, AICP

Planner II

Town of Castle Rock

720-733-3538

[cid:image001.png@01D7F0C7.958F8CD0]

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From: Camden Bender <CBender@crgov.com<<mailto:CBender@crgov.com>>>

Sent: Tuesday, November 23, 2021 1:06 PM

To: Jennifer Reed [REDACTED] [mailto:\[REDACTED\]](mailto:[REDACTED]) >

Cc: Cara Reed <CReed@crgov.com<<mailto:CReed@crgov.com>>>; Tony Felts

<TFelts@crgov.com<<mailto:TFelts@crgov.com>>>; Brad Boland

<BBoland@crgov.com<<mailto:BBoland@crgov.com>>>;

[REDACTED] [mailto:\[REDACTED\]](mailto:[REDACTED])

Subject: RE: Chateau Valley Proposed Development Concerns/Questions

Good afternoon Jennifer,

First, thank you for your message and follow-up after our discussion at the Chateau Valley Neighborhood Meeting on November 9. I wanted to let you know that I will coordinate with Town staff regarding your message below and help get responses back to your questions and help provide the appropriate contact information for any meetings or questions regarding reviews/processes by other agencies and organizations.

With this being a holiday week, several staff have taken vacation and are not in the office for much of the week. Therefore, it will likely be next week before you receive a formal response to some of your inquiries below. That being said, I can confirm with you that the information provided by you and others at the meeting (via notes taken from Town staff) and information from your letter below will be made available for Town Council review as a part of the public hearing process for the project.

Brad Boland will provide you with a file link to download and/or share the meeting recording from November 9. Please keep a look out for that message later today.

Thank you again for reaching out and please let me know if there is anything else I can assist you with.

Thank you,

Camden Bender

Development Services Community Outreach Program Manager

100 N. Wilcox Street | Castle Rock, CO 80104

720-733-3533 | cbender@crgov.com<<mailto:cbender@crgov.com>>

[Copy of CR-RockLogoPMS281Coated]

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From: Jennifer Reed [REDACTED] [mailto:\[REDACTED\]](mailto:[REDACTED]) >

Sent: Monday, November 22, 2021 8:55 PM

To: Cara Reed <CReed@crgov.com<<mailto:CReed@crgov.com>>>; Camden Bender

<CBender@crgov.com<<mailto:CBender@crgov.com>>>; Tony Felts

<TFelts@crgov.com<<mailto:TFelts@crgov.com>>>

Cc: Brad Boland <BBoland@crgov.com<<mailto:BBoland@crgov.com>>>;

[REDACTED] [mailto:\[REDACTED\]](mailto:[REDACTED])

Subject: re: Chateau Valley Proposed Development Concerns/Questions

I wanted to start this email by thanking Cara, Tony, and Camden for the time you spent with me towards the end of the 11/9/21 meeting regarding the proposed Chateau Valley development by Highline CM Inc and Russell Hall. It was by their suggestion that I am writing this letter and will encourage my neighbors to do the same in the hopes that our thoughts and concerns will be included in the file for this proposal.

To say that I was disappointed in Mr. Hall's performance at the meeting would be an understatement. I did attend with the hopes that he might genuinely want to communicate and collaborate with the citizens and homeowners surrounding the land parcel, but it became apparent relatively quickly that he had no interest in hearing what we had to say.

For anyone who was unable to attend the meeting, I implore you to please watch the Zoom call video of it. I've been told that Brad Boland and perhaps a few others should have access to the file. I'm hoping to gain access to the link myself so that I can pass it on to my neighbors. There have been a number of people who have asked me for it as I walk my dog.

We are a unique neighborhood. The culture on the north side of the proposed development (the paired homes and single-family homes south of the Catholic Church along and extending from North Valley Drive) reminds me of the late 1980s --- the kids run amuck in the streets, with neighbors feeding them as the summer days wind on. They scamper home when the street lights come on, covered in chalk and mud and the day's adventures. In the winter, it's not uncommon to find that a neighbor has already shovelled your sidewalk, driveway, or both. For big storms, we're all out there together, talking and making sure that everyone has what they need.

We represent all that is wonderful about living in Castle Rock. We are a perfect example of why people want to move TO Castle Rock. Our little corner of the world is safe for our kids and precious to us. Castle Rock is growing but the vision was always to do so responsibly such that the "small town" FEEL wasn't lost in commerce and traffic. It is with this Town vision in mind that I have two major concerns regarding this development proposal.

The Traffic Issue

At the "neighborhood meeting," many of our questions and concerns focused on what the development will do to the traffic in the neighborhood. There was no traffic expert physically present, but someone named "Adam" was on the Zoom call. Mr. Hall re-directed our concerns to him and tried to show slides that indicate that traffic influx will not be drastic. That, however, is simply not true as the number of homes in this development will change the zoning for Valley Drive to a connector class road.

I asked in the meeting if there were any examples, anywhere in Castle Rock where homes faced and opened directly onto a collector class road. In a meeting with Brad Boland Friday, Nov 5th, he said that having homes open on to such a busy road would never be approved by today's codes and standards, but we have 17 such homes on N. Valley Drive. In our meeting, Mr. Boland was dismissive -- he reiterated time and time again that all the decisions were made in the '80s and there was nothing to be done, but I have yet to understand how the connection of Valley Drive can be done safely for the homes and families already established.

As this proposal moves forward, how the traffic will be managed and mitigated needs to be more clearly identified and communicated. Connecting Valley Drive may have been a decision made 40 years ago, but doing so will have severe consequences for the families and children growing up here. Their safety needs to be as much a priority as the profits garnered from the development of this land.

While the traffic concerns did not seem to be of any consequence or interest to Mr. Hall at the meeting, they should absolutely be of grave concern for the Town, whose citizens' lives will be drastically impacted. The safety of the children living in our neighborhood DOES matter -- in fact, the traffic problem is literally a matter of life or death.

The Development of Memmen Ridge

One of the other major concerns about this development is the effect it will have on Memmen Ridge. Mr. Hall did not seem to know what or where Memmen Ridge is, but it's a key part of Castle Rock's identity and one of the last bastions of nature to be found in city limits.

I understand that the land sale accounts for a final 14 acres of land to be added to the existing Memmen Ridge, but the Chateau Valley proposal will still call for a not-insignificant number of mature Ponderosa pines to be destroyed, putting the ecosystem at risk. The base of the Ridge is home to a thriving prairie dog colony that sustains an incredible food chain, leading all the way up to the coyotes, bobcats, and the bears.

The destruction of the east side of the ridge needs to be reconsidered. Mr. Hall said that the plans include 42 acres of open space. According to the plans, there are long stretches on the east side of the parcel that are marked to be open, undeveloped land. I beseech the developer and the Town to take a look at how the homes set to be built just south of Valley House (the retirement home) to be relocated elsewhere in the development to minimize the Ridge destruction and preserve as much of the ecosystem as possible. In an ideal world, the newly-connected Valley Drive could serve as a western border to the development: all homes built to Valley Drive's east and the Ridge left largely undisturbed for all to enjoy. Leaving the Ridge intact is a magnificent selling point for the new home owners and would justify increased home sale prices within Chateau Valley.

(Or, an alternative: I see that Santana Drive will become a major thoroughfare but along the new extension, it will be single-family homes. Rather than building new paired homes on the prairie dog town (which is also prone to flooding), would it be possible to move the paired homes to continue along Santana as Santana Drive is already a street of paired homes?)

Water

The water issue was also touched on, but no answers were given. With whom can I set a meeting to understand how Mr. Hall will be able to build homes on land already known to flood? The paired homes on the south side of Sierra Drive already have issues with their basements flooding during heavy rains and Mr. Hall seemed to be aware of the issue but not care. I would like to understand how the Town codes will allow for the building of houses that will exacerbate the existing issue for homes already here. There was discussion of the easement south of Hover Drive, but no one seemed to acknowledge the fact that there is another water source that traces down from Gordon Drive and north of Santana Drive, adding to the water flooding this lowland. Who will be responsible for the water issues that will result from covering all this land with concrete?

I work from home and would love to take a meeting with anyone willing. In particular, I would love to talk to the traffic expert, Adam, who was at the meeting to better understand how the Town intends to approach the 5th & Valley intersection as well as what will be done to mitigate the dangers increased traffic will present to our children. I want to understand what 2017 Transportation Masterplan has in store for us.

I'd like, too, to know who at the State level will be reviewing the proposal in order to sign off on the environmental effects on the area and ecosystem therewithin. How do I get the information regarding what department will review this plan?

To whoever does take the time to read this missive, thank you. May this be the beginning of ACTUAL conversations with people who want to hear from those living in the areas surrounding the proposed development. Mr. Hall and Mr. Boland's respective disinterest in my concerns were disheartening, to say the least. I hope that others working for the Town -- whether in voter-decided positions or not -- will hear our concerns with more humanity.

We are, after all, what makes Castle Rock such an incredible place to live. If we don't speak up for all we love about our neighborhood and Town, who will?

Jennifer M Reed

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I know that emails have been sent to the developer with no response whatsoever. I hope this message will not also be lost in the bureaucracy and shuffle. If someone wouldn't mind please responding to confirm that this has indeed been included in the file to be eventually reviewed by Town Council, it would be very much appreciated.

Fw: the Chateau Valley development

Date December 15, 2021 at 09:40 UTC-07:00
From Caryn Johnson
To Brad Boland
Cc Dave Corliss; Tara Vargish
Subject Fw: the Chateau Valley development

Brad,

Here's another email from a resident on the Chateau Valley project. Please add this comment to the record for the Chateau Valley project. I'm wondering if this email is another one that should be sent to the applicant to provide a reply.

Thank you,

Caryn

Caryn Johnson
Councilmember, District 5
Town of Castle Rock, Colorado
[REDACTED]

From: [REDACTED]
Sent: Wednesday, December 15, 2021 12:04 AM
To: Cara Reed; Camden Bender; Tony Felts
Cc: Jason Gray; Desiree LaFleur; Ryan Hollingshead; Laura Cavey; Kevin Bracken; Tim Dietz; Caryn Johnson
Subject: RE: the Chateau Valley development

As a resident of an area directly impacted by the proposed Chateau Valley development, I wanted to express my concerns and ask if there are alternatives we could consider to address those concerns.

First, our area has many children who play on the streets. A school bus stop is on the corner of Valley Drive and South Street. Another school bus stops at a house on Santana. Elementary-school children walk to the school on South Street. If Valley Drive is a feeder street, I'm wondering how we will protect our children. Certainly I can't see how they could play and bike in the street as they do now. Some of the homes in which these children live front onto Valley Drive or on Santana. The only park nearby is just in the process of being built at the corner of Valley Drive and Columbine. This park won't be large enough for playing ball or biking; it feels more like a place where one would sit to relax, at least as the neighborhood is today. For the kids, playing and biking up and down the streets has proven to be a good option. The rest of us enjoy watching them and interacting with them.

As I mentioned in my first concern, many of the homes front on Valley Drive or Santana. Homes at the top of Valley Drive near Fifth Street have driveways that empty onto Valley Drive. Since Valley Drive at this point is coming down a hill and around a curve, visibility for these homes is limited. Farther down Valley Drive, three small cul-de-sacs have been carved out of Valley Drive; townhouses line these small areas. Still farther down are townhouses that don't even have a cul-de-sac, but simply a parking area. At the current end of Valley Drive is an assisted living center. Residents in the center like to walk up Valley Drive with their dogs. Santana is lined with townhouses that front directly onto the street. This situation seems highly dangerous for a feeder street. How will cars pull out of their driveways? How will the assisted living residents take their walks without endangering themselves or their pets?

Further, the top of Valley Drive, coming up the hill, takes two short curves before the stop sign at Fifth Street. If Valley Drive becomes a feeder street, how will the residents get out onto Fifth Street? It is already challenging today. Fifth Street itself is quite steep in this area, and the entrance to St Francis of Assisi Catholic Church is immediately after Valley Drive. The hill on Valley Drive and the hill up Fifth Street are both very slick during snowstorms; traffic struggles to get up Fifth Street; cars slide and sometimes land in the

ditch coming down Fifth Street; and everyone struggles to get up or down Valley Drive, especially with the hills and the curves.

The developer has said that all of these issues, concerns, and questions are the Town's problem. Could I propose an option? One way to keep the traffic from piling up, and also keep it from going excessively fast, is to keep Valley Drive from being a feeder street, and in fact to keep it from being a through street. I'd like to see an open space, a park or something, that separates Valley Drive into two pieces. One side would be accessed from Plum Creek; the other side would be accessed from Fifth Street or South Street. Denver has situations like this, where the street doesn't go through. Such a design has the strong potential to protect the neighborhoods. The park would be a place for the children to play and for the assisted living residents to take walks, without both groups being in danger of their lives.

Likewise, we need to think of a way to protect the neighborhood along Santana, where the driveways and front doors of townhouses line the street, and where residents, pets, and children all walk and play along the street. I'd like to see Santana be a dead-end street that doesn't connect with a major street, but can open out into a neighborhood. A similar style of neighborhood exists south of Diamond Ridge, with access from Crowfoot Valley road.

Another concern is the open area of Memmen Ridge. This is a wonderful place to walk or bike. Residents walk their dogs here. It provides excellent hiking -- a decent workout that isn't too strenuous and that doesn't require a long drive. The wildlife in this area is remarkable, including black bear and bobcats. My neighbor had a yard full of wild turkeys. The flowers are spectacular. Isn't a space like this valuable for the community of Castle Rock?

I hope these are options that can seriously be considered. Castle Rock started out as a nice place for families to live, a safer and more open place than downtown Denver. It has been truly a community, with wonderful events like the Starlighting and the Elephant Rock bicycle event, where we meet neighbors and friends and strike up new acquaintances. These things are possible in a town where the structure and character of the community are of equal importance to the growth.

Thank you for your consideration.

Sincerely,

Rulane Merz

██████████
Castle Rock

Fwd: Chateau Valley Proposal

Date December 26, 2021 at 12:48 UTC-07:00
From Tony Felts
To Brad Boland
Subject Fwd: Chateau Valley Proposal

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]

Date: December 26, 2021 at 12:45:59 MST

To: Cara Reed <CReed@crgov.com>, Camden Bender <CBender@crgov.com>, Tony Felts <TFelts@crgov.com>, jgrey@crgov.com, Desiree LaFleur <DLaFleur@crgov.com>, [REDACTED]

Subject: Chateau Valley Proposal

To who it may concern,

I realize that there is nothing I can say or do to stop the development of this subdivision but as a resident of Memmen South I would like to find out more about your plans.

1. Alleviating Traffic up and down Valley Rd and South St.
2. Water situation(we have been ordered for years to conserve water because there was/is a shortage). Yet C.R. continues to build new homes. What solution has anyone come up with?
3. How long will construction take?
4. Construction equipment route.
5. Will damage to neighborhood roads, property(including vehicles) be covered by the construction company(flat tires etc etc)
6. Will new schools be built to handle demand?

Thanking you in advance

David Buccini

Sent from my Verizon, Samsung Galaxy smartphone

Re: Chateau Valley Development - Memmen Annexation

Date January 06, 2022 at 17:56 UTC
From Terry Beh
To Brad Boland
Cc Caryn Johnson
Subject Re: Chateau Valley Development - Memmen Annexation

Brad,

Thank you for this additional information regarding the Chateau Valley Development process. I understand that the developer has done an initial wildlife study; however, I do not believe it addressed the issue of the area being a potential habitat of the Preble's Jumping Mouse, which might include the Memmen Annexation.

As I understand it, such a finding wouldn't necessarily prevent the development, but would require a separate study of its own. If this is out of your purview, I will take it up with the town council--probably at a much later date--which could potentially delay the annexation and construction significantly. Thanks again.

Terry Beh

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

From: Brad Boland <BBoland@crgov.com>
To: [REDACTED]
Sent: Wed, Jan 5, 2022 3:28 pm
Subject: RE: Chateau Valley Development - Memmen Annexation

Terry,

As part of the Site Development Plan process the applicant submits a land suitability analysis report which does have a section regarding wildlife but a standalone wildlife study is not required. We do send the application to the Colorado Parks and Wildlife as an external referral and incorporate any suggestions/comments into our review.

If you have any additional questions please let me know.

Brad Boland, AICP
Planner II
Town of Castle Rock
720-733-3538

[cid:image001.png@01D80169.82484D80]

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From: Terry Beh [REDACTED]
Sent: Friday, December 17, 2021 2:33 PM
To: Brad Boland <BBoland@crgov.com>
Cc: Caryn Johnson <CJohnson@crgov.com>
Subject: Re: Chateau Valley Development - Memmen Annexation

Brad,

Thank you for your reply. I'm please to hear the information I sent you is now part of the official record. However, I have already expressed this concern to the applicant and really have no idea where this goes next. Can you provide a little more information about the process involved in procuring a wildlife study, i.e.:

- * Is this something your department can or will pursue?
- * Is this something the town council must request?
- * Is this something the applicant is responsible for, and/or is it optional for them?

* Is there some other department or agency that should have this information, or that I should contact?
I would appreciate any additional information along these lines that you can provide. Thanks again.

Terry Beh

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

From: Brad Boland <BBoland@crgov.com<mailto:BBoland@crgov.com>>

To: Terry Beh [REDACTED] mailto:[REDACTED] >

Sent: Wed, Dec 15, 2021 9:35 am

Subject: RE: Chateau Valley Development - Memmen Annexation

Terry,

Your e-mail has been added to the official record and forwarded to the applicant.

Thank you,

Brad Boland, AICP

Planner II

Development Services

Town of Castle Rock

720-733-3538

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:

<https://www.surveymonkey.com/r/LR35C27><<https://protect-us.mimecast.com/s/hPd0CXD2nyTorQyu6arKa?domain=surveymonkey.com>>

COVID-19 UPDATES: Find the latest COVID-19 updates from the Town and its government partners, including available community resources and information on how to Work With Us Online, at Crgov.com/COVID.<<https://protect-us.mimecast.com/s/8F0iCZ6NpAI9B6VsKnYOi?domain=crgov.com>>

From: [REDACTED]

Sent: Tuesday, December 7, 2021 1:04 PM

To: Brad Boland <BBoland@crgov.com<mailto:BBoland@crgov.com>>

Cc: Caryn Johnson <CJohnson@crgov.com<mailto:CJohnson@crgov.com>>

Subject: Chateau Valley Development - Memmen Annexation

Brad,

I'm writing to you about the proposed Chateau Valley development, which I believe would include the proposed Memmen Annexation. I attended the first presentation by Highline Engineering on Chateau Valley and have some concerns I hope you will take into consideration. We also hope you will consider that a wildlife study be performed before granting approval to either the housing development or the Memmen Annexation.

As you may or may not know, this parcel of land is home to many species of mammals, birds, reptiles and amphibians. We know this because our house backs up to the southern edge of the proposed development. Sometimes animals from this "open space" end up in our back yard or in one of our window wells. Among them, we have experienced bull snakes, garter snakes, a milk snake (very rare for this part of Colorado), tiger salamanders, Chorus Frogs and mice--possibly including Prebel's Jumping Mouse. We also commonly see a variety of small birds, including different species of sparrow, junco and chickadee, Goldfinch, Mexican Jay, Steller's (Blue) Jay, Colorado Blue Jay, Western Scrub Jay, Rufous-sided Towhee, Mountain Blue Bird, as well as turkeys, owls, hawks, vultures, wood peckers, hummingbirds, doves, magpies, robins, crows, black birds, grackles and the occasional oriole. Among the mammals found in the area are: deer, bobcats, coyotes, foxes, rabbits, skunks, raccoons, squirrels, mice, voles--and reportedly bears and cougars. Other creatures would include rattlesnakes, lizards and, most likely, toads--and I'm sure this is not an exhaustive list. In short, the proposal for Chateau Valley is currently quite a wildlife corridor, and one of the few remaining within the city limits of Castle Rock.

In particular regard to the Prebel's Jumping Mouse, we believe the area may be home to this creature for the following reason. A couple of years ago we discovered a mouse in one of our window wells and put a stick

down into the well to enable it to get out. My son happened to take some videos of this mouse climbing out and scurrying away. These videos show a mouse with a long tail and that can jump rather high. We are almost certain that it was a Prebel's. I still have the videos (which are not great, but clearly show the mouse) and would be happy to send them to you and/or to whomever or whatever agency would be appropriate. (The files are too large to attach here; however I may be able to forward them to you via my son's original email or put them on a thumb drive,)

In any case, we believe that it is essential for the town to have a wildlife study performed on this property before the approval process goes much further. Such a study is needed not only to determine if the land is indeed Prebel's Jumping Mouse habitat, but also to consider the negative impact building houses there will have on the abundance of wildlife species it supports.

Thank you for your consideration. We look forward to hearing back from you, and please let us know if there is anything else we can do to assist you in the approval process for these properties.

Terry & Anne Beh

████████████████████
Castle Rock, CO 80104

████████████████

RE: New Development Concerns

Date January 07, 2022 at 08:18 UTC-07:00
From Mark Marlowe
To Jill Holland
Cc Brad Boland; [REDACTED]
Subject RE: New Development Concerns

Hi Ms. Holland,

Thank you for your email. I want to assure you that I do understand your concerns, and I am happy to provide follow up to your questions and concerns. Water is a valuable and critical resource in Castle Rock and Colorado, and it is only natural for you to be concerned when additional growth is planned. Castle Rock Water has a long term renewable water plan that has been in place since approximately 2006. The current plan can be viewed at [Water-Resources-Strategic-Master-Plan_2016-rev2019 \(crgov.com\)<https://crgov.com/DocumentCenter/View/29321/Water-Resources-Strategic-Master-Plan_2016-rev2019?bidId=>](https://crgov.com/DocumentCenter/View/29321/Water-Resources-Strategic-Master-Plan_2016-rev2019?bidId=>). The plan is also going through an update currently, and the 2022 revision will be available in this same location sometime in March of this year. This plan details how the Town is transitioning from a primarily non-renewable groundwater supply (the Denver basin which includes the Dawson, Denver, Arapahoe and Laramie Fox aquifers) to a renewable water supply. Ultimately, most of the water supply for the Town will be from renewable water supplies that the Town has been acquiring and developing since 2006.

With respect to the specific developments that you have identified, we have been planning for these developments since 2006 as the entitlements for these developments have been in place since before 2006. The water for these developments will be a combination of renewable and non-renewable water supplies until we complete our transition to a fully renewable water supply. Once that transition is complete, the water supply for these developments will primarily be renewable water. Nonrenewable groundwater will be protected for use during times of extreme drought. When excess renewable water is available, Castle Rock Water will use our aquifer storage and recovery wells to put renewable water back into the Denver Basin aquifers.

I understand your concern about your well. Drilling into the Denver Basin aquifers comes with some unknowns regarding availability of water and water quality. We treat all of the Denver Basin groundwater that we use in the Town to remove iron and manganese as well as other constituents. The Town will own all of the groundwater underneath the three proposed developments as part of the requirement for them to develop, but as I noted above, we are transitioning away from reliance on this groundwater so we may not even develop that groundwater.

I would love to see the webinar that you attended if you can remember who put that webinar together. The webinar you attended discussed that the groundwater should last about 100 years, and this is the currently used estimate by the State and others in the water industry. The 100 year estimate is dependent on many factors of course including where the well is located in the aquifer, the rate of pumping, and the geology. In the near term, wells can run dry, but it does not mean that the groundwater has been fully depleted. It may mean that a replacement well needs to be drilled or the well needs to be drilled into a deeper portion of the aquifer. Still, the fact that this groundwater is considered a nonrenewable resource is the reason that the Town is transitioning to a fully renewable water supply.

The Town has a comprehensive, transparent and public approach to reviewing development proposals and growth. The public is always encouraged to participate in the process, and I would encourage you to do so. The Town's departments review all development proposals in great detail and provide recommendations regarding those proposals. Castle Rock Water is the department responsible for making sure that we have the water supplies and infrastructure to serve each development proposal before action is taken on it. Castle Rock Water takes this responsibility very seriously and reviews all development proposals very closely with respect to the needed water supplies and infrastructure.

Please feel free to email me with additional questions or call me.

Thanks, Mark

Mark Marlowe
Director of Castle Rock Water
Town of Castle Rock
175 Kellogg Ct.
Castle Rock, CO 80109
720-733-6001 Cell 720-371-0278
[cid:image001.png@01D08195.0E47C880]

From: [REDACTED]
Sent: Thursday, January 6, 2022 9:44 AM
To: Mark Marlowe <MMarlowe@crgov.com>
Cc: Brad Boland <BBoland@crgov.com>; [REDACTED]
Subject: New Development Concerns

Mr. Marlowe,

I'm writing to you today to express my deep concerns about the water supply in Castle Rock, with regards to new developments being proposed in Castle Rock.

The three circled on the attached photo represent over 1000 new dwelling units. In the neighborhood meetings I have attended, the developer of two of these, Russell Hall (Chateau Valley and Founders Vista) has deflected questions about water availability, and never provided any real answers. In last night's meeting, he stated that concerned citizens should contact you.

Therefore, I humbly and respectfully ask you to provide the answers we seek.

In a time where we are bombarded with messages about conserving water, and that water availability is an endangered resource, the Town continues to approve these new developments. When is enough enough? When there are not enough water resources to sustain the demand, then what? (These are not rhetorical questions...I am seriously asking for an answer.)

Where will the water come from to service these three developments?

We live on five acres which border two of these three developments. When we built our home in 2016, we were unable to hit water in the Lower Dawson (although our neighbor 300 yards away, has a very good well in the LD). Therefore, we had to drill into the Denver Aquifer to get our water. Our well is over 1000' deep, and cost us over \$40,000 to drill. Our well water was so poor (iron content) that we have spent more than \$20,000 on water purification systems.

We were told by the state water department that the Denver is a non-renewable aquifer, and that the water should last "about a hundred years". In the 7 years we've lived here, that "100 year" mark has been reduced considerably. Homeowners north of Denver, whose wells are in the Denver aquifer, are already seeing their wells run dry, according to a webinar that my husband attended (put on by the state, I believe).

Surely you can understand my concerns, along with many others who are opposing these 3 new developments. If you can't, then why do you hold your current job?

I understand that some growth is inevitable. However, new growth MUST be accompanied by sustainable and available infrastructure.

My sincere hope is that the 1000+ ru's being proposed in these developments be reduced by 2/3s. That would at least reduce the water needs and traffic nightmare that the developers seem to be so willing to ignore.

Thank you for your time. I will look forward to your response to my specific questions above.

Regards,
Jill Holland

[REDACTED]
[cid:image002.jpg@01D8039F.35597C50]

Fwd: Feedback regarding Chateau Valley Proposal

Date January 16, 2022 at 10:27 UTC-07:00
From Tony Felts
To Brad Boland
Cc Camden Bender; Cara Reed
Subject Fwd: Feedback regarding Chateau Valley Proposal

Sent from my iPhone

Begin forwarded message:

From: Anita Tart [REDACTED]
Date: January 16, 2022 at 10:18:01 MST
To: Cara Reed <CReed@crgov.com>, Camden Bender <CBender@crgov.com>, Tony Felts <TFelts@crgov.com>, Jason Gray <JGray@crgov.com>, Desiree LaFleur <DLaFleur@crgov.com>
Cc: [REDACTED]
Subject: Feedback regarding Chateau Valley Proposal

Good morning everyone,

First, I would like to say that development in Castle Rock has skyrocketed and I can only assume that you will be responsibly taking all feedback on this development seriously.

1. Our infrastructure is in dire need and consideration needs to be placed on widening roads and access to this development and enlarging our police/fire and emergency services departments.

* Detailed traffic studies and improvements to:

* 5th and Valley

* Ash

* And consider a 3rd entrance to help alleviate the congestion and make easier access for emergency services. 2 entrances/exits is not enough for the volume coming in and out of this area. Ask yourself, are their other developments with only 2 ways in and out? Tie this into the impact study. Let's be sure that if there was a disaster (like Boulder) that the residents could escape.

Valley Drive itself should including "dips or speed bumps" to control speed (the police department cannot be everywhere to patrol speed, they have more important things to do.....so let's stop the speeding, consider Valley Drive as a test subject to try speed bumps at cross walks, it can be done) I have seen it in other developments around town.

b. Castle Rock is well known for their wildlife. Let's set an example of what "should be done" to help preserve our natural resources. In fact, I would assume that there is federal funding to help create greenspace and wildlife paths as they migrate to the West of I-25. I'd like to see Castle Rock be an example of "how it is done".

c. As far as the sheer numbers of homes slotted for this area, there was a comment made during the meeting that I attended that stated "the developer needs to make money, so we cannot cut too many homes out of the development". WOW, that amazed me! I can only assume that this development is all about the all mighty dollar, really, I thought that Castle Rock was better than this.

d. I realize that our taxing structure for Castle Rock is high. I have seen it go up substantially since we moved here in 2007, but this is happening everywhere, so I understand. I vaguely remember something about Castle Rock impact tax or something of this nature. I assume this is being considered in this development?

e. It was brought to our attention during the meeting that there were not plans for parks and recreation and very little open space. Doesn't this go against the guidelines set forth in the entire town of Castle Rock. Doesn't every OTHER developer have to adhere to strict open space, trails and such? If I was a developer, I would feel compelled to voice my opinion that Chateau Valley must also comply, or am I mistaken?

Castle Rock Government are the professionals, I would like to think that they will make the right decisions. It is inevitable that this space be developed, why not consider one-acre tracks with a country setting in the

city, why not consider homes with lots large enough that kids can play or the dogs can run? An example would be the Pinery in Parker.

I hope the suggestions sent by concerned citizens can shed some light on what we feel are genuine concerns about this development.

We live on the corner of Valley Drive and Columbine Drive, we already see speeding and heavy traffic. With the children outside playing, it is only a matter of time before there is an accident. Now the traffic to Chateau Valley will increase this volume substantially, let's make another route into the community, let's make Valley a safe street for our children and community, let's do it right!

Anita Tart

[REDACTED]
[REDACTED]

Re: email from Jennifer Reed

Date January 21, 2022 at 14:05 UTC-07:00
From Desiree LaFleur
To Jennifer Reed
Cc Tara Vargish; Brad Boland; Dave Corliss
Subject Re: email from Jennifer Reed

Good afternoon Ms. Reed,

Thank you for resending your email. It was a pleasure to meet you and Ms. Hommel last night at the Fifth Street Widening Project Open House.

I have included our Development Services Director, Tara Vargish, Brad Boland and our Town Manager, Dave Corliss on the email.

We have received a number of inquiries regarding the Chateau Valley Development Project and our team is working diligently with the developer in addressing all concerns, comments and feedback from the November neighborhood meeting.

We appreciate your patience as we work through this process.

Thank you,
Desiree

Desiree A. LaFleur
Councilmember District 4
dlafleur@crgov.com
303.660.1384
www.CRgov.com

On Jan 20, 2022, at 9:21 PM, Jennifer Reed [REDACTED] wrote:

Hello, Ms. LaFleur,

I appreciate the time you gave to Amy Hommel and me tonight at Town Hall. You mentioned that you did not recall getting my email in November, so I thought I'd reach out once more to see if it comes through this time.

I would very much appreciate a quick reply to confirm that indeed, you have received my email.

Best,

[REDACTED]

[REDACTED]

<<http://www.l/>>

Good morning,

While the proposed development for Chateau Valley is still formally in the pre-application stages, it does appear that the developing team has every intention of pursuing the project to its completion. While it will not come in front of Council members for some time, I am sending a copy of my most recent email to Town representatives and Hall himself regarding concerns and questions to you, Council Member, so that you may stay apprised of the proposal as it moves through the application process.

Specifically, the development proposes 400+ single-family and paired homes on the parcel of land west of Memmen Ridge. There has been one neighborhood meeting, but major concerns regarding traffic, the destruction of the ecosystem of the Ridge (a key part of our Town's identity), and flooding were not

adequately addressed.

Thank you for taking the time to read the attached email so that we can all work towards being on the same page regarding this project and how it might be approached to benefit not only people wanting to move to Castle Rock but also those citizens who already live here.

I wanted to start this email by thanking Cara, Tony, and Camden for the time you spent with me towards the end of the 11/9/21 meeting regarding the proposed Chateau Valley development by Highline CM Inc and Russell Hall. It was by their suggestion that I am writing this letter and will encourage my neighbors to do the same in the hopes that our thoughts and concerns will be included in the file for this proposal.

To say that I was disappointed in Mr. Hall's performance at the meeting would be an understatement. I did attend with the hopes that he might genuinely want to communicate and collaborate with the citizens and homeowners surrounding the land parcel, but it became apparent relatively quickly that he had no interest in hearing what we had to say.

For anyone who was unable to attend the meeting, I implore you to please watch the Zoom call video of it. I've been told that Brad Boland and perhaps a few others should have access to the file. I'm hoping to gain access to the link myself so that I can pass it on to my neighbors. There have been a number of people who have asked me for it as I walk my dog.

We are a unique neighborhood. The culture on the north side of the proposed development (the paired homes and single-family homes south of the Catholic Church along and extending from North Valley Drive) reminds me of the late 1980s --- the kids run amuck in the streets, with neighbors feeding them as the summer days wind on. They scamper home when the street lights come on, covered in chalk and mud and the day's adventures. In the winter, it's not uncommon to find that a neighbor has already shovelled your sidewalk, driveway, or both. For big storms, we're all out there together, talking and making sure that everyone has what they need.

We represent all that is wonderful about living in Castle Rock. We are a perfect example of why people want to move TO Castle Rock. Our little corner of the world is safe for our kids and precious to us. Castle Rock is growing but the vision was always to do so responsibly such that the "small town" FEEL wasn't lost in commerce and traffic. It is with this Town vision in mind that I have two major concerns regarding this development proposal.

The Traffic Issue

At the "neighborhood meeting," many of our questions and concerns focused on what the development will do to the traffic in the neighborhood. There was no traffic expert physically present, but someone named "Adam" was on the Zoom call. Mr. Hall re-directed our concerns to him and tried to show slides that indicate that traffic influx will not be drastic. That, however, is simply not true as the number of homes in this development will change the zoning for Valley Drive to a connector class road.

I asked in the meeting if there were any examples, anywhere in Castle Rock where homes faced and opened directly onto a collector class road. In a meeting with Brad Boland Friday, Nov 5th, he said that having homes open on to such a busy road would never be approved by today's codes and standards, but we have 17 such homes on N. Valley Drive. In our meeting, Mr. Boland was dismissive -- he reiterated time and time again that all the decisions were made in the '80s and there was nothing to be done, but I have yet to understand how the connection of Valley Drive can be done safely for the homes and families already established.

As this proposal moves forward, how the traffic will be managed and mitigated needs to be more clearly identified and communicated. Connecting Valley Drive may have been a decision made 40 years ago, but doing so will have severe consequences for the families and children growing up here. Their safety needs to be as much a priority as the profits garnered from the development of this land.

While the traffic concerns did not seem to be of any consequence or interest to Mr. Hall at the meeting, they should absolutely be of grave concern for the Town, whose citizens' lives will be drastically impacted. The safety of the children living in our neighborhood DOES matter -- in fact, the traffic problem is literally a matter of life or death.

The Development of Memmen Ridge

One of the other major concerns about this development is the effect it will have on Memmen Ridge. Mr. Hall did not seem to know what or where Memmen Ridge is, but it's a key part of Castle Rock's identity and one of the last bastions of nature to be found in city limits.

I understand that the land sale accounts for a final 14 acres of land to be added to the existing Memmen Ridge, but the Chateau Valley proposal will still call for a not-insignificant number of mature Ponderosa pines to be destroyed, putting the ecosystem at risk. The base of the Ridge is home to a thriving prairie dog colony that sustains an incredible food chain, leading all the way up to the coyotes, bobcats, and the bears.

The destruction of the east side of the ridge needs to be reconsidered. Mr. Hall said that the plans include 42 acres of open space. According to the plans, there are long stretches on the east side of the parcel that are marked to be open, undeveloped land. I beseech the developer and the Town to take a look at how the homes set to be built just south of Valley House (the retirement home) to be relocated elsewhere in the development to minimize the Ridge destruction and preserve as much of the ecosystem as possible. In an ideal world, the newly-connected Valley Drive could serve as a western border to the development: all homes built to Valley Drive's east and the Ridge left largely undisturbed for all to enjoy. Leaving the Ridge intact is a magnificent selling point for the new home owners and would justify increased home sale prices within Chateau Valley.

(Or, an alternative: I see that Santana Drive will become a major thoroughfare but along the new extension, it will be single-family homes. Rather than building new paired homes on the prairie dog town (which is also prone to flooding), would it be possible to move the paired homes to continue along Santana as Santana Drive is already a street of paired homes?)

Water

The water issue was also touched on, but no answers were given. With whom can I set a meeting to understand how Mr. Hall will be able to build homes on land already known to flood? The paired homes on the south side of Sierra Drive already have issues with their basements flooding during heavy rains and Mr. Hall seemed to be aware of the issue but not care. I would like to understand how the Town codes will allow for the building of houses that will exacerbate the existing issue for homes already here. There was discussion of the easement south of Hover Drive, but no one seemed to acknowledge the fact that there is another water source that traces down from Gordon Drive and north of Santana Drive, adding to the water flooding this lowland. Who will be responsible for the water issues that will result from covering all this land with concrete?

I work from home and would love to take a meeting with anyone willing. In particular, I would love to talk to the traffic expert, Adam, who was at the meeting to better understand how the Town intends to approach the 5th & Valley intersection as well as what will be done to mitigate the dangers increased traffic will present to our children. I want to understand what 2017 Transportation Masterplan has in store for us.

I'd like, too, to know who at the State level will be reviewing the proposal in order to sign off on the environmental effects on the area and ecosystem therewithin. How do I get the information regarding what department will review this plan?

To whoever does take the time to read this missive, thank you. May this be the beginning of ACTUAL conversations with people who want to hear from those living in the areas surrounding the proposed development. Mr. Hall and Mr. Boland's respective disinterest in my concerns were disheartening, to say the least. I hope that others working for the Town -- whether in voter-decided positions or not -- will hear our concerns with more humanity.

We are, after all, what makes Castle Rock such an incredible place to live. If we don't speak up for all we love about our neighborhood and Town, who will?

January 26, 2022

Brad Boland, AICP
Town of Castle Rock
100 North Wilcox Street
Castle Rock, CO 80104

Re: Proposed Chateau Valley site plan

Sir,

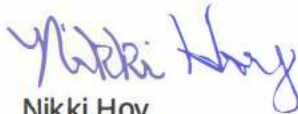
I have known for decades that the Memmens have owned the above property and would at some point be developed. I, also, know that the above site plan is less dense than the current Master Plan.

However, as a homeowner on Hover Drive, I have the following concerns:

1. This proposal site appears to have a higher density than the South Ridge Townhouse subdivision #3, Michael's 2nd Addition, Glover, and Baldwin Park subdivisions. On the copy of the proposed site that the duplex sites are less than half of the duplex sited in the existing South Ridge Townhomes to the north. Would the town provide a map that would place the proposed plan with the surrounding subdivisions to compare the density?
2. Some drivers already exceed the 30 mph speed limit down Valley Drive by 10 or more mph. This new development would only increase this problem. Will the town consider 4 way stop signs at South St, Gordon Dr and Valley Dr or a stop light or a roundabout or speed bumps down Valley similar to what exists in south Woodlands development?
3. South Elementary School is locked in from any future expansion. How will the increase in students be dealt with by the town?
4. How is the town dealing with the current and future growth regarding water?

At your next neighborhood meeting, I would appreciate your addressing the above questions.

Thank you,



Nikki Hoy

██████████
Castle Rock, CO ██████████
██████████

CC: Mayor Jason Gray

Cara Reed, Camden Bender, Tony Felts and Jennifer Reed

RE; Chateau Valley Development

Date January 26, 2022 at 17:44 UTC
From Sheryl Hopkins
To creed@CRgov; cbender@CRgov; tfelts@CRgov; bbolland@CRgov.com
Cc jgray@CRgov
Subject RE; Chateau Valley Development

I live in the area close to where the Chateau Valley development is proposed to be built. Our community has major concerns regarding increased traffic in our area from this development.

There are a lot of children in our area that run and play up and down the sidewalks with neighbor children. We don't have a playground close by for them to play in. There is a small park being built at Columbine and Valley Dr, but it is too small for any active play or bike riding.

Valley House is a retirement home and is located at the end of Valley Drive. The residents walk along the sidewalk with their pets and their windows open to Valley Dr. The increased traffic from the development will cause pollution and increased noise to these residents.

There are several homes on Valley Dr and Santana that have driveways that open directly onto the street. Children walk and bike to school and crossing Valley Dr will be dangerous for them with the increased traffic.

Southridge Elementary is already filled to capacity with several modular classrooms on site. This development will put further stress on this school. They will have to add additional modular units to accommodate the increased enrollment.

Santana is a narrow street with a lot of children playing in the street. The townhomes along that street open directly onto Santana. This will also make it a hazard for people backing out of their driveways. We would like to see Santana remain a dead-end street, so the kids have a safe place to play.

Memmon Ridge is such a beautiful place with so much wildlife in it. This development will go over the ridge to the east of it. There are deer, bear, turkey and bobcats in this area, and they migrate along the top of that ridge. This development will run the wildlife out of their natural refuge.

A lot of these concerns were brought up to the developer at the meeting at Mesa Middle School. He dismissed these as the Town's or Department of Wildlife's issues to be solved. Also, the proposed amount of increased traffic on Valley Dr during rush hour was under rated (i.e., additional 6 cars at 6 am). What about the time from 6 to 9 am? They didn't give us those numbers.

If Valley Dr becomes a feeder street, it will be only the fourth street to go north and south through Castle Rock. People will cut through on this street from Plum Creek to 5th Street (and visa versa). This will make the traffic volume comparable to Gilbert St. The difference in these two streets is that Gilbert is an industrial area and Valley Dr is residential.

A park at the end of Valley Dr, by the Valley House, would alleviate the traffic concerns we have for the children and residents in this area.

I've been a resident for 24 years in this area and it would be wonderful to be able to maintain the quality of life residents have had in this area.

Castle Rock is a beautiful town, but it is growing too fast, and we are in danger of losing our quality of life and the wildlife in this area.

Please consider reducing the size of this new development and keeping our streets safer with less traffic.

Thank you,
Sheryl Hopkins

██████████
Castle Rock

Chateau Valley Development

Date January 27, 2022 at 23:35 UTC
From Terry Yates
To Brad Boland; Cara Reed; Camden Bender; Tony Felts; Jason Gray; Desiree LaFleur; Caryn Johnson; [REDACTED]
Subject Chateau Valley Development

To All the Above Named Individuals,

I have been following the proposal on the Chateau Valley and am writing about my concerns should this development take place.

My husband and I live on Birch Ave in the Glovers subdivision. It is a relatively quiet community with access in and out to Gilbert St only. We bought our home in 2004 and have watched it's value increase over the years. I personally have lived in Castle Rock for more than 30 years and obviously have seen change and growth during that time. While I am not opposed to the addition of housing my main concern is in regards to traffic.

In the proposal I see an access to Chateau would be via Ash Ave. This concerns me greatly. The street is not as wide as some and not fit for heavier traffic use. Noise would greatly increase and winter snowplowing would not suit the extra traffic. While there is access shown via Plum Creek and via Valley Drive I can see people using the Ash Ave access from central Castle Rock as a shorter commute to the community.

People arriving from the south are likely to use Plum Creek into Chateau Valley. People from north of 5th St would likely use the Valley Dr entrance. However, many others from the north will likely prefer the entrance from Ash Ave as it the most centrally located to all the streets in Chateau Valley.

Please reconsider using Ash Ave and keep our Glovers' neighborhood safe and our property values constant.

Regards,

Terry and David Yates

[REDACTED]
Castle Rock, CO
[REDACTED]

Fwd: Chateau Valley Development

Date January 27, 2022 at 22:09 UTC-07:00
From Tony Felts
To Brad Boland
Subject Fwd: Chateau Valley Development

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: January 27, 2022 at 21:20:06 MST
To: Cara Reed <CReed@crgov.com>, Camden Bender <CBender@crgov.com>, Tony Felts <TFelts@crgov.com>, bbolland@crgov.com, Jason Gray <JGray@crgov.com>
Subject: Re: Chateau Valley Development

I live in the area close to where the Chateau Valley development is proposed to be built. Our community has major concerns regarding increased traffic in our area from this development.

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A park at the end of Valley Dr, by the Valley House would alleviate the traffic concerns we have for the children and residents in this area.

I've been a resident for 24 years in this area and it would be wonderful to be able to maintain the quality of life residents have had in this area.

Castle Rock is a beautiful town, but it is growing too fast, and we are in danger of losing our quality of life and the wildlife in this area.

Please consider reducing the size of this new development and keeping our streets safer with less traffic.

Thank you,
Sheryl Hopkins


Castle Rock

Water for Chateau Valley development proposal

Date January 28, 2022 at 13:46 UTC-07:00
From Jennifer Reed
To Water Mailbox
Cc Brad Boland; TownManager Mailbox; Cara Reed; Camden Bender; Tony Felts; Desiree LaFleur; Caryn Johnson; [REDACTED]
Subject Water for Chateau Valley development proposal

Hello,

I am writing for some specific information that relates to the Chateau Valley development proposal on the land just east of the existing Memmen Ridge protected space. I am one of the existing citizens in the neighborhood north of the parcel in question who have concerns about the density of the development and its effects on our neighborhoods and Town. In addition to environmental and traffic concerns, the fact that the Chateau Valley proposal intends to build on a 100-year flood plain is concerning. I was told that you would be able to address some of our water-specific questions:

*The Chateau Valley development would put 421 homes on the land. According to the documentation, they are "100-acre-feet short" on the water needed to be supplied to the new homes. In layman's terms, what does "100-acre-feet" mean? Can you please translate that data point to more clearly express how many homes the existing infrastructure will support as compared to the number of homes Highline Engineering would like to develop?

*What are the plans for servicing water to these homes? In other words, where will the water be sourced from?

*How will the new water infrastructure affect existing citizens in the adjacent neighborhoods? Will we see water service impacted at all as the new piping goes in? Will our water rates be affected?

*There are two sources of floodwaters that meet just north of the Valley House property, south of Sierra and Valley Drives. One originates up the Gordon Drive/Streets and was heavily reconstructed in 2019/2020. The other traverses just south of Hover Dr, and they meet behind Valley House, north of the Ridge associated with the Memmen Open Space. Would you please provide the restrictions/rules/codes pertaining to developing homes on top of such a floodplain? When it rains heavily, the homes on the south side of Sierra Dr have been known to have flooding issues in their basements already. I would like some clarification on how Highline Engineering could bypass the codes to build residential structures on a floodplain, likely exacerbating the existing water issues in our neighborhood.

Thank you for your attention and prompt response,

Best,

--

Jennifer M. Reed
[REDACTED]
[REDACTED]

Re: Question about proposed developments

Date January 29, 2022 at 07:44 UTC-07:00
From Jill Holland
To Brad Boland
Subject Re: Question about proposed developments

Thanks for your response. The majority of the people I'm aware of seem to have lost hope that there will be any curtailing of the out-of-control development. Attached is a screen shot of the comments to my post on NextDoor. There are a number of similar threads expressing the same sentiments.

One final question: regarding the new developments, I keep hearing folks say "those rights were granted decades ago" (or similar verbiage). Can you explain to me exactly what that means/entails? Specific documentation would be helpful too.

Thank you!

Jill

[cid:17ea64b7da03619f02d2]

On Wed, Jan 26, 2022 at 7:53 PM Brad Boland <BBoland@crgov.com<mailto:BBoland@crgov.com>> wrote:
Ms. Holland,

Thank you for reaching out. The statement that you mentioned below is a reference to the Town's efforts to continue to make Castle Rock a great place to live by ensuring high-quality growth and development. A part of this includes our continued efforts to provide the public with accurate and up-to-date information. One way we've done this is by launching the Undeveloped Properties Map<<https://protect-us.mimecast.com/s/0yOVCpYI74sLKLolPL65m?domain=castlerock.maps.arcgis.com>> on the Town website to increase awareness of potential development on what may be currently vacant land. Our goal is to provide accurate and up-to-date information to the public regarding property entitlements and approved zoning around Town.

We are also working with developers to continue to uphold Castle Rock's high development standards. By ensuring quality development based on Council-approved codes and design standards, we look to maintain the character of what makes Castle Rock special while honoring development rights that were legally granted to property owners in the past. Staff is always seeking to improve our planning and review process as we ensure appropriate open space, park dedications, and trail connections. This on-going dialogue sometimes results in developers choosing to pursue a lower density for residential projects than what they were legally granted during previously approved zoning processes.

Founder's Vista is an example of a project where the applicant, as a part of the development process, has proposed a zoning amendment (also referred to as a rezoning) to update the zoning to the Town's current criteria while reducing the allowed density. While Chateau Valley is not currently pursuing a zoning amendment, the proposed density is below the density allowed by the zoning. Staff will ensure appropriate planning for the community by reviewing the Site Development Plan for conformance to zoning requirements for open space, parks, trails, etc.

If you have any further questions please let me know.

Thanks,

Brad Boland, AICP
Planner II
Development Services
Town of Castle Rock
720-733-3538

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:

<https://www.surveymonkey.com/r/LR35C27><<https://protect-us.mimecast.com/s/0FwTCqxmDgurlrNHXif73?do>

main=surveymonkey.com>

COVID-19 UPDATES: Find the latest COVID-19 updates from the Town and its government partners, including available community resources and information on how to Work With Us Online, at CRgov.com/COVID.<<https://protect-us.mimecast.com/s/5UQgCv2rDncgKg8cA2lyb?domain=crgov.com>>

From: Jill Holland [REDACTED]

Sent: Wednesday, January 26, 2022 8:23 AM

To: Brad Boland <BBoland@crgov.com<<mailto:BBoland@crgov.com>>>

Subject: Question about proposed developments

Mr. Boland,

The attached photo is from a recently received promo piece from Town of CR?

Can you explain exactly what this statement means, especially in regards to the proposed Chateau Valley and Founders Vista developments?

Thank you for any clarification you can provide.

Regards,
Jill Holland

[REDACTED]
Parkway<<https://protect-us.mimecast.com/s/ulJiCwpvZosQ9QxT1YmTT?domain=google.com>>
[cid:image001.jpg@01D812EE.26655080]

Fwd: Chateau Valley Proposal

Date January 30, 2022 at 19:48 UTC-07:00
From Tony Felts
To Brad Boland
Subject Fwd: Chateau Valley Proposal

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: January 30, 2022 at 19:38:55 MST
To: Cara Reed <CReed@crgov.com>, Camden Bender <CBender@crgov.com>, Tony Felts <TFelts@crgov.com>, Jason Gray <JGray@crgov.com>, Desiree LaFleur <DLaFleur@crgov.com>
Subject: Chateau Valley Proposal

As a responsible citizen who has lived in the Southbridge Townhome neighborhood for over 30 years I would like to express serious concerns for the Chateau Valley Proposal:

Environmental:

-Water is a valuable commodity throughout our town and county. How is the additional demand going to be met and from where? This is becoming a dire concern and needs to be held in check before our resources are depleted.

-Floodplain: Currently the watershed, creek bed, and hillside grassland absorption have for the most part handled the runoff from the hillsides which can be considerable during heavy downpours. What is being planned by the developer to handle street and sewer runoff to avoid flooding of current neighborhoods, especially those of us who are in the lower areas near the creek-bed. Curb and gutter is not sufficient and will not handle all the street run off.

-We need an Ecosystem evaluation of the watershed and wildlife in the area. Every summer we have frogs hatch in the watershed, and they are valuable to mosquito control where there is standing water. Wildlife that we are blessed with seeing on Memmen Ridge and the open space behind current neighborhoods include deer, wild turkeys, coyotes, foxes, raccoons, skunks, bobcats, bears, raptors, and the occasional mountain lion and porcupine. We have learned to live in harmony with these creatures and would hate to see them displaced, as they were here first and are important to the rodent control and natural balance of our environment.

-Noise and exhaust pollution caused by the increased traffic through the neighborhood as a result of Valley Drive being extended is another concern. Especially concerning for residents of Valley House Assisted Living. I can understand the added safety factor of Valley Drive being cut through for Emergency Access, but my concern is speed and noise control. Have police been consulted concerning traffic and speed issues?

Schools:

-with all the development building going on all around Castle Rock, what are plans for handling schooling for the additions of families moving into the area. Southbridge Elementary certainly isn't big enough to handle the influx of the Chateau Valley Development. Has the School District been consulted in this matter? Oversized classes and teacher shortages are already concerns.

-Valley Drive and South Street are already traffic safety concerns for the children going to and from school in our neighborhood. How do you plan to address the added volume of this development, especially with construction equipment accessing the area?

Valley House:

-How is noise, traffic, and emergency access going to be handled during construction? These residents deserve to have their quiet and comfort respected. Many of these residents walk the neighborhood for exercise during nice weather and I see a construction zone as being scary and invasive for them. Other

assisted living facilities in Castle Rock are on quiet off streets, which Valley Drive will no longer be if development goes unchecked.

With all the development already going on to the east of us, I would like to see Chateau Valley taken under serious consideration for open space and parkland even a dog park area and walking trails. Kids currently sled the hillsides when it snows, and we don't have enough spaces like that provided for residents of Castle Rock. If that is not possible, please consider reducing the number of structures and creating buffer zones between new builds and the current neighborhoods.

Thank you for your careful considerations of our neighborhood input.

Pat Dies

[REDACTED]

[REDACTED]

Castle Rock

From: [REDACTED]
To: [Tim Rossette](#); [BrieAnna Simon](#)
Cc: [Cara Reed](#); cbender@crgov.com; tfelts@crgov.com; [Jason Gray](#); [TownCouncil Mailbox](#); [TJ Kucewesky](#)
Subject: Re: Chateau Valley Questions
Date: Tuesday, January 2, 2024 5:40:10 PM
Attachments: [image001.png](#)

Tim,

Thank you for your questions and concerns.

Below, please find the responses provided to your questions. The Town may have additional information to add.

Sincerely,

Rusty Hall
Highline Engineering
[REDACTED]

On Tuesday, January 2, 2024 at 02:51:09 PM MST, BrieAnna Simon <bsimon@crgov.com> wrote:

Good afternoon Tim,

Thank you for your email. Staff will review all of the questions below and provide feedback. Let me know if you have any additional questions in the meantime.

Thank you.

BrieAnna Simon



Development Services | Senior Planner

Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bsimon@crgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey: <https://www.surveymonkey.com/r/LR35C27>

From: Tim Rossette [REDACTED]
Sent: Tuesday, January 2, 2024 2:23 PM
To: BrieAnna Simon <BSimon@crgov.com>
Cc: [REDACTED] Cara Reed <CReed@crgov.com>; cbender@crgov.com; tfelts@crgov.com; Jason Gray <JGray@crgov.com>; [TownCouncil Mailbox](#)

<towncouncil@crgov.com>

Subject: Re: Chateau Valley Questions

Hello,

I have the following concerns/questions that I would like to see addressed regarding the Chateau Valley Site Development Plan:

- This development is going in between several long-standing neighborhoods to the north, west, and south. It appears that all access to the new homes will be through these existing neighborhoods. What are the plans for mitigating the impact of traffic traveling through these areas? Since I live on the south side, I'm specifically concerned with:
 - **Valley and Plum Creek** - The traffic study indicates that this intersection could see a significant traffic increase bringing it to LOS C. What updates will be made to the intersection to handle this?

RE: Valley Drive is designated as a minor collector. Our last neighborhood meeting raised similar concerns to provide traffic calming devices to reduce speed at the North and South ends of Chateau Valley. Staff agreed to allow medians to be placed at both ends of Valley Drive, which are proposed on the current Site Development Plan.

No new or additional traffic devices are proposed at the Intersection of Valley Drive and Plum Creek as part of the Chateau Valley Development. I have copied the following information from our traffic study:

Existing Traffic Conditions: The unsignalized intersection of Valley Drive with Plum Creek Parkway has turning movement operations at or better than LOS C during both the morning and afternoon peak traffic hours.

Year 2025: The unsignalized intersection of Valley Drive with Plum Creek Parkway has turning movement

operations at or better than LOS C during the morning peak traffic hour and LOS D or better during

the afternoon peak traffic hour.

Year 2043: The study intersection of Valley Drive with Plum Creek Parkway has turning movement operations at or better than LOS D during the morning peak traffic hour and LOS B or better during the afternoon peak traffic hour. Exceptions would include the northbound turning movements which operate at LOS F during the afternoon peak traffic hour, as well as the southbound left turning movement which operates at LOS E during the afternoon peak traffic hour. The LOS E and F operations are attributed to the high through traffic volumes along Plum Creek Parkway and the stop-controlled nature of the intersection. It is noted that pursuant to performed signal warrant analyses, although signalization may not be warranted by Year 2043, installation of a signal would provide mitigation to the projected operations. It is recommended that Town Staff continue to monitor the study intersection in order to determine when specific mitigation measures may become applicable

- **Eaton and Plum Creek** - My concerns here are not with the intersection, I assume the new traffic circle can handle that. I'm concerned with increased traffic on Eaton into Chateau Valley. Right now this is a slow, quiet, residential street and I'm worried the added traffic

will cause problems. Will traffic calming measures be put in place encouraging traffic to take Valley bypassing the residential street?

RE: Eaton is a proposed residential street. The additional projected traffic volumes are consistent with the volumes expected in a residential development. No additional traffic volume devices are proposed on Eaton Street as part of the Chateau Valley Development.

- Related to the above, there are a large number of residents from Oakcrest Dr. who currently park along Valley Dr. After the update, will parking still be allowed there? Is there a plan for overflow parking from Oakcrest so that those vehicles do not end up on Sandhurst, Summerfield, and Baldwin Park?

RE: Parking is not allowed by the Town of Castle Rock on Minor Collector streets. Overflow parking would be allowed on the proposed residential streets, being public streets.

- How long is buildout planned to take and how is construction traffic going to be managed?

RE: Infrastructure Construction will take 6-12 months to complete. Depending on the economy, approximately 50 to 100 homes may be constructed yearly.

- South Ridge Elementary is already at capacity and continues to serve the increasing population of Crystal Valley. Have there been discussions with the school district regarding how to handle a further increase in the student population there?

RE: The school district has stated they have sufficient capacity to accommodate children from Chateau Valley Subdivision.

Please let me know if any additional information would be helpful.

Thanks,

Timothy Rossette

[REDACTED]

[REDACTED]

[REDACTED]

On Tue, Jan 2, 2024 at 9:40 AM BrieAnna Simon <BSimon@crgov.com> wrote:

Good morning Tim,

The applicant is required to record the meeting. You can request a copy of the recording following the meeting. You are welcome to send over questions prior to the meeting. I do recommend also stating or typing in the questions during the meeting as well. I have copied the applicant on this email so you can email both of us the questions prior to the meeting.

From: [Tim Rossette](#)
To: [BrieAnna Simon](#)
Cc: [highlineeng@aol.com](#); [Cara Reed](#); [cbender@crgov.com](#); [tfelts@crgov.com](#); [Jason Gray](#); [TownCouncil Mailbox](#)
Subject: Re: Chateau Valley Questions
Date: Tuesday, January 2, 2024 2:23:26 PM
Attachments: [image001.png](#)

Hello,

I have the following concerns/questions that I would like to see addressed regarding the Chateau Valley Site Development Plan:

- This development is going in between several long-standing neighborhoods to the north, west, and south. It appears that all access to the new homes will be through these existing neighborhoods. What are the plans for mitigating the impact of traffic traveling through these areas? Since I live on the south side, I'm specifically concerned with:
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- Related to the above, there are a large number of residents from Oakcrest Dr. who currently park along Valley Dr. After the update, will parking still be allowed there? Is there a plan for overflow parking from Oakcrest so that those vehicles do not end up on Sandhurst, Summerfield, and Baldwin Park?
- How long is buildout planned to take and how is construction traffic going to be managed?
- South Ridge Elementary is already at capacity and continues to serve the increasing population of Crystal Valley. Have there been discussions with the school district regarding how to handle a further increase in the student population there?

Please let me know if any additional information would be helpful.

Thanks,

Timothy Rossette



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Good morning Tim,

The applicant is required to record the meeting. You can request a copy of the recording following

the meeting. You are welcome to send over questions prior to the meeting. I do recommend also stating or typing in the questions during the meeting as well. I have copied the applicant on this email so you can email both of us the questions prior to the meeting.

Let me know if you have any questions.

Thank you.



BrieAnna Simon

Development Services | Senior Planner

Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bsimon@crgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey: <https://www.surveymonkey.com/r/LR35C27>

From: Tim Rossette [REDACTED]
Sent: Monday, January 1, 2024 11:01 AM
To: BrieAnna Simon <BSimon@crgov.com>
Subject: Chateau Valley Questions

Hi there.

I'm going to try to attend the virtual meeting but will be working and might have to dip out. Will the meeting be recorded so I can watch later? Also, can I submit questions by email?

Thanks,

Tim

From: [daddysvegs](#)
To: [BrieAnna Simon](#)
Subject: RE: Chateau Valley
Date: Friday, January 5, 2024 9:03:17 AM

I have many concerns about the Chateau Valley development one is where will the water come from another is where will the animals go I've seen everything on the ranch from Antelope to Wild Turkey another concern is 400 houses will add at least 800 cars to the neighborhood basically emptying into two streets they'll be traffic congestion and subsequent pollution on another concern is a quality of life is 400 houses will take years to build out it won't be going from a quiet neighborhood where nobody drives through to a active construction site with the subsequent noise traffic we built our house here early 30 years ago this will adversely affect the quality of life

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: BrieAnna Simon <BSimon@crgov.com>
Date: 12/27/23 10:18 AM (GMT-07:00)
To: [REDACTED]
Subject: Chateau Valley

Good morning,

Thank you for taking the time to speak with me this morning about the Chateau Valley Neighborhood Meeting occurring on January 9, 2024. As discussed this is my contact information below if you have any formal comments you would like me to compile and provide to Planning Commission and Town Council.

Let me know if you have any questions.

Thank you.



BrieAnna Simon

Development Services | Senior Planner

Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bsimon@crgov.com

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January 26, 2022

Brad Boland, AICP
Town of Castle Rock
100 North Wilcox Street
Castle Rock, CO 80104

Re: Proposed Chateau Valley site plan

Sir,

I have known for decades that the Memmens have owned the above property and would at some point be developed. I, also, know that the above site plan is less dense than the current Master Plan.

However, as a homeowner on [REDACTED], I have the following concerns:

1. This proposal site appears to have a higher density than the South Ridge Townhouse subdivision #3, Michael's 2nd Addition, Glover, and Baldwin Park subdivisions. On the copy of the proposed site that the duplex sites are less than half of the duplex sited in the existing South Ridge Townhomes to the north. Would the town provide a map that would place the proposed plan with the surrounding subdivisions to compare the density?
2. Some drivers already exceed the 30 mph speed limit down Valley Drive by 10 or more mph. This new development would only increase this problem. Will the town consider 4 way stop signs at South St, Gordon Dr and Valley Dr or a stop light or a roundabout or speed bumps down Valley similar to what exists in south Woodlands development?
3. South Elementary School is locked in from any future expansion. How will the increase in students be dealt with by the town?
4. How is the town dealing with the current and future growth regarding water?

At your next neighborhood meeting, I would appreciate your addressing the above questions.

Thank you,



Nikki Hoy

CC: Mayor Jason Gray
Cara Reed, Camden Bender, Tony Felts and Jennifer Reed

From: [Kate Muus](#)
To: [BrieAnna Simon](#)
Subject: Chateau Valley
Date: Tuesday, January 9, 2024 7:09:17 PM

Hello,

I'm in the Chateau Valley meeting and I was wondering who is in charge of approving this build? Has there been any discussion about buying this property from the Memmens? I know they offered the town to buy it, is there any way that can happen?

Kate Muus



BrieAnna Simon

From: Patrick S Crumal [REDACTED]
Sent: Wednesday, January 10, 2024 5:35 PM
To: BrieAnna Simon
Subject: Fw: Castle Rock Colorado Developments threaten Western Burrowing Owl habitat

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings BrieAnna,

I am a resident of Glovers at [REDACTED]

Below please find excerpts from the Land Suitability Analysis Report - a woefully inadequate document.

I have written a brief response to the enclosed statements to share with my neighbors, the Burrowing Owl Conservation Network, and you.

I hope this is somewhat helpful to you in better understanding only one of the many issues that the Chateau Valley and Founders Vista developments bring to Castle Rock.

Thanks for your concern.

Patrick Crumal

Highline Engineering and Surveying Co., Inc [REDACTED] Chateau Valley
August 15, 2023 LAND SUITABILITY ANALYSIS REPORT

VEGETATION Stands of Scrub Gambel Oak are located throughout the site. The Scrub Oak is more dense at the northern portion of the site, becoming more sparse at the central and southern portion of the site. Gambel Oak brush community varies in height and maturity. Ponderosa Pine and scattered evergreen trees are located along the far Southern edges of the property and Northwestern portion of the property. Much of the Scrub Oak will be removed during grading operations to accommodate urban development, while some of the evergreen trees may remain mostly undisturbed along the Southern perimeter. Many of the Evergreen trees located at the Northwestern portion of the site will be removed during grading operations to accommodate urban development. Approximately 100 Evergreen trees under 20-feet in height located at the Northwestern portion of the property will be transplanted in order to preserve the trees and provide aesthetic beauty and screening for the proposed homes. The trees will be transplanted in Tracts AA, D-1 and I.

WILDLIFE Colorado Parks and Wildlife have stated the oak brush vegetative community and surrounding hills provide wildlife with food, water, shelter, and space. It is anticipated that many species of birds and raptors utilize this habitat year-round for nesting and hunting. Mule deer, antelope, elk, bear, coyote, red fox, and mountain lion also use this habitat for carrying out annual life functions. Development will impact habitat, however, continues and connected open space within Founders Vista and the adjacent neighborhoods will promote travel corridors and coverage for wildlife. Additionally, the preservation of vegetation along the site perimeter and along the existing drainageway enables much of the wildlife to stay along the perimeter and permits many species of this wildlife to continue migration, hunting, and gathering patterns unabated. It is anticipated that wildlife will continue to visit the area of development.

No known nationally designated threatened or endangered species have been observed or are known to exist within the property boundary. Prairie dog colonies may exist on site, and the possibility exists for the presence of burrowing owls. A burrowing owl survey is recommended prior to any earthwork moving or earthwork moving should be limited between March 15 through October 31.

Our response:

*The statements above reflect the need to perform a detailed environmental impact assessment. "It is anticipated that many species of birds and raptors utilize this habitat year-round for nesting and hunting". Further, it is stated: "No known nationally designated threatened or endangered species have been observed or are known to exist within the property boundary" and "A burrowing owl survey is recommended prior to any earthwork moving or earthwork moving should be limited between March 15 through October 31." (page 2 of **Land Suitability Analysis Report**)*

Human activity is the biggest threat to our environment, but we often feel helpless because our actions seem minuscule compared to such immense issues. However, millions of people are taking small steps that will benefit generations to come

*The fact is that: Burrowing owls are protected under the U.S. Migratory Bird Treaty Act. Their primary threats include **habitat loss** and predation.*

*Colorado's burrowing owls are mostly migratory but overwintering owls have been documented. Federal and state laws prohibit the harming or killing of burrowing owls and the **destruction of active nests**.*

The Burrowing Owl is also on the California Bird Species of Special Concern Priority 3 list and is a federal species of conservation concern (USFWS 2008), primarily because of habitat loss and degradation from rapid urbanization and conversion of agricultural lands.

*We assert that a Burrowing owl study **shall be required** and completed before any earthwork moving or earthwork moving should be limited between March 15 through October 31.*

Can you help us protect this habitat from almost certain total destruction?

Thanks in advance for your quick response.

Patrick Crumal

[REDACTED]
[REDACTED]
[REDACTED]

BrieAnna Simon

From: Ron Kingery [REDACTED]
Sent: Thursday, January 11, 2024 4:58 PM
To: BrieAnna Simon
Subject: Chateau dev

Follow Up Flag: Follow up
Flag Status: Flagged

Hi BrieAnna, I am also very concerned about this new dev. Eventhough the town had thus slated since the 80's, many things have changed since then, in particular the lack of water and unprecedented growth.

I live on the corner of [REDACTED]. We are already having water restrictions, which are only going to get worse. According to the engineers study, this development will, alone, take half of our areas allotted water. This is unsustainable.

As far as traffic goes, every surrounding neighborhood is a non hoa, meaning, we park our trucks, boats, motorhomes, etc along the streets. These streets are not meant as thoroughfares for high volume traffic. The streets already only have rm for one vehichle at a time in many places. The majority of this new traffic will be coming down valley and Eaton, as they are the most direct routes to I25. This will push a high volume of cars through an already dangerous congested roundabout at Gilbert and Plum.

These are just two of my many concerns about this new development.

Thank you for coming to meeting and listening. Ron Kingery. [REDACTED]

BrieAnna Simon

From: Terry Beh [REDACTED]
Sent: Friday, January 12, 2024 11:09 AM
To: BrieAnna Simon
Cc: Max Brooks; Tim Dietz; Desiree LaFleur
Subject: Proposed Chateau Valley Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear BrieAnna,

I'm writing to express my concerns about the proposed Chateau Valley development that I hope you will take into consideration before it is approved. I also hope you and the Planning Commission will see the need for a detailed wildlife study be performed before granting approval to this housing development.

As you may or may not know, the Memmen Ranch property has some unique characteristics that distinguish it from other parcels of land within the borders of Castle Rock. First, it does not lie on the outskirts of the community, as do most other properties zoned for development. It is right in the center of town! This land is also bordered on three sides by long-established neighborhoods. Our house on [REDACTED] is in one of the newest and is going on 30 yrs. old. Others, I daresay, have probably been there twice as long—or longer. Needless to say, this project, its construction, additional roads, traffic, etc. will be a *major* disruption to the scores of families and hundreds of people it will impact. Virtually no one in the area I've spoken to is in favor of the plan.

Second—and the primary purpose of this email—is to inform you that this special parcel of land is home to many species of mammals, birds, reptiles and amphibians, not to mention insects. We know this because our house backs up to the southern edge of the proposed development. Sometimes animals from this "open space" end up in our back yard or in one of our window wells. Among them, we have experienced bull snakes, garter snakes, a milk snake (very rare for this part of Colorado), tiger salamanders, Chorus Frogs and mice—including a Preble's Jumping Mouse. We also commonly see a variety of small birds, including different species of sparrow, junco and chickadee, Goldfinch, Mexican Jay, Steller's (Blue) Jay, Colorado Blue Jay, Western Scrub Jay, Rufous-sided Towhee, Mountain Blue Bird, as well as turkeys, owls, hawks, vultures, wood peckers, hummingbirds, doves, magpies, robins, crows, black birds, grackles and the occasional oriole. Among the mammals found in the area are: deer, bobcats, coyotes, foxes, rabbits, skunks, raccoons, squirrels, mice, voles—and possibly cougars. We had two bears on our street last summer. Other creatures could include rattlesnakes, lizards and, most likely, toads—and I'm sure this is not an exhaustive list. In short, the proposed location for Chateau Valley is currently a *major* wildlife corridor, and one of the few remaining within the limits of our town. No doubt one of the reasons for this is that it contains a tributary of Seller's Creek, which could be called an "occasional creek" (though it is usually wet throughout the year), and could likely be considered a riparian habitat.

In particular regard to the Preble's Jumping Mouse—a "threatened species"—a couple of years ago we discovered a mouse in one of our window wells and place a board down into it to enable the little creature to get out. My son happened to take some videos of this mouse climbing out and scurrying away. These videos show a mouse with a long tail and that can jump rather high. We are almost certain that it was a Preble's. I still have the videos (which are not great, but clearly show the mouse) and would be happy to send them to you and/or to whomever or whatever agency would be appropriate. (The files are too large to attach here; however I may be able to forward them to you via my son's original email or put them on a thumb drive.)

In any case, we believe that it is essential for the town to have a thorough wildlife study performed on this property before the approval process goes much further. Such a study is needed not only to determine if the land is indeed Preble's Jumping Mouse habitat, but also to consider the negative impact the Chateau Valley development will have on both wildlife and people. I know that a Land Suitability Report has been done on this property, but I question its thoroughness and wonder if the Town is truly aware of the abundance of animal species that live here—and has fully considered the devastating impact that building houses will have on them, the people who reside in the surrounding neighborhoods and the overall quality of life in Castle Rock.

Thank you for your consideration. We look forward to hearing back from you, and please let me know if you would like to see the videos of the Preble's Jumping Mouse, or if there is any other information we can provide in regard to these concerns.

Respectfully,

Terry & Anne Beh

[REDACTED]

[REDACTED]

[REDACTED]

BrieAnna Simon

From: BrieAnna Simon
Sent: Thursday, January 18, 2024 8:51 AM
To: 'Tim Rossette'; [REDACTED]
Cc: Cara Reed; Jason Gray; TownCouncil Mailbox; TJ Kucewesky; Tara Vargish; Kevin Wrede
Subject: RE: Chateau Valley Questions

Good morning Tim,

Thank you for your email below. I apologize for the delayed response. Please see the Town's response in red below.

Additionally, a copy of the applicants recording of the second neighborhood meeting can be found at the following link:

<https://crgov-my.sharepoint.com/:f:/p/bsimon/EkwUSqpHXC5Dir7m7kzruuABgM6ATrWzOnVKEb5In7uw3Q>

Let me know if you have any questions or additional comments.

Thank you.



BrieAnna Simon

Development Services | Senior Planner
Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bsimon@crgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey: <https://www.surveymonkey.com/r/LR35C27>

From: Tim Rossette [REDACTED]
Sent: Tuesday, January 2, 2024 2:23 PM
To: BrieAnna Simon <BSimon@crgov.com>
Cc: [REDACTED] Cara Reed <CReed@crgov.com>; cbender@crgov.com; tfelts@crgov.com; Jason Gray <JGray@crgov.com>; TownCouncil Mailbox <towncouncil@crgov.com>
Subject: Re: Chateau Valley Questions

Hello,

I have the following concerns/questions that I would like to see addressed regarding the Chateau Valley Site Development Plan:

At this time, the TIA (Transportation Impact Analysis) for the SDP has not been approved. Staff is still reviewing and working with the applicant on the provided analysis. Until the TIA is approved the locations and types of mitigation are not clear at this time.

- This development is going in between several long-standing neighborhoods to the north, west, and south. It appears that all access to the new homes will be through these existing neighborhoods. What are the plans for mitigating the impact of traffic traveling through these areas? Since I live on the south side, I'm specifically concerned with:
 - **Valley and Plum Creek** - The traffic study indicates that this intersection could see a significant traffic increase bringing it to LOS C. What updates will be made to the intersection to handle this?

Per the Town's criteria a LOS C does not require mitigation.

- **Eaton and Plum Creek** - My concerns here are not with the intersection, I assume the new traffic circle can handle that. I'm concerned with increased traffic on Eaton into Chateau Valley. Right now this is a slow, quiet, residential street and I'm worried the added traffic will cause problems. Will traffic calming measures be put in place encouraging traffic to take Valley bypassing the residential street?

Traffic Calming mitigation measures are both criteria driven for new developments and community driven in existing neighborhoods. Both processes are in the Transportation Design Criteria Manual (TDCM). As we are in the middle of the review process, staff is reviewing the proposed plans and working with the applicant to assess where traffic calming will be needed and to ensure the criteria outlined in the TDCM is met.

- Related to the above, there are a large number of residents from Oakcrest Dr. who currently park along Valley Dr. After the update, will parking still be allowed there? Is there a plan for overflow parking from Oakcrest so that those vehicles do not end up on Sandhurst, Summerfield, and Baldwin Park?

Parking on Valley Drive is currently allowed. Staff will update Public Works on this concern to see if there is any future recommendations or direction. At this time there is not a specific plan to change parking on Oakcrest. Changes to onstreet parking would need to go through a process with Public Works, after the development is constructed and the actual parking impacts are known.

- How long is buildout planned to take and how is construction traffic going to be managed?

The applicant responded to this in their reply email.

- South Ridge Elementary is already at capacity and continues to serve the increasing population of Crystal Valley. Have there been discussions with the school district regarding how to handle a further increase in the student population there?

The Douglas County School District owns and operates the school system in Town. The Town can only regulate public land dedication to hold for future schools. This project has been provided to Douglas County School District who will comment and provide any required contribution to the developer directly. The School District has an overall master plan for the district on student enrollments and has been working to get funding passed for additional schools, although I don't believe the last ballot measure passed. If you have additional questions on school district requirements, please reach out directly to Douglas County School District.

Please let me know if any additional information would be helpful.

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On Tue, Jan 2, 2024 at 9:40 AM BrieAnna Simon <BSimon@crgov.com> wrote:

Good morning Tim,

The applicant is required to record the meeting. You can request a copy of the recording following the meeting. You are welcome to send over questions prior to the meeting. I do recommend also stating or typing in the questions during the meeting as well. I have copied the applicant on this email so you can email both of us the questions prior to the meeting.

Let me know if you have any questions.

Thank you.



BrieAnna Simon

Development Services | Senior Planner

Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bsimon@crgov.com

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From: Tim Rossette [REDACTED]
Sent: Monday, January 1, 2024 11:01 AM
To: BrieAnna Simon <BSimon@crgov.com>
Subject: Chateau Valley Questions

Hi there.

I'm going to try to attend the virtual meeting but will be working and might have to dip out. Will the meeting be recorded so I can watch later? Also, can I submit questions by email?

Thanks,

Tim

BrieAnna Simon

From: Jill Holland [REDACTED]
Sent: Thursday, January 18, 2024 9:14 AM
To: [REDACTED]
Cc: BrieAnna Simon
Subject: Re: Chateau Valley and Founder's Vista

Thanks for the info.

On Thu, Jan 18, 2024 at 9:12 AM [REDACTED] wrote:

On Wednesday, January 17, 2024 at 07:46:04 PM MST, Jill Holland [REDACTED] wrote:

Thanks for your response. You used a lot of words to conflate a lot of issues, but I'm still not convinced about the traffic issues not having much of an impact.

A few more questions for you:

1) how many new wells will be drilled on the CV and FV properties?

No new wells will be drilled on either property, Both projects will be supplied by the Towns existing water network.

2) how many new metro districts will be created for Cv and FV?

No new metro districts are proposed to be formed.

3) will any of these metro districts encompass existing properties on the perimeters of CV and FV?

No new metro districts are proposed to be formed. Founders Vista is already in District 9 of the Founders Metro District.

Jill Holland

On Wed, Jan 17, 2024 at 6:02 PM [REDACTED] wrote:

Jill Holland
[REDACTED]

Ms. Holland,

Thank you for your involvement in the Chateau Valley Subdivision review process. The following is in response to your email received by our office on January 17, 2024.

1) a larger room and longer time frame is needed to accommodate the large crowd and many comments.

We will investigate a larger room for our next neighborhood meeting.

As best I could hear, there were 116 comments/questions waiting to be heard from online attendees, when Russell Hall (RH) declared the meeting finished, 10 MINUTES BEFORE the scheduled close of the meeting. But he "promised" all of those would be heard at the next meeting. **Russell Hall stated that any questions not heard should be emailed to BrieAnna Simon. The Town of Castle Rock will forward all emails from residents to Highline Engineering for response.**

RH needs to condense his presentation to 5 minutes max, in order to give attendees more time to voice our questions and concerns.

The presentation is the summary of the project for information on all major topics and issues to be considered. Hopefully the information contained in the applicants presentation answers many questions for neighbors. Typically these presentations only take 15-20 minutes to complete.

2) BrieAnna Simon (BS), Town of CR rep for the development, should be front and center at this meeting, instead of hanging around in the back of the room and LEAVING the meeting EARLY. She should be prepared to answer all of the questions that RH could not/would not address, regarding the Town's actions, history, requirements, and other pertinent info. Thank you to Sandy Vossler, who was invaluable in fielding questions at the recent Oaks2A meeting. BS should have done the same at the CV meeting.

Please see Tara's response to the Town's role and attendance in these neighborhood meetings.

3). The fellow at the front of the room, manning the PowerPoint presentation and fielding questions from online attendees needs to stop mumbling and speak up, so that the live audience can hear and understand questions and answers.

Chris Meeks is the name of the person running the zoom portion of the neighborhood meeting. He will be copied on this response email for our next meeting.

4) Representatives from CR Water, CR Transportation/Traffic, CR Wildlife (and other) departments should have been in attendance, to address the majority of the concerns expressed. Too easy and too convenient for RH to say "I don't know" or "That's not my department".

Our review of the meeting notes indicate that all of the questions raised by the attendees were addressed. Some of the information provided regarding traffic and water was refuted. We will have our traffic Engineer present at our next meeting to defend their traffic report if necessary. As stated at the neighborhood meeting, the traffic study prepared for Chateau Valley was made in accordance with the Town's standards and was reviewed by the Town's staff for compliance with the Town's standards.

5) IF other Town reps were present, they should have made their presence known and made themselves available to field questions, instead of congregating quietly in the back of the room.

The five points made above certainly give the impression that these meetings are simply to check the requirements boxes for RH. Opinions are not respected, questions are not answered, and valid arguments against these developments are dismissed.

All questions are answered, and all participants are given the opportunity to speak their opinions at these meetings.

The presentation is the summary of the project for information on all major topics and issues regarding development are to be considered. The plans and presentation are intended to represent compliance with the existing zoning and compliance with the Town's standards for development. It is important to know that the existing zoning is the guidelines for development of this property. The developer is not allowed to deviate from the existing zoning which defines the land use and density stated on the zoning documents.

On to my next set of points:

1) To Town Council members:

YOU were elected to represent your constituents, but who do you really represent? Many of us feel that your focus is on representing developers, realtors and big-box home builders, the majority of which DO NOT LIVE HERE! It has been suggested that you're afraid to significantly reduce density because the developer would sue the Town...and also, because other information might come out that you want to keep under wraps. If that is the case, shame on you! You should not be representing our Town as a council member. Thanks to Ms. Cavey and Mr. Dietz for not voting the

status quo. (Even though at least one Next Door commenter has labeled these two as alt-right QAnon-ers.)

As stated in the Neighborhood Meeting, 576.43 allowable units for Chateau Valley. Chateau Valley currently proposes 415 units... A reduction of 161.43 units from that allowed.

2) Speaking of developers, in the case of CV (and maybe FV as well?), RH stated that the sale of the Memmen Property is “under contract”. If that is the case, it would seem that the max density allowed could be greatly reduced now, since the developer does not own the property. Then, the developer (who doesn’t live here) could decide whether it was worth his bank balance to proceed with the purchase and development.

As stated above, It is important to know that the existing zoning is the guidelines for development of this property. The developer is not allowed to deviate from the existing zoning which defines the land use and density stated on the zoning documents.

3). For Mr. Marlowe and the water department...yes, we see all of the steps being taken to assure that the Town has adequate water supply for all of these new developments. But I submit to you that it is at the detriment of the 1000s of residents in unincorporated Douglas County who have private wells. The water that CR says they have plenty of, is depleting other peoples’ well water resources. Many of those wells are in the Denver Aquifer, which is NON-RECHARGEABLE! This, in my opinion, is robbing Peter to pay Paul, and it is not OK!

(Full disclosure: I live in unincorporated Douglas County, and our west property line is the east property line of CV as well as the Town of CR boundary. Our well is 1063’ deep and in the Denver Aquifer, because the drillers couldn’t hit water in the more shallow aquifers. So Mr. Marlowe and others, how would you like to live here, knowing that CR’s rampant overdevelopment is depleting YOUR well water source, and that what was, 10 years ago, a 100-year aquifer is now significantly less than that, according to the USGS?

As presented in the Neighborhood meeting:

4). The overwhelming majority of attendees at the 1/9 meeting had serious and valid concerns about traffic. Many felt like the so-called traffic study was bogus, and RH stumbled over the name of the company that conducted the study, and declined to provide contact information. One attendee pointed out that the level of service at the intersections into and out of CV were classified as E’s and F’s...yet the Town has determined that an acceptable level of service is level D and above. And what about the arterial streets that feed CV? Plum Creek Speedway, Gilbert and 5th Street are already congested enough, yet RH states that CV will have no negative impact on traffic.

In response to statements made at the meeting, our traffic engineer offers the following insight:

Valley & Plum Creek – Pursuant to Town of Castle Rock Transportation Design Criteria, LOS D is considered the minimum acceptable level of operation for all through movements and right turns, while LOS E is the minimum acceptable level for left turn movements. The TIS results indicate that although the development may increase delay for some movements at the study intersection, these increases are not considered significant with the majority of LOS results remaining within the Town criteria. One exception may include the southbound left turn movement from Valley onto Plum Creek, however it is important to note that this movement is expected to experience increasing delays even without added traffic from the proposed development simply due to the growing through traffic on Plum Creek (i.e. more through traffic on Plum Creek results in fewer gaps for left turning vehicles to enter the stream of traffic). The proposed development is noted to only add 5 vehicles to this left turn movement, which is not a substantial amount. That said, recommendation has been made to the Town to

continue to monitor the intersection in order to assess potential future control improvements, including signalization or roundabout conversion. Current TIS findings indicate that even with the proposed development, signalization of the intersection is not yet warranted, but it may become warranted as the Town continues to expand. Additionally, the completion of Valley Drive connecting the existing northern and southern communities is expected to provide a new north-south route that the existing neighborhoods may utilize as an alternative to heading south to Plum Creek which is currently the only option. With this addition, it is likely that actual intersection operations will be better than shown in the TIS which focuses on a conservative, worst-case, condition.

Eaton & Plum Creek - It should be noted that Traffic Calming methodologies are generally prescriptive in nature in order to address existing problems caused by unwanted driver behaviors. Such behaviors are challenging to design for when non-existent as there are few indications that new vehicle traffic will utilize planned roadways for cut through purposes except based on individual perception. However, roadway designs for the proposed development are coordinated with Town Staff in order to meet specific criteria related to expected function, which includes whether or not a given roadway is expected to be used as a main thoroughfare or neighborhood access. As such, the Eaton connection has been planned to provide a limited cross-section design for accommodating local traffic only, and only those new residents who live within a reasonable travel distance from the intersection are expected to utilize this roadway. Figure 8 of the TIS shows that upon development build-out a maximum of 92 vehicle trips are expected to utilize Eaton during the morning peak hour, and 110 during the afternoon peak. This volume may visually be equated to seeing approximately two vehicles pass by along the road every minute, assuming a standard rate of arrival. Based on this, it is believed that Eaton should not experience a substantial amount of vehicle traffic beyond that which it will be designed for.

5). Trees and Wildlife: the plan to transplant evergreens under 20', and that those over 20' will not be saved, is disgusting and laughable. Who is going to water those transplants for the next several years in order for them to survive? My request is the TOWN require the developer to leave every single evergreen in place, regardless of height, unless the tree would be located directly beneath a paved road, paved sidewalk or paved trail. Failure to adhere to this requirement should result in a hefty fine for the developer PER EACH DESTROYED OR TRANSPLANTED TREE. This is for the sake of our trees and our wildlife habitat.

Unfortunately, grading activities is the major contributor to removal of many existing trees. Existing vegetation consists primarily of Natural grass and shrubs with scrub oak and pine trees. 60 existing pine trees under 20' in height will be transplanted onsite after grading is complete for tree conservation.

For now, my earnest plea would be for the Town to cut the allowed number of dwelling units for CV and FV by AT LEAST HALF of the current proposed numbers. Understanding full well that these entitlements were given in the 80s, I'm not convinced that the allowable density was allowed to be grandfathered in for 40 years without requiring a renewed zoning and density application.

The Young American PUD was designed and approved in 1983, which included Baldwin Estates. Chateau Valley is an infill subdivision which blends with the surrounding neighborhoods having approximately the same density as the surrounding neighborhoods. Chateau Valley was designed to provide open space and amenities to serve the entire community. 50.4 acres of open space are proposed onsite which comprises of

over 45% of the total site. Multiple trails will be constructed for open space enjoyment. A lot for clubhouse amenities are also proposed.

On Wednesday, January 17, 2024 at 10:22:26 AM MST, Tara Vargish <tvargish@crgov.com> wrote:

Rusty,

I am passing this message on to you, as it looks like Ms. Holland got your email address incorrect.

Thank you,

Tara Vargish, PE, Director Development Services

Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
direct 720.733.3582 mobile 720-473-2473 tvargish@CRgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:

<https://www.surveymonkey.com/r/LR35C27>

From: Tara Vargish

Sent: Wednesday, January 17, 2024 10:21 AM

To: 'Jill Holland' [REDACTED]; Mark Marlowe <MMarlowe@crgov.com>; Tim Dietz <TDietz@crgov.com>; TownCouncil Mailbox <towncouncil@crgov.com>; Andrius Petrauskas <APetrauskas@crgov.com>; [REDACTED] BrieAnna Simon <BSimon@crgov.com>; Desiree LaFleur <DLaFleur@crgov.com>; [REDACTED] Jason Gray <JGray@crgov.com>; Jacob Vargish <JVargish@crgov.com>; Kevin Bracken <KBracken@crgov.com>; Laura Cavey <LCavey@crgov.com>; Max Brooks <MBrooks@crgov.com>; Parks Mailbox <parks@crgov.com>; Planning Mailbox <planning@crgov.com>; Ryan Hollingshead <RHollingshead@crgov.com>; Safe Routes <saferoutes@crgov.com>; Spencer Raish <SRaish@crgov.com>; Thomas Reiff <TReiff@crgov.com>; Water Mailbox <water@crgov.com>; Water Conservation <WaterConservation@crgov.com>; waterquality@crgov.com

Subject: RE: Chateau Valley and Founder's Vista

Good morning Ms. Holland,

Thank you for reaching out regarding the Chateau Valley Site Development Plan application. This is an active application that is going through the Town's development review process, and we appreciate your comments and concerns regarding it. I would be happy to set up a time to meet with you and our CR Water Director Mark Marlowe and talk through your various questions on the project.

I do want to let you know that the purpose of the neighborhood meeting is for the Applicant to share their project with the neighborhood and to collect their feedback. Town staff attend these meetings to hear the feedback, however it is not a town run meeting. It is unfortunate that yourself or other residents in attendance have been misled into thinking that BrieAnna left the meeting early, as she did not. She and TJ Kucewesky, our Assistant Director for Development Services, were in attendance through the end, and left after all of the residents left.

Please let me know if you'd be able to meet in person here at Town Hall on any of these times:

Friday Jan 19th at 3pm or 4pm

Wednesday Jan 24th at 8:30 am or 4pm

Thursday Jan 25th at 10 am

If these don't work, let me know and I'll look at some other times that work for Mark and I.

Thank you,

Tara Vargish, PE, Director Development Services

Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
direct 720.733.3582 mobile 720-473-2473 tvargish@CRgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:

<https://www.surveymonkey.com/r/LR35C27>

From: Jill Holland [REDACTED]

Sent: Tuesday, January 16, 2024 1:28 PM

To: Mark Marlowe <MMarlowe@crgov.com>; Tim Dietz <TDietz@crgov.com>; TownCouncil Mailbox <towncouncil@crgov.com>; Andrius Petrauskas <APetrauskas@crgov.com>; [REDACTED]
BrieAnna Simon <BSimon@crgov.com>; Desiree LaFleur <DLaFleur@crgov.com>;

[REDACTED] Jason Gray <JGray@crgov.com>; Jacob Vargish <JVargish@crgov.com>; Kevin Bracken <KBracken@crgov.com>; Laura Cavey <LCavey@crgov.com>; Max Brooks

<MBrooks@crgov.com>; Parks Mailbox <parks@crgov.com>; Planning Mailbox <planning@crgov.com>; Ryan Hollingshead <RHollingshead@crgov.com>; Safe Routes <saferoutes@crgov.com>; Spencer Raish <SRaish@crgov.com>; Thomas Reiff <TReiff@crgov.com>; Tara Vargish <TVargish@crgov.com>; Water Mailbox <water@crgov.com>; Water Conservation <WaterConservation@crgov.com>; waterquality@crgov.com

Subject: Chateau Valley and Founder's Vista

To Whom it may concern (which should be every recipient of this email)...

I'm writing to express my deep dismay over the proposed developments of Chateau Valley (CV) and Founders Vista (FV). My thoughts below are a compilation of the numerous comments stated on 3-4 "NextDoor" posts in recent weeks, as well as a few of my own, not necessarily stated on Next Door.

I attended the first two neighborhood meetings for CV and 2 of the 3 for FV. Regarding the CV meeting held on 1/9, a few comments:

1) a larger room and longer time frame is needed to accommodate the large crowd and many comments. As best I could hear, there were 116 comments/questions waiting to be heard from online attendees, when Russell Hall (RH) declared the meeting finished, 10 MINUTES BEFORE the scheduled close of the meeting. But he "promised" all of those would be heard at the next meeting.

RH needs to condense his presentation to 5 minutes max, in order to give attendees more time to voice our questions and concerns.

2) BrieAnna Simon (BS), Town of CR rep for the development, should be front and center at this meeting, instead of hanging around in the back of the room and LEAVING the meeting EARLY. She should be prepared to answer all of the questions that RH could not/would not address, regarding the Town's actions, history, requirements, and other pertinent info. Thank you to Sandy Vossler, who was invaluable in fielding questions at the recent Oaks2A meeting. BS should have done the same at the CV meeting.

3). The fellow at the front of the room, manning the PowerPoint presentation and fielding questions from online attendees needs to stop mumbling and speak up, so that the live audience can hear and understand questions and answers.

4) Representatives from CR Water, CR Transportation/Traffic, CR Wildlife (and other) departments should have been in attendance, to address the majority of the concerns expressed. Too easy and too convenient for RH to say "I don't know" or "That's not my department".

5) IF other Town reps were present, they should have made their presence known and made themselves available to field questions, instead of congregating quietly in the back of the room.

The five points made above certainly give the impression that these meetings are simply to check the requirements boxes for RH. Opinions are not respected, questions are not answered, and valid arguments against these developments are dismissed.

On to my next set of points:

1) To Town Council members:

YOU were elected to represent your constituents, but who do you really represent? Many of us feel that your focus is on representing developers, realtors and big-box home builders, the majority of which DO NOT LIVE HERE! It has been suggested that you're afraid to significantly reduce density because the developer would sue the Town...and also, because other information might come out that you want to keep under wraps. If that is the case, shame on you! You should not be representing our Town as a council member. Thanks to Ms. Cavey and Mr. Dietz for not voting the status quo. (Even though at least one Next Door commenter has labeled these two as alt-right QAnon-ers.)

2) Speaking of developers, in the case of CV (and maybe FV as well?), RH stated that the sale of the Memmen Property is "under contract". If that is the case, it would seem that the max density allowed could be greatly reduced now, since the developer does not own the property. Then, the developer (who doesn't live here) could decide whether it was worth his bank balance to proceed with the purchase and development.

3). For Mr. Marlowe and the water department...yes, we see all of the steps being taken to assure that the Town has adequate water supply for all of these new developments. But I submit to you that it is at the detriment of the 1000s of residents in unincorporated Douglas County who have private wells. The water that CR says they have plenty of, is depleting other peoples' well water resources. Many of those wells are in the Denver Aquifer, which is NON-RECHARGEABLE! This, in my opinion, is robbing Peter to pay Paul, and it is not OK!

(Full disclosure: I live in unincorporated Douglas County, and our west property line is the east property line of CV as well as the Town of CR boundary. Our well is 1063' deep and in the Denver Aquifer, because the drillers couldn't hit water in the more shallow aquifers. So Mr. Marlowe and others, how would you like to live here, knowing that CR's rampant overdevelopment is depleting YOUR well water source, and that what was, 10 years ago, a 100-year aquifer is now significantly less than that, according to the USGS?

4). The overwhelming majority of attendees at the 1/9 meeting had serious and valid concerns about traffic. Many felt like the so-called traffic study was bogus, and RH stumbled over the name of the company that conducted the study, and declined to provide contact information. One attendee pointed out that the level of service at the intersections into and out of CV were classified as E's and F's...yet the Town has determined that an acceptable level of service is level D and above. And what about the arterial streets that feed CV? Plum Creek Speedway, Gilbert and 5th Street are already congested enough, yet RH states that CV will have no negative impact on traffic.

5). Trees and Wildlife: the plan to transplant evergreens under 20', and that those over 20' will not be saved, is disgusting and laughable. Who is going to water those transplants for the next several years in order for them to survive? My request is the the TOWN require the developer to leave every single evergreen in place, regardless of height, unless the tree would be located directly beneath a paved road, paved sidewalk or paved trail. Failure to adhere

to this requirement should result in a hefty fine for the developer PER EACH DESTROYED OR TRANSPLANTED TREE. This is for the sake of our trees and our wildlife habitat.

My original intent of this lengthy email was to include the hundreds of comments made on Next Door opposing CV and FV, but that will have to wait for another day. I wish you all would read them...you'd find the arguments against these two developments to be valid and substantial.

For now, my earnest plea would be for the Town to cut the allowed number of dwelling units for CV and FV by AT LEAST HALF of the current proposed numbers. Understanding full well that these entitlements were given in the 80s, I'm not convinced that the allowable density was allowed to be grandfathered in for 40 years without requiring a renewed zoning and density application.

Let me put it this way...what if the current town staff and county commissioners were to require today, that 40 years from now, only electric vehicles, equipment and appliances would be allowed in CR or DougCo, and that every resident would be given free college tuition and free healthcare. Would you feel ok about making those mandates permanent? No, I didn't think so.

I haven't written this merely for my own personal amusement. I fully expect to receive a response from the majority of you. If not, it certainly tells where your allegiance is, and it's not to the citizens of CR and Douglas County.

I gratefully await your replies.

Sincerely,

Jill Holland

[REDACTED]

BrieAnna Simon

From: [REDACTED]
Sent: Thursday, January 18, 2024 2:07 PM
To: BrieAnna Simon
Subject: RE: Chateau CONERNS

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you BreAnna I appreciate you compiling all the concerns. Residents have many questions on multiple 'studies' or the information provided in regards to wildlife, traffic, and water. We are not pleased with the development group, who gave incorrect facts on what types of animals owls eat and how they will not be impacted, but more importantly, stating that the 'wildlife walk throughs' will allow the wildlife to 'go through to.. wherever they go'. We are destroying so much of their land int his very small space already, they will have nowhere to go. The traffic, runoff, and construction alone will drive any animals from this area and destroy the land. We want development in areas that make sense, not in areas that are cherished for their beauty. An offer must be made for the property to keep it to an open space for residents to enjoy, otherwise this town will fade away into the mass that is 'DENVER' and with it, all the characteristics that follow.

Have a great day,

From: BrieAnna Simon <BSimon@crgov.com>
Sent: Thursday, January 18, 2024 1:55 PM
To: [REDACTED]
Subject: RE: Chateau CONERNS

Good afternoon Rachel,
Thank you for providing your feedback and comments related to the Chateau Valley site development plan. This information has been compiled and will be provided to both the Planning Commission and Town Council, who makes the final decision on this application. Let me know if you have any questions or additional comments you would like to provide.
Thank you.



BrieAnna Simon
Development Services | Senior
Planner
Town Hall, 100 N. Wilcox St, Castle
Rock, CO 80104
Direct 720.733.3566
| bsimon@crgov.com

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From: [REDACTED]
Sent: Wednesday, January 10, 2024 2:34 PM
To: BrieAnna Simon <BSimon@crgov.com>
Subject: Chateau CONERNS
Importance: High

BreAnna, you have to help.

We must divert this land development for Chateau.

My name is Rachel and I have lived in Castle Rock for over eight years, living on [REDACTED] for the past two. I moved to Castle Rock because of how beautiful this small town was and how much they cared about their people and the nature around them. The housing that's developed in these last eight years has been astonishing – and we are still expanding. I understand the need for housing but I severely object to this development in our town for many reasons.

I strongly object to Ash Ave being extended to any other neighborhood for an access point, regardless of what homes are built and how many. There is no reason to increase traffic and make Glover a 'through-neighborhood' for those who want to save a few minutes or avoid other traffic. The study performed for traffic flow is completely flawed, as there is no way you can assess traffic at intersections on roads that do not exist yet. You cannot gauge the traffic on Ash/Elm based on the current residents, because two access points will open up hundreds of new vehicles to travel each day down our small neighborhood roads. Why would you want to destroy the roads and clog traffic around downtown here when it's already chaotic enough, bordering on becoming unsafe soon? With all the complexes going up and being built, how can anyone predict any traffic when hundreds of families are set to move in before this land can even start development?

I am severely concerned for the wildlife in this area that is supposed to be cherished by the city and residents, because their homes and grazing land are being destroyed rapidly. With all the construction from Ridge Road many animals have become cramped, confined, or have perished from our actions. Where will the bobcats, foxes, coyotes, deer, turkey, owls, bears, eagles, and beavers go when their homes are taken away with this development? How many will have to be euthanized because they are too comfortable with humans, become aggressive, or won't stop destroying property or killing pets? The study performed in 2022 does not account for the construction and migration changes for 2023. We have seen more wildlife in our back yards than ever before.

We cannot lose these precious trees. We cannot sacrifice this fragile nature. All this construction will drive any wildlife that is present away, and they will not come back. When that happens, the earth will die in these 'preserved open space areas' and it will become a wasteland while we sacrifice the flora and fauna just to cram a thousand homes into a small space. We cannot displace or sacrifice our water, it's scarce as it is. We need to encourage good decisions for the land, our people, and the state of Colorado and preserve the beauty. Homes can be built further east where forests don't have to be destroyed.

BrieAnna Simon

From: Kevin Wrede
Sent: Friday, January 19, 2024 2:29 PM
To: Jennifer Reed
Cc: Max Brooks; Tara Vargish; TJ Kucewesky; Dave Corliss; Cara Reed
Subject: RE: Response to Ms. Reed concerning Chateau Valley

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Reed: see below in red for answers to your questions. Please let me know if you have any further questions.

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Kevin Wrede
Planning Manager
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
720-733-3537
KWrede@CRgov.com
www.CRgov.com



From: Jennifer Reed [REDACTED]
Sent: Friday, January 19, 2024 12:10 PM
To: Kevin Wrede <KWrede@crgov.com>
Cc: Max Brooks <MBrooks@crgov.com>; Tara Vargish <TVargish@crgov.com>; TJ Kucewesky <TKucewesky@crgov.com>; Dave Corliss <DCorliss@crgov.com>; Cara Reed <CReed@crgov.com>
Subject: Re: Response to Ms. Reed concerning Chateau Valley

Thank you, Mr. Wrede, for your response. It very much clarifies the difference(s) between the response after the Nov 2021 Neighborhood Meeting and this most recent one. I appreciate the time you took to outline the shift in such detail.

May I assume, then, that Cara Reed is no longer working for the Town? ⁽¹⁾ Has someone else replaced her as the Neighborhood Liaison for the Memmen South neighborhood? ⁽²⁾ If so, may I have their contact information? ⁽³⁾ **Cara Reed still works for the Town and has not changed positions so you can continue to contact her anytime for questions she typically answers for you.**

I do not know if you live in Castle Rock, but our particular neighborhoods are unique in that (at least on the N.Valley side) we are relatively close-knit. Neighbors in Memmen South talk to each other, help each other, have deep friendships. As such, I find myself often being asked questions about the proposal and want to make

sure I relay the information I have as accurately as possible. I will pass on that all emails should go to BrieAnna, however, it is likely that other parties will be CC'd on them.

I was aware that Town policies require a minimum of 3 Neighborhood meetings -- how often are more held? We don't track that data, but I would say the majority hold 3 meetings, but a handful of projects hold more than that for a myriad of reasons. (4) Secondly, after the Neighborhood Meetings come the Public Hearings -- how many are required by Town policy? The applicant will be required to have 1 "Public Hearing" meeting with the Planning Commission and 1 "Public Hearing" meeting with the Town Council at a minimum. (5) If the developer is the host of Neighborhood Meetings, who hosts and runs the Public Hearing(s)? The Town schedules and manages all the official "Public Hearing" meetings which Town staff attend to answer any questions from the Board and Commission, as well as present a final staff report showing how the project conforms or doesn't conform to Town Zoning, Codes and Technical Criteria. (6)

Finally, no representative for traffic questions was present at either of the first two Neighborhood Meetings -- will Tom Reiff be available for the third and/or Public Hearings? Tom and the public works department will be represented at the Planning Commission and Town Council "Public Hearings". Tom and our public works department review multiple drafts of transportation studies prior to any "Public Hearings" before the Town Council and Planning Commission. They also ensure that the Transportation Impact Assessment meets all Town Codes and Criteria prior to signing off and allowing the project to be scheduled for official public hearings. (7) It is my understanding that he must sign off on all of the traffic surveys and there were a LOT of traffic-specific questions at the Jan 9th meeting. Mr. Hall was unable to answer questions about traffic, shrugging his shoulders and saying that the Town had said it was okay and he knew nothing more than that. One resident had a full copy of the traffic survey and found that an alarming amount of the data was inconsistent and inaccurate. Your suggestion to "establish a remote or in person meeting with appropriate town personnel to discuss [your] technical questions" sounds like a wonderful solution to understanding the pending traffic issues. Chateau Valley has modified their site plan multiple times and thus have submitted multiple traffic studies for review by our public works team. The last completed review was rated a "Red", which means it has significant issues missing or incorrect. Thus, the review and acceptance of a final and acceptable plan is a significant amount of time away and most likely many more draft versions to be seen. I want to reiterate, Neighborhood Meetings are held for applicants to present their projects and receive feedback in order to make better plan outcomes. During these times Town staff diligently work on multiple reviews over many months to bring proposed projects into conformance with the Zoning Plan, Town Codes, and Technical Criteria. The plans presented by the applicant at neighborhood meetings have not been finalized by the Town reviewers, as they are intended to inform interested residents and non-residents and elicit feedback for the applicant as they work through creating a project that they hope to be approved by Town Council.

Please provide your detailed questions for public works so that BrieAnna can route them for answers. If you find you have more questions please contact us to set up a one on one meeting with our team to clarify any questions you may have remaining.

Again, thank you for your time and attention,

--

Jennifer M. Reed

[REDACTED]

[REDACTED]

On Fri, Jan 19, 2024 at 9:16 AM Kevin Wrede <KWrede@crgov.com> wrote:

Hello Ms. Reed.

My name is Kevin Wrede and I am the Development Services Planning Manager for the Town of Castle Rock. I am in receipt of your email sent to Cara Reed in our office. I wanted to respond and explain how our department reviews and handles land use applications with respect to public comments. Our department works in a "Project Manager" model in which we have a single point of contact to oversee each application type that comes through our department. With the high level of resident involvement in the Chateau Valley development case we work extremely hard to ensure we identify and efficiently delegate responses to all of the Town's review departments (i.e. Water, Drainage, Traffic...etc.) We have found that it is much more efficient for the Project manager to be the point of contact for resident questions about the process and technical concerns when projects reach a large level of participation from residents and non-residents. The project manager will answer questions attributable to our department and distribute questions to other Castle Rock department reviewers for written responses to questions attributable to each department. This effectively allows the project manager to collate and manage the vast amounts of comments received over the course of a project's lifespan. Please understand that we have multiple projects under review at the same time and we work diligently to review and respond to all residents and non-residents of the town who send in comments and questions. As you know the applicant is responsible and required to host a minimum of 3 neighborhood meetings during the review period of a project. Town staff are at different phases with respect to review of the documents submitted and thus may not have answers to some of your questions during this initial "applicant" led phase of neighborhood outreach for the project. Rest assured prior to formal "Public Hearings" before the Planning Commission and Town Council, who are the ultimate recommending and approval bodies, your questions will have been answered as our reviewers will have completed all relevant reviews of submitted documents associated with the project to ensure they meet all required laws and technical criteria of the Town.

I would urge you to write all your questions with specifics so that our project manager, BrieAnna Simon, can collate and route these to the appropriate departments and obtain answers that will be returned to you as soon as possible. Our plan reviewers in other departments have many responsibilities besides just plan review and will provide responses as soon as they possibly can. Having these questions in written form allows other department reviewers a better chance to research and provide concrete answers to your concerns. Rest assured BrieAnna is not working on this project alone. Our team of veteran planners and myself work alongside each other every day answering questions and concerns of residents for ALL projects under review. We work tirelessly ensuring all projects meet the legal requirements of the approved zoning, Town Code, and technical criteria manuals approved by the Town.

I want to also assure you that if you cannot get answers to any questions within a reasonable time we can establish a remote or in person meeting with appropriate town personnel to discuss your technical questions more in depth. Having your questions in writing before allows our team to be better prepared if a future meeting is required.

I hope this email finds you well and we look forward to working to ensure you get as much information as needed to answer your questions.

Please do not hesitate to contact me at any time if you have any questions at this email or the number below.

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Kevin Wrede

Planning Manager

Town of Castle Rock

100 N. Wilcox St.

Castle Rock, CO 80104

720-733-3537

KWrede@CRgov.com

www.CRgov.com



BrieAnna Simon

From: [REDACTED]
Sent: Monday, January 22, 2024 11:03 AM
To: BrieAnna Simon
Cc: TJ Kucewesky; Kevin Wrede; [REDACTED] Jason Gray; Max Brooks
Subject: Chateau Valley Development proposal

Follow Up Flag: Follow up
Flag Status: Flagged

To All,

For the record, I live at [REDACTED] and have some suggestions for the Chateau Valley Development:

- Anything that can be done to make the area as fire resistant friendly as possible would help the new and existing residents. It is difficult and expensive to get homeowner insurance for this area. Insurance is not my expertise, but I think there are ratings the development can possibly boost to help us all.
- I do recommend larger open space buffers next to adjacent, existing homes. I think especially at Santanna where the existing houses will back up to the side of the new houses. If not a larger area, certainly as large as screen trees as possible.
- Like many others, I do think the density is too much when compared to the existing neighborhoods. The developer is comparing the overall acreage with the number of units. Much of Chateau Valley is not developable anyway with the runoff area. Please subtract what is not developable and rerun your numbers. I think the neighborhood to the south is around 300 houses and the footprint isn't much different (at a glance) to that of Chateau.
- On density, I have worked more than 20 years with HOA's and Metro Districts including serving on a Metro District Board in a newer, densely populated community. The PUD's fail in these communities because owners (or more likely renters) do not use garages for parking, they use them for storage, gyms, workshops, etc. I have seen many times where a unit with a 2 car garage has 4 adults with 4 cars and only one car parked in the garage. Unless you want a trashy, congested look, please allow adequate parking beyond the routine of 1.5 spaces per house or whatever you're using.
- I would ask for consideration of all parties to skip the cul-de-sac that heads west from Valley toward the Memmen Open Space. I would encourage that parcel to remain open space as a trade off for the density of the other areas.
- Lastly, this is far-fetched but in thinking of all the questions and concerns over retention ponds (which as a landscape professional of almost 40 years, I don't get) I was wondering if there could be some consideration of constructing a reservoir (if that's the correct definition) pond that would retain the runoff and then trickle down stream? My thought is there is literally nowhere to take a kid fishing in the Town. For example, Highlands Ranch has a pond at Redstone Park and Worf Ranch in COS has a small reservoir. A fishing pond west of Valley would be a benefit to the town, the new development, and the existing neighborhoods. I wonder if this would be seen as helping to sustain wildlife while also being a benefit to the development. I think much of the open space gets turned over to the Town anyway? They would then maintain and manage it as a Town park.

Mike Bolsinger
[REDACTED]
[REDACTED]

BrieAnna Simon

From: Patrick S Crumal [REDACTED]
Sent: Monday, January 22, 2024 12:14 PM
To: BrieAnna Simon
Cc: Jason Gray; TownCouncil Mailbox; Planning Mailbox; Kevin Wrede; TJ Kucewesky; Thomas Reiff; Max Brooks; Tara Vargish
Subject: Chateau Valley Proposal - State Parcel #2505.124.00.001

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

This is a LONG email with a lot of information because the list of issues surrounding the Chateau Valley Proposal - State Parcel #2505-124-00-001 is long, and the issues addressed here are far from exhaustive.

Please take the time to read it where/when you can concentrate on its contents.

We are being told that “**The Town is actively looking for opportunities to preserve land once zoned for residential development for public use.**” Two such parcels the town has already obtained for this purpose: 1) a park, called Plum Creek Park, north of Emerald Dr., and 2) the Metzler Ranch Open Space. Both properties were previously zoned for housing.

The Young American PUD now consists of two developments – Chateau Valley (State Parcel #2505-124-00-001) and Founders Vista. Chateau Valley was originally zoned as agricultural and re-zoned residential in August of 1983. How things have changed since the summer of 1983 when water rationing first began and we moved to Castle Rock 41 years ago. Water rationing remains in place today.

Simply put - The Chateau Valley parcel is ideal for returning to public use.

Returning this parcel to public use makes perfect sense given the large number and complexity of the issues developing this parcel brings to existing infrastructure and the natural environment.

Issues such as:

Noise – During construction, there will be significant noise from heavy equipment and blasting!

Water - The first question is always “Where in the heck are they getting all of this water from?” 1129 SFEs in the three developments. Here the utility report did not take into account that there are three simultaneous developments proposed.

The annexation agreement states that the Town of Castle Rock will provide water and sanitary sewer service to the property. The property has water rights for only 100 single-family equivalents. Additional water will be required to be purchased from the town for additional proposed single-family dwelling units.

It is assumed that the existing purple zone storage tanks will be adequate to supply the project site. The true SFE count on the purple zone tanks shall be verified to ensure adequate supply. Per the Master Plan, it is proposed that a new 2.3-million-gallon tank (11B) is to be constructed in the future. The obvious question becomes “When?”

Although the proposed SFE’s in this project’s SDP are less than the allowable SFE’s, per the Young Americans PUD, it is assumed therefore that the purple zone storage tanks will be able to adequately supply the project site. Not a sustainable assumption.

While assumptions are nice, in this case, they falls far short of reality. The Master Plan states that a new tank (11B) shall be built in the future and will provide an additional 2.3 MG. Tank 3 is to be replaced by an equal-sized tank in the future. The Town has stated that tanks 11A and 11B will not connect to the proposed site and therefore the site shall only be served by tanks 3 and 9. The result is the new proposed development that presents an additional 920,660 gallons of water required at PHD there is in reality no additional water storage for the existing purple zone residences. Cutting the existing storage supply nearly in half means all of the purple zone will just be served by tanks 3 and 9 and is ignoring the requirements of the existing residences. Again. The annexation agreement states that the Town of Castle Rock will provide water and sanitary sewer service to the property. The property has water rights for only 100 single-family equivalents. Additional water will be required to be purchased from the town for additional proposed single-family dwelling units.

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of water required at PHD and there is in reality no additional water storage for the existing purple zone residences. Cutting the existing storage supply nearly in half means all of the purple zone will just be served by tanks 3 and 9 and is ignoring the requirements of the existing residences. Again.

Schools, Law enforcement, Fire protection. All are understaffed now and will only get worse.

Traffic – The second question is of course "What is the traffic going to look like?"

It is quite apparent that the existing roadways with access to and from the parcels are insufficient for the intended populations. Additionally, the traffic study completed for the Chateau Valley development is seriously flawed.

Flawed in that it does not take into account the additional traffic that will be generated by adjacent development in Founders Vista and Castlewood Oaks (just south of Plum Creek). Each study for these three parcels was done standalone and does take into consideration the traffic from the adjacent properties and all are proposed to be completed at nearly the same time.

The study, while quite voluminous, makes erroneous assumptions about the ability of South Valley Drive, Ash Ave., and Elm Ave. to accommodate the predicted traffic flow. A close inspection of the findings shows that some 3,488 "trips" will be generated each day just from this one parcel. Of these, only 243 occur during the morning peak period and 322 in the afternoon peak period (defining the AM peak period counts during the period of 7:00 a.m. to 9:00 a.m. and PM peak hour counts being collected during the period of 4:00 p.m. to 6:00 p.m.). That ratio seems unrealistic.

525 expected trips along Ash Ave. per day upon build-out, in a neighborhood with a narrow right of way of 60', parking on both sides of the street, further narrowing to 45', and with no planned "traffic calming" proposed. This is quite unacceptable.



Should the return to public use not be accomplished, having Ash Ave. continue with only emergency equipment access, law enforcement access or maintenance access is a

viable alternative to through traffic, on Ash Ave.. This will dissuade unnecessary travel on Ash Ave.

A similar solution would be effective at Elm Ave.

"To account for projected increases in background traffic for Years 2025 and 2043, a compounded annual growth rate of approximately two percent was applied to existing traffic volumes."

Castle Rock has a 2024 population of 84,899. Castle Rock is currently growing at a rate of 3.6% annually and its population has increased by 15.2% since the most recent census, which recorded a population of 73,700 in 2020.

A new traffic impact study should be required to provide recalculated daily traffic volumes on each of the previously studied roadways as well as the peak hour volumes which **include the cumulative effect** from the other developments.

It is also important to note that no existing volume data was collected or calculated for **school zone peak hours**, and each school zone needs to be studied as well.

Capacity and other traffic analyses focus on the peak hour of traffic volume because it represents the most critical period for operations and has the highest capacity requirements. The peak hour volume, however, is not a constant value from day to day or from season to season and is quite often underestimated.

Trees and Grasslands - Stands of Scrub Gambel Oak are located throughout the site. The Scrub Oak is denser at the northern portion of the site, becoming more sparse at the central and southern portions of the site. Gambel Oak brush community varies in height and maturity. Ponderosa Pine and scattered evergreen trees are located along the far Southern edges of the property and the Northwestern portion of the property. **Much of the Scrub Oak will be removed during grading operations to accommodate urban development**, while **some** of the evergreen trees **may remain** mostly undisturbed along the Southern perimeter.

"Many of the Evergreen trees located at the Northwestern portion of the site will be removed during grading operations to accommodate urban development". Approximately **100 Evergreen trees** under 20 feet in height located at the Northwestern portion of the property will be transplanted **in an attempt** to preserve the trees and provide aesthetic beauty and screening for the proposed homes. The trees will be transplanted in Tracts AA, D-1, and I.

The survival rate of transplanted evergreen trees, especially those up to 20 feet tall, can vary depending on several factors. Transplanting large trees is generally far more challenging than transplanting smaller ones, and success is influenced by factors such as species, health of the tree, soil conditions, weather, and proper transplanting techniques.

Here are some considerations:

- **Species:** Different evergreen species have different transplanting success rates. Some species are more resilient to transplanting stress than others.
- **Health of the Tree:** Healthy trees have a higher chance of survival after transplanting. Trees that are stressed, diseased, or have damaged roots may struggle to establish themselves in a new location.
- **Transplanting Techniques:** Proper transplanting techniques are crucial for the survival of large trees. This includes careful root ball preparation, minimizing root damage, proper planting depth, and providing adequate water and nutrients.
- **Soil Conditions:** The type and condition of the soil in the new location play a significant role. Soil that is well-drained and has good fertility can support the establishment of transplanted trees.
- **Weather Conditions:** Transplanting during the right season and avoiding extremes during the tree's dormant season.
- **Aftercare:** Adequate care after transplanting is essential. This includes proper watering, mulching, and monitoring for signs of stress or disease.

While there isn't a specific survival rate that applies universally, success can indeed vary. Some studies suggest that with proper care and attention to detail, the survival rate for transplanted large trees can be relatively high - to 60 percent. In contrast, others may experience transplant shock and struggle to establish themselves. While unpredictable weather conditions can improve survival rates, weather conditions can also decrease survival rates - to 20 percent.

Information regarding the specific species of evergreen trees along with the local conditions in the area must be gathered and a complete study done in consultation with arborists, horticulturists, and the local agricultural extension services should be required.

Wildlife - Human activity is the biggest threat to our environment, but we often feel helpless because our actions seem minuscule compared to such immense issues. However, millions of people are taking small steps that will benefit generations to come.

Colorado Parks and Wildlife have stated the oak brush vegetative community and surrounding hills provide wildlife with food, water, shelter, and space. It is anticipated that many species of birds and raptors utilize this habitat year-round for nesting and hunting. Mule deer, antelope, elk, bear, coyote, red fox, and mountain lion also use this habitat for carrying out annual life functions. The development will impact this community irreparably. A wildlife population census needs to be done.

Simply put - The Chateau Valley parcel is ideal for returning to public use.

Thank you in advance for taking the time to read this information, and look forward to hearing your responses.

Patrick Crumal & Maureen O'Reilly

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

BrieAnna Simon

From: Karen Schultz [REDACTED]
Sent: Tuesday, January 23, 2024 9:21 AM
To: BrieAnna Simon; tkucerwesky@crgov.com; [REDACTED] Max Brooks;
[REDACTED]
Cc: Brian Schultz; Brian Schultz; Rick Baird
Subject: SDP21-0060 Drainage runoff to boundary properties

Follow Up Flag: Follow up
Flag Status: Flagged

Although we were present at both neighborhood meetings, we did not get the opportunity to express an area of drainage concern.

We are submitting this email and requesting that it be added as a permanent record to the filing known as Chateau Valley, SDP 21-0060.

Drainage Concern

We are Brian and Karen Schultz the property owners of [REDACTED] Glover subdivision. Our address is [REDACTED], west boundary property specific to [REDACTED] identified on the proposed grading plan, (viewable on page 14). We are concerned that this area has no drainage outlet for the runoff to Track E's north or south collection areas and the grading plan shows very tight contours and steep grades directing runoff back toward and onto the bordering properties. We are presuming an increase in what is now a natural flow with the removal and disruption of the natural terrain.

We appreciate your time and timely response

BrieAnna Simon

From: Gary Reed [REDACTED]
Sent: Wednesday, January 24, 2024 10:35 AM
To: BrieAnna Simon
Cc: Max Brooks; TJ Kucewesky; Kevin Wrede; Thomas Reiff
Subject: Chateau Valley Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Simon, I am very concerned about the increased traffic this development will bring to our area. I currently live on [REDACTED] and have been here for 20+ years. With the opening of Valley Drive and Santana streets, I can foresee needing a stoplight just to get out of my driveway. I am also very concerned about the loss of open space. We have an abundance of wildlife in this area. I think adding this open space to Memmen Ridge would be far more beneficial than another housing development. Thank you for your consideration.

Gary Reed

From: [Tara Vargish](#)
To: [All Staff](#), [BrieAnna Simon](#), [Mark Marlowe](#), [Kevin Wrede](#)
Subject: RE: Thank you!
Date: Thursday, January 25, 2024 3:53:47 PM

Jill,

Thank you for your kind words below, and most importantly for taking the time to meet with us to go over your and your neighbor's questions. We appreciated having the opportunity to understand the concerns and the confusion also.

Kevin Wrede is our Planning Manager, I have copied him on this also. Kevin and his team will look at your suggestions and we will work to get a more informative introduction stated at the beginning of all future neighborhood meetings.

As additional questions arise, please reach out to BrieAnna and Kevin as needed.

Thank you,

Tara Vargish, PE, Director Development Services
Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
direct 720.733.3582 mobile 720-473-2473 tvargish@crgov.com

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey:
<https://www.surveymonkey.com/s/455C-72>

From: Jill Holland
Sent: Thursday, January 25, 2024 11:08 AM
To: BrieAnna Simon <BSimon@crgov.com>; Mark Marlowe <MMarlowe@crgov.com>; Tara Vargish <TVargish@crgov.com>
Subject: Thank you!

To Tara, Mark, BrieAnna and the gentleman sitting next to BrieAnna (sorry, I didn't catch his name)...

Please accept my sincere thanks for the meeting that you hosted yesterday. It was so refreshing to meet face to face with Town staff, and to feel like our concerns were listened to, heard, and in many cases, validated. Even though we were small in number, (that was intentional, by the way), I know that you recognize that we represented a far greater number of citizens who share our concerns...

Concerns that current CR and DougCo residents and taxpayers are being/will be "thrown under the bus" for the benefit of developers and future residents who don't even live here.

It was very helpful to me to learn more about how the process works, and that changes aren't made at the neighborhood meeting phase, unless made by the developer. To that end, I would make the following comments:

The Town staff would do well to provide a brief (in person) summary of the purpose of neighborhood meetings at the beginning of each meeting (i.e., Town decisions and recommendations are not made at this stage). It was stated several times yesterday that the neighborhood meetings, led by the developer, are primarily for the purpose of getting current residents "on board" and in favor of the proposed new development.

Personally (although I believe I speak for many others), by the time I attend 2-3 neighborhood meetings, I am left so disheartened by the developers' apathy, and projected sense of entitlement, that I feel that it does no good to attend the subsequent Planning Commission and Town Council meetings. By then, it seems that the decisions have already been made, and the development is a "done deal". This may be erroneous on my part, but perhaps the Town could do a better job of letting people know that this is not the case. I certainly would not have known, if not for Tara's excellent overview of the process.
*not just Rusty Hall, but also the developer for the Oaks2A.

I feel that if people weren't so discouraged after neighborhood meetings, that they/we might be more likely to attend the Planning Commission and Town Council meetings, if we felt that there was still room for concessions by the developer at that point.

In closing, I hope you will continue to pay close attention to the voices and concerns of the CURRENT citizens of CR and DougCo. Anyone can make anything look good on paper, but reality is often a different animal. I am still gravely concerned that when Travis and I take a dirt nap in 20 years, our water availability will be drained dry, and our property value will plummet. (Again, what looks good on paper doesn't always translate to reality).

Again, much appreciation to the four of you for yesterday's meeting. I can imagine that trying to appease everyone makes your job very unpleasant at times. Please forward this to the gentlemen whose name I didn't catch.

Sincerely,
Jill Holland

Attached is a photo of Chateau Valley and a small portion of Founders Vista, taken from our deck yesterday.



From: [Sharon Conlon](#)
To: [BrieAnna Simon](#)
Cc: [Kevin Wrede](#); [Kevin Wrede](#); [REDACTED] ktucewesky@CR.gov.com; [Sharon Conlon](#); [Kevin Wrede](#)
Subject: Chateau Valley Proposal
Date: Sunday, January 28, 2024 11:49:51 AM

To whom it may concern,

I have a major concern about the traffic and the wildlife who will be displaced.

I live at [REDACTED], this street has been proposed to be a main through way to Chateau Valley and I am concerned.

First,

Traffic - Impacts to get to the new Chateau Valley Development

1. HWY 86 to Valley Drive does not have a complete turn lane to Valley Drive; this road is congested currently.
2. South Street which leads to Valley Drive is a small road with cars parked on either side and an Elementary school which is concerning with small children; this is a major concern.
3. Santana Drive is the same as South Street; it is also an older neighborhood, with children playing and parked cars on both sides of the street. Santana is currently a busy street which leads into adjoining homes.
ALREADY, there is concern for the neighboring children playing and with a major increase of **415** units the traffic going through this neighborhood is dangerous!

Secondly,

Wildlife -

1. We have a herd of elk/deer, bears, mountain lions, coyotes, turkeys who live in that open space - their home.
2. They will be forced out of this open space. What is the movement plan to get them to a safe place?

I appreciate your time to review my concerns for the wildlife, children, traffic and congestion.

A concerned neighbor in Memen South.

Thank you,
Sharon Conlon

From: [Deanna Smith](#)
To: [BrieAnna Simon](#)
Cc: [TJ Kucewesky](#); KWrede@crgove.com; [REDACTED]
Subject: Re: Chateau Valley Development Proposal
Date: Monday, January 29, 2024 6:27:00 AM

Hello BriaAnna,

I am writing in response to the Chateau Valley Proposal and wanting to express our concerns. I currently own the property located at [REDACTED] and would like to express my feedback and concerns and provide an alternative solution for the development land usage behind us.

My main concern with the current proposed land development is that Lots 27 and 28 will completely remove our view of the open space making my property value decline. I purchased this home specifically for the view of the open space behind me which will be taken away with the proposal of a house on Lot 28 and also on Lot 27. Truly the ONLY view we have to enjoy is behind us and is why this house was designed with the largest windows facing south to the open land. As an Army veteran I truly feel one of the joys I have left in life is enjoying the sun and wildlife through my panoramic back windows and cannot imagine living each day without it. I am scared to think how depressed it will make me to see the side of a neighbors house instead.

My proposed solution would be to combine Lots 27 and 28 along with Area 15 to be a public area for residential use, such as a dog park, playground or just leave it open. I feel there is better usage for this land space and hope you will take our valid concerns into consideration.

Thank you,

Chuck and Shirley Karlstrum
[REDACTED]

From: [Sara Bowers](#)
To: [Jason Gray](#); [BrieAnna Simon](#)
Cc: [TJ Kucewesky](#); [REDACTED]; [Kevin Wrede](#); [Max Brooks](#); [Thomas Reiff](#)
Subject: Chateau Valley Development Proposal Concerns
Date: Tuesday, January 30, 2024 1:30:11 PM

PLEASE, MAYOR! ANNEX MEMMEN RIDGE for Public Use and expanding the existing open space!!

I'm writing with concerns for the proposed site development of Chateau Valley.

Please annex this land into the expansion of Memmen Ridge open space and a NATURE CENTER!!!
WE NEED MORE OPEN SPACE!

Wildlife! The bluebirds in this area are fewer than ever and the Memmen Ridge contains houses for the Colorado Bluebird Project. This is a habitat for birds, bears, deers, coyotes, foxes and more. It's home to many varieties of wildflowers, insects, butterflies, lizards, etc. One of the pleasures of living in this area is the call of the coyotes in the middle of the night. Please don't take this habitat away for more development.
WE NEED MORE OPEN SPACE!

We **don't have the infrastructure** to support more dense development. King Soopers is packed, the post office is smaller, the traffic is horrendous and the community tolerance for the construction on each side of this valley community is over. I've watched the impact of population growth due to over development with **no infrastructure** negatively impacting Castle Rock's quality of life, all traffic throughways, natural beauty, town cleanliness, community events, parks and pools. Each new development brings traffic, garbage trucks, landscaping trailers, cement trucks, construction trucks and furniture delivery trucks onto our roadways.
WE NEED MORE OPEN SPACE!

Traffic!! The **only** entrances to I-25 from this area are Plum Creek Parkway, Founders Parkway (Ridge Road) and Wilcox. Valley Street, leading out of this proposed community, is through a *neighborhood* to Fifth Street. Fifth street, (even though under expansion), is already a very busy thoroughfare and when there's a train, it's a traffic jam. We'll have Calvary Chapel traffic soon, we already have St. Francis Assisi traffic and all of the traffic out of Elizabeth on Hwy 86. Plum Creek Parkway and Lake Gulch now need a stop light, not a turnabout. There are constantly back ups, delivery trucks, gas trucks, tractors, etc. on the road. Gilbert is slow moving with speed bumps and cement trucks. **WE NEED MORE OPEN SPACE!**

Overcrowded Parks and Rec! --The Memmen open space, Gateway Mesa, Rock Park, Hidden Mesa, Castlewood Canyon, *all* of the parks, rec centers and incline have become *very overcrowded*. Expansion of this open space is needed.
WE NEED MORE OPEN SPACE!

Paved walking trails between homes are not open space. Dirt under our feet, trees, wildlife, wildflowers and a place of refuge are open spaces.

Memmen Ridge Open Space needs expansion, not development. Castle Rock needs to preserve this area for the children, elderly, wildlife and future residents of this growing population. The more people, the more open space!

Please listen to the people! Once this Open space is developed there's no turning back. ANNEX and expand MEMMEN RIDGE NOW and don't accept more dense development.

Sincerely,

Sara Bowers

From: [Kevin Wrede](#)
To: [Terry Beh](#); [BrieAnna Simon](#)
Cc: [Max Brooks](#); [Tara Vargish](#)
Subject: RE: Response to Mr. Wrede - Chateau Valley
Date: Tuesday, January 30, 2024 2:06:02 PM

Mr. Beh:

Thank you for your last email. I want to assure you that our partner reviewers and all internal reviewers of the plan will be ensuring that the project meets all applicable laws for development. Your concerns over wildlife have been passed on to the applicant and will be copied for the Planning Commission and Town Council public hearings in the future. Your objection to the project is clear and I would encourage you to stay involved with the neighborhood meetings as they occur, and attend the official public hearings when they occur, to place your concerns verbally on the record for Planning Commission and Town Council when they make their determinations. As stated previously, our Development Services Department is charged with ensuring that all development applications meet Town Codes and Technical Criteria prior to holding public hearings with the Planning Commission and Town Council. We appreciate your comments and rest assured take them under consideration as we review each project for conformance with applicable requirements.

Thank you again for your interest. Have a great day.

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Kevin Wrede

Planning Manager
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
720-733-3537
KWrede@CRgov.com
www.CRgov.com



From: Terry Beh [REDACTED]
Sent: Monday, January 29, 2024 3:56 PM
To: BrieAnna Simon <BSimon@crgov.com>; Kevin Wrede <KWrede@crgov.com>
Cc: Max Brooks <MBrooks@crgov.com>; Tara Vargish <TVargish@crgov.com>
Subject: Re: Response to Mr. Wrede - Chateau Valley

Kevin,

Thank you for your prompt response of 1/25 to my email of 1/24 concerning this proposed development. I appreciate the additional information you provided, as well as the attachments.

I understand that areas along E. Plum Crk. (and others) are protected Preble's Jumping Mouse habitat and, while I don't know how that designation is determined, I would simply re-iterate that I have evidence that the property at issue is also PJM habitat. This perhaps should not be surprising since the watershed is a tributary of Seller's Crk., which is a tributary of Plum Crk.

I also understand that the planned flood plain (watershed) alterations will not eliminate the flow of water. However, my concern is that such "improvements" (not everyone would agree with the use of this word) will effectively destroy the riparian habitat surrounding it and thus the home of the many semi-aquatic/amphibious creatures that depend on it (as I have detailed previously), including the PJM.

As you may have gathered, there is little support among people in the nearby neighborhoods for this proposed development, but rather major apprehensions, not only about the destruction of wildlife habitat, but also about increased traffic, noise and endangerment to children, inadequate roadways, the supply of water and the overall reduced quality of life in these long-established communities.

I understand that landowners have certain rights, but I would like to think that those of you on the Planning Commission would take into consideration whether a proposed development is actually in the best interest of the citizens of Castle Rock (if you would like to see a consensus on the feelings about this in the neighborhood, visit Nextdoor.com and do a search for "Chateau Valley").

Beyond this, no town or community in America should be legally obligated to comply with zoning plans made decades before its current citizenry (in this case 40+ years). These kinds of "laws" effectively undermine representative government, and virtually eliminate "the will of the people," which is contrary to the very founding principles upon which this country is based.

I would encourage you, Kevin, and others receiving this to listen carefully to the voice of The People, and to always seek to do what is in their best interest--yes, even when it's difficult (and perhaps especially when it's difficult). In this case, that means finding a way to preserve the land as dedicated open space, as stated as a primary goal of the town in the winter edition of the Castle Rock "Outlook," pp. 10-11.

Thank you for your indulgence.

Terry Beh

On Thursday, January 25, 2024 at 03:37:15 PM MST, Kevin Wrede <kwrede@crgov.com> wrote:

Hello Mr. Beh, please see my responses below in red.

Your feedback is important to us, please let us know how we are doing by taking our Customer

Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Kevin Wrede

Planning Manager

Town of Castle Rock

100 N. Wilcox St.

Castle Rock, CO 80104

720-733-3537

KWrede@CRgov.com

www.CRgov.com



From: Terry Beh [REDACTED]
Sent: Wednesday, January 24, 2024 3:25 PM
To: Kevin Wrede <KWrede@crgov.com>; BrieAnna Simon <BSimon@crgov.com>
Cc: Max Brooks <MBrooks@crgov.com>
Subject: Re: Response to Mr. Beh - Chateau Valley

Kevin,

Thank you for your reply regarding my concerns with the Chateau Valley development, and sorry for this delayed response.

I appreciate knowing there will be a wildlife corridor in this development (is there a current map showing this corridor, proposed setbacks, etc.?) **I have attached 2 sheets that show the large corridor and have tried to identify the area for you with red markings..** However, you did not address the matter of the Preble's Jumping Mouse. I understand that it is no longer considered endangered, but I believe it is regarded as threatened, and that there still

may be building requirements related to it. If so, as I mentioned previously, I have video evidence of their presence in the proposed development area. The Pebbles Jumping Mouse is still a federally protected species. The Town has a development constraints map that defines the mouse habitat and that which we insure is not impacted by development. I have attached a link so you can see the areas that have been defined as viable Pebbles mouse habitat. The areas in brown are the habitat that have been researched and mapped to ensure they meet the protection needs of the species. <https://castlerock.maps.arcgis.com/apps/webappviewer/index.html?id=5c5d0850a4c9468a88359aec463158b9>

Additionally, you failed to respond to the issue of the likely presence of the milk snake within the site. This animal is not supposed to live in this part of Colorado, which I would think would be of significant interest to the CPW. I suspect that whoever did the CPW analysis was/is not aware of these facts. Is there a CPW report on this property that I/the public can access? See attached

Also, while the wildlife corridor may allow for *some* wildlife to traverse the property, my understanding is that the waterway that runs through the land is going to be "mitigated" by the developer. This will essentially eliminate the habitat for virtually all water-dependent animals, such as amphibians, snakes--and the Preble's Jumping Mouse--as I detailed for you before. I would appreciate you addressing these specific issues in your next reply. Thanks again. The flood plain on the property will have improvements made to protect the flood plain and not eliminate it.

As stated before the Town relies on the professional at the Colorado Parks and Wildlife Departments to review and recommend best practices which we work with the applicant to integrate into their plans as I described in the previous email. The other animal species you have discussed are not endangered species and are not on our constraints maps which would impact where development is proposed. Also, the project is in the middle of a long review timeframe with the town and is not near its final form. The neighborhood meetings in which the applicant has presented their plans is for them to receive feedback and modify their plans as they deem acceptable to build community consensus for their project prior to official public hearings in front of the Planning Commission and the Town Council. I am attaching the response received from the CPW reviewer for your review. Thank you again for your email and hopefully I have answered your questions.

Have a great day

Terry Beh

On Friday, January 19, 2024 at 02:47:40 PM MST, Kevin Wrede <kwrede@crgov.com> wrote:

Good afternoon Mr. Beh,

My name is Kevin Wrede and I am the Town's Planning Manager. BrieAnna is out of the office today so I am responding on her behalf. Thank you for providing your feedback and comments related to the Chateau Valley site development plan. This information has been compiled and will be provided to both the Planning Commission and Town Council, who makes the final decision on this application.

This property was annexed into the Town of Castle Rock jurisdiction and zoned in 1983. The approved zoning allows for 666 dwelling units. The current proposal under review with the Town is for 415 dwelling units and 50.4 acres of public land and open space, which equates to 45 percent of the property. The roadway connections outlined in the zoning have been planned in conjunction with the adjacent neighborhoods. These were all contemplated at the time of zoning for each neighborhood in order to create a cohesive transportation network. Staff is reviewing the Traffic Impact Analysis (TIA) and proposed plans and working with the applicant to ensure Town criteria is met.

The applicant is responsible for providing a Land Suitability Analysis for the property. As part of the Town's review process, we work closely with the professionals at Colorado Parks and Wildlife (CPW) to review the Land Suitability Analysis and Site Development Plan (SDP). The Chateau Valley SDP is currently under review with the Town. This SDP is the next step in the development process that shows how the 415 homes and road network will be laid out. Staff has received a response from the wildlife professionals at the Colorado Parks and Wildlife. Staff is currently reviewing this information and the SDP submittal. All external referral responses and comments from the public are being provided to the applicant as part of this review. The recommendations from CPW are to cluster the homes, provide large areas of open space and provide wildlife-friendly fencing. Living with wildlife is very common in Colorado, and in Castle Rock specifically, and we work to educate our residents on how to live with various wildlife such as fox, coyotes, deer, elk, and the occasional bear or mountain lion. Staff will continue to work with the developer through the review process on this project, to ensure they meet these recommendations from CPW.

We appreciate your comments and concerns on this development. This Site Development Plan will have future Neighborhood Meetings and Public Hearings before the Planning Commission and Town Council as it advances through the process. Please feel free to send any additional questions or concerns to the Town project manager on this case: BrieAnna Simon, bsimon@crgov.com.

Thank you.

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

Kevin Wrede

Planning Manager

Town of Castle Rock

100 N. Wilcox St.

Castle Rock, CO 80104

720-733-3537

KWrede@CRgov.com

www.CRgov.com



From: [gary youngs](#)
To: [BrieAnna Simon](#)
Cc: [TJ Kucewesky](#); [Kevin Wrede](#); [REDACTED] [Thomas Reiff](#); [Jason Gray](#)
Subject: Chateau Valley Development
Date: Tuesday, January 30, 2024 4:37:15 PM

As a longtime resident, 20+ years, in the Glover neighborhood In Castle Rock, specifically on [REDACTED], I would like to weigh in on this proposed development. We have witnessed the rapid growth over the years, the increased traffic and parking, often appearing to be not well thought out or executed. Sure, growth is inevitable, but this development as proposed is planning access routes that were built over 60 years ago. This will have a devastating impact on our historic, quiet neighborhood. 800 plus cars passing through twice a day. Unacceptable! I think the developers should go back to the drawing board and build roads and access routes on the Eastern side of the development, more in line with the other mega housing projects that have been added to our community.

Sent from my iPad

From: [Gina Holden](#)
To: [BrieAnna Simon](#)
Cc: [TJ Kucewesky](#); [Kevin Wrede](#); [REDACTED] [Thomas Reiff](#); [Jason Gray](#); [Max Brooks](#)
Subject: Chateau Valley Proposal
Date: Wednesday, January 31, 2024 9:59:14 PM

Good afternoon,

As I know you are all aware, the Chateau Valley Proposal is a controversial topic among us Menmen residents. I am concerned about the environmental impacts that a development like this will impose on our quiet community. I wanted to add my voice to the conversation. What is to be done here?

I am concerned that adding additional housing will not only disrupt the environment for us currently living here, but will impact the wide variety of wildlife that calls this space their home. Turkeys greet me every morning and deer saunter by as the sun sets. Prairie dogs will need to be relocated, bull frogs displaced, and coyotes will hunt elsewhere. But for what, and for who?

I urge you to take a bigger look at how this impacts traffic, water usage, and over all infrastructure for the space as a whole. Please consider a restructured plan that would account for the current residents that live here. Wider buffers between houses would be helpful, additional traffic control infrastructure, and less units overall would help with water mitigation.

I personally reside behind where the planned retention pond will be. I am very concerned with flooding and how this will affect my property (and property's value).

Please continue the conversation how best to ensure that the residents who have resided here for years will be affected by this development. I love where I live and I will continue to fight for keeping Menmen Ridge as beautiful as it is today.

Thank you for your time spent considering this. I appreciate the accessibility here.

Gina Holden - proud resident of [REDACTED]

From: [Doug funny](#)
To: [BrieAnna Simon](#); [TJ Kucewesky](#); [Kevin Wrede](#); [REDACTED] [Thomas Reiff](#); [Jason Gray](#); [Max Brooks](#)
Subject: Chateau valley proposal
Date: Thursday, February 1, 2024 3:31:02 PM

Hello,

To start off, not many of the citizens in the area are very thrilled about this development. It's very peaceful and quite here. Not too much traffic so kids can play outside and not worry about rush hour traffic coming through and ruining the day. We also enjoy very much the wildlife that loves around here. The turkeys are always fun to see waddle around. Have you ever seen one of them fly off the roof, it's pretty comical. The deer that hangout in your front yard early morning sometimes. Not to mention the "Prebels meadow jumping mouse" that inhabits the grounds as well. An endangered species if im correct, is it legal to kill off an endangered species? (We are looking into if you are able to do that.) These new developments will kill part of a dwindling species and take away the homes of the other animals!!!! Not like the developers care, as soon as these are built they are gone and never heard from again. How much have they paid you mayor?

From: [Sharise Plescia](#)
To: [BrieAnna Simon](#)
Cc: [TJ Kucewesky](#); [Kevin Wrede](#); [REDACTED] [Thomas Reiff](#)
Subject: Chateau Valley Development
Date: Thursday, February 1, 2024 7:04:12 PM

Ms. BrieAnna Simon, Senior Planner

As a concerned Castle Rock resident I would like to reach out. My first concern with this development is taking away the beautiful land and trees. The trail that is in between the land and the South Ridge Elementary school is a quiet and lovely trail. This is a perk to living in this area. It would be nice to keep it quiet like it is now. We also are going to be inviting even more people into our becoming an overly-busy town. Traffic has become unbearable most days of the week. Adding more properties will not help this issue. Safety for children and walkers is a concern with more cars on the road.

As a suggestion, the need for a buffer between existing homes and new homes with at least 50 feet. Overcrowding will be a possible deterterant to people who would like to live not on top of each other, especially home owners.

It would be good to add parks for people to have a place to go for exercise and peace of mind. This is a plus for current and future residents to stay, buy or rent.

Thank You
Alicia Plescia
Current Resident

[REDACTED]

From: [RAYMOND CZIZIK](#)
To: [BrieAnna Simon](#)
Cc: [TJ Kucewesky](#); [Kevin Wrede](#); [REDACTED]
Subject: Chateau Valley Proposal
Date: Friday, February 16, 2024 6:03:53 PM

Dear BrieAnna, et al:

As a 20+-year resident of one of the neighborhoods directly bordering on the proposed Chateau Valley development, I respectfully request that decision makers reconsider the impacts of **this and other nearby proposed developments together as "systemic change"**. My home is bracketed by S. Valley Road and Eaton Street, which reasonably appear to be the most natural, popular entry/exit roads since they provide the most direct access to Plum Creek Parkway and I-25.

The proposed number of houses, and their associated cars will overload the Plum Creek Parkway traffic flow (especially during "rush hour"). I respectfully request a "systematic traffic study" that considers not only the Chateau Valley impact, but that of other proposed developments along Plum Creek Parkway. The additional traffic volume, combined with the steep grade of the hill, creates a dangerous road condition, especially at the intersections with Eaton and Gilbert Streets. The number of new homes (and additional cars) needs to be determined such that the Plum Creek Parkway corridor remains safe and navigable.

The recent additions of a small "circle" at the intersection of Eaton and Plum Creek Parkway and a full-sized circle at the intersection of South Gilbert (just below S. Valley) and Plum Creek Parkway have shown to be inconsistent remedies to the current increased traffic through the Plum Creek Parkway corridor. The small circle at the intersection with Eaton is dangerously close to the homes of the north side of Plum Creek Parkway and already creates challenging braking conditions for those traveling westbound (down the hill) and entering that small, tight traffic circle. Additional traffic on Eaton (from the proposed developments) could cause a severe traffic backup onto Eaton as they would be forced to yield to westbound traffic. Perhaps this small tight circle needs to be expanded to safely handle the larger volume of vehicles in that area?

Similarly, the larger number of vehicles attempting to enter Plum Creek Parkway from S. Valley Road would be backed up on S. Valley Road because of the additional traffic coming west on Plum Creek Parkway. Just one block away is the traffic circle at Plum Creek Parkway and Gilbert St (South Lake Gulch Road). There is currently a line of cars each morning attempting to enter the circle from Plum Creek Parkway. This is caused by the high volume of cars entering the circle from the south, because cars on Plum Creek parkway must yield to those who have already entered the circle (from Lake Gulch Road/Gilbert St.). By increasing the number of westbound cars on Plum Creek Parkway, we are creating backlogs into the neighborhoods on both sides of the Parkway. I do not see an easy solution to the projected

traffic-circle backlog into the neighborhood, but perhaps lights which stagger the entry into the circle during high traffic periods?.

I believe that a broader, more "systematic" approach to determining traffic capacities is needed to properly size Chateau Valley and nearby new developments, given the existing infrastructure limits. Ignoring these constraints will result in less safe roads and increased frustrations due to congestion in the surrounding community.

Respectfully,

Ray Czizik

From: [Tim Roundy](#)
To: [BrieAnna Simon](#)
Cc: [Kevin Wrede](#); [Max Brooks](#); [TJ Kucewesky](#); [REDACTED]
Subject: Chateau Valley Development Proposal issues and concerns
Date: Saturday, February 17, 2024 8:38:07 AM

To whom it may concern

My name is Timothy Roundy and I reside at [REDACTED] in Castle Rock.

As development of this project progresses, I have some concerns regarding the activity of traffic including automobile as well as foot traffic. It appears that there will be a road as well as sidewalk directly behind my property and all I have for privacy is a split rail fence. At this point the split rail fence is perfect for open space and I know that Castle Rock is looking for opportunities to preserve open space and this would be a GREAT idea for this space. That said, if this project moves forward I would like to see an incitive to help provide some privacy for the existing properties on Sandhurst Dr. this could potentially include new privacy fencing, and I would like to see the buffer zone between our properties increase in size.

I also own a property on Ash Ave, [REDACTED] that my elderly mother currently resides in. My concern for this property is that this project will turn our nice little residential neighborhood into a major throughfare for hundreds of new homes. Has there been a study of traffic patterns on this street before the project begins and a proposed outcome of the traffic patterns once the project is finished and populated?

Thank you in advance for your attention to these concerns.

Timothy Roundy

[REDACTED]
[REDACTED]
[REDACTED]

From: [Kelsey Thiessen](#)
To: [BrieAnna Simon](#)
Cc: [TJ Kucewesky](#); [Kevin Wrede](#); [REDACTED] [Thomas Reiff](#); [Jason Gray](#); [Max Brooks](#)
Subject: Chateau Valley Proposal
Date: Wednesday, February 21, 2024 11:15:12 PM

Hello,

First and foremost, thank you for taking the time to hear from residents in the Glover community, along with others who are expressing their concerns about this proposal.

Listen, I know that the area in the proposal is zoned for residential growth and I'm not writing to you all with the intent of stopping this growth. I am asking you to please consider the density of this project, and lack of main roads in and out of this community. When I think of many other communities that were built long after the one we are currently residing in, there were main roads built with the intention of getting people to and from their homes and the rest of the community. Loop Road....Meadows Parkway....etc..I am very nervous to see that there is not the development of a new in-and-out road specific for these homes. Using small, residential side streets will not be a safe option specifically for those residing on Elm Ave, or Ash Ave. I am asking that you take into consideration safe alternatives to this issue in addition to the concern of traffic being added to the downtown area/access to I-25.

I thank you for the hard work that has been put into the changes to this proposal, such as the addition of more open spaces, centering the duplexes, and reducing the number of houses. There was great progress made, and I believe that more can be done to make sure this is an appropriate and safe addition to the community.

Best,

Kelsey Thiessen
[REDACTED]

P.S. I'll shoot my shot to just say, wouldn't this be a beautiful place to keep open space? It's not too late! Let's make it happen!

--

Kelsey Thiessen
[REDACTED]

February 23, 2024

Dear Castle Rock Town Development Committee members,

I am submitting this letter to express my comments on the proposed housing development known as the Chateau Valley in Castle Rock Colorado. As a 46 year resident of the Glovers Subdivision and living on Elm Avenue, I have concerns with the developer's proposed road connections to existing roads to the roads of surrounding subdivisions. This new subdivision's use of our existing roads will negatively impact the lives of the currently established residents. By allowing additional traffic to be provided to our subdivision's current roads, our quality of life presently experienced in our established neighborhood's will deteriorate.

My personal objections to the use of existing roadways to provide entrance and exit to or from the proposed Chateau Valley subdivision is based on the concern that additional noise, accelerated road deterioration, increased vehicle accidents, and the personal safety of the residents will be a resulting consequence. One may argue that noise and road deterioration may be minimal, my objections are with the potential for increased traffic accidents and personal safety. An increase in the number of cars on the road will statistically provide for an increase in collisions. My greatest concern is of the safety of our residents. In Glovers, cars are permitted to parallel park on the sides of the roads. Young children of the neighborhood are often seen darting out into the road to recover balls and items. Older children often learn to ride their bikes in the streets in front of their homes. And my greatest concern is for the school aged children walking the streets to their bus stop. Douglas County Schools does not have their school busses travel through the streets of the subdivisions. The busses currently have pick up and drop off locations on or near Gilbert Street. Students are required to walk to their bus stop where they congregate in the road awaiting pickup. The students walk and their pickup time coincide with the early morning and afternoon work traffic. There are no designated crosswalks in the effected subdivisions. An increase in vehicle traffic will increase to potential for harm to our neighborhood children!

In reviewing the Chateau Valley – Traffic Impact Study as provided by SM Rocha LLC, Dated August 2023, I have some issues with the information and statements provided within this study.

Reference Page 4.

Plum Creek Parkway: "Is an East-West arterial having two lanes...East of the intersection with of the intersection with Eaton Street and four lanes...West of Eaton Street. Plum Creek parkway is now a four lane roadway from Gilbert St. to Ridge Rd. Widening to four laned should have completed prior to the August 24, 20203 Traffic Impact Study submittal.

Ridge Road: "is a North-South Arterial roadway having two lanes...". As of this Fall, 2024, the road has been widened to four lanes. I do not know when the work to widen this roadway began, but I feel to proposed widening has established with the Town prior the August 2023 Traffic Impact Study.

Reference Page 6

II: Existing Traffic Conditions

Paragraph 1: " Counts were collected in September 2021,... " Please be aware that September 2021 was in the middle of the Covid 19 crisis with Schools closed, many Businesses closed, and Office workers working remotely from home. It is therefore my belief that the Traffic Impact Study data collected in September 2021 does not reflect a normal traffic count and is notably reduced within the study's numbers.

Reference Pages 7 & 9

The intersection in volume diagram shown in image #5 indicates a four way intersection for Elm Ave

and Gilbert St. This image is in error. Elm Ave. only runs East of Gilbert Street. The road indicated to the West of Gilbert St is in fact a private drive serving access to the garages of the Greystone Townhomes development. Although the numbers indicated for traffic from the Greystone Towns, the error shows possible flaws in the collection of data.

Reference Appendix A, Traffic Count Data

Data used for this report is submitted by ADT (All Traffic Data Services). As previously noted, the date for this collection of this reports data was September 1, 2021 during the Covid 19 Shutdown.

Reference Appendix C, Capacity Worksheets

No revised or recent data collection date are indicated in this report. It is thereby assumed the questionable September 1, 2021 data has been used.

And finally, after reviewing the Douglas County Assessors Office land ownership maps, it has been observed that vacant properties surrounding proposed Chateau Valley Subdivision might be purchased by the developing contractor to provide roadways for exiting the proposed subdivision site. Need to use the existing roads serving the surrounding subdivisions should not be necessary. These surrounding properties are privately owned with some ownership currently being held by the Town of Castle Rock.

I thank you for the opportunity to respond to this land develop[REDACTED] respond
for further contact concerning my responses, please email me at [REDACTED] I will
make myself available to discuss any of these issues.

Regards,
David Paytosh

From: james decker [REDACTED]
Date: April 7, 2024 at 1:05:07 PM MDT
To: Thomas Reiff <TReiff@crgov.com>
Subject: Re: the Chateau Valley Development proposal

To slow traffic down on Elm Ave. and Ash Ave put in 3 & 4 way stop signs. Or speed bumps.

Thank You James Decker

Sent from [Mail](#) for Windows

BrieAnna Simon

From: Patrick S Crumal [REDACTED]
Sent: Tuesday, November 26, 2024 3:56 PM
To: BrieAnna Simon
Subject: Traffic Impact Study - Chateau Valley

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

I noticed that the traffic impact study was recently revised.

The big problem with the study was not addressed in the revisions.

" Counts were collected in September 2021, with AM peak hour counts being collected during the period of 7:00 a.m. to 9:00 a.m. and PM peak hour counts being collected during the period of 4:00 p.m. to 6:00 p.m."

The problem is obvious as this was done during the peak time of COVID lockdowns and work-from-home mandates.

The study needs to be redone using data from now.

Patrick Crumal
Glover

BrieAnna Simon

From: Sharon Conlon [REDACTED]
Sent: Thursday, December 5, 2024 8:16 AM
To: BrieAnna Simon
Cc: Kevin Wrede; Kevin Wrede; [REDACTED] ktucewesky@CR.gov.com; Kevin Wrede
Subject: Re: Chateau Valley Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I have a major concern about the traffic and the wildlife who will be displaced.

I live at [REDACTED] this street has been proposed to be a main through way to Chateau Valley and I am concerned.

First,

Traffic - Impacts to get to the new Chateau Valley Development

1. HWY 86 to Valley Drive does not have a complete turn lane to Valley Drive; this road is congested currently.
2. South Street which leads to Valley Drive is a small road with cars parked on either side and an Elementary school which is concerning with small children; this is a major concern.
3. Santana Drive is the same as South Street; it is also an older neighborhood, with children playing and parked cars on both sides of the street. Santana is currently a busy street which leads into adjoining homes.

ALREADY, there is concern for the neighboring children playing and with a major increase of **415** units the traffic going through this neighborhood is dangerous!

Secondly,

Wildlife -

1. We have a herd of elk/deer, bears, mountain lions, coyotes, turkeys who live in that open space - their home.
2. They will be forced out of this open space. What is the movement plan to get them to a safe place?

I appreciate your time to review my concerns for the wildlife, children, traffic and congestion.

A concerned neighbor in Memen South.

Thank you,
Sharon Conlon

BrieAnna Simon

From: Anthony Dalla [REDACTED]
Sent: Thursday, December 5, 2024 6:02 PM
To: BrieAnna Simon
Subject: Chateau Valley Site Development Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

Hello BrieAnna,

I am not able to attend the meeting this evening but I wanted to voice my concern about the proposed Chateau Valley site development. The current plan to add 400+ high density housing units will undoubtedly cause traffic problems for those future residents and the existing residents in the Memmens, Glover, Baldwin Park and Castle Grove neighborhoods.

When the zoning for this property was approved in the 1980's, the town could not have forecasted the current traffic congestion issues that we are currently facing. We are currently behind on road construction projects, and this addition of a new north-south connection between 5th and Plum Creek will be a desirable shortcut for many commuters. As a resident of Memmens, I can assure you that Valley Dr already has too many speeding cars, and adding 800+ daily trips for those new residents will only worsen the problem. This is likely to lower the property values in the adjacent neighborhoods, including mine.

I respect the property rights of the Memmen family, however, I urge the Town of Castle Rock to deny the current plans and instead consider a less-dense, larger-lot alternative plan.

Thank you,

Anthony Dalla
[REDACTED]

BrieAnna Simon

From: [REDACTED]
Sent: Thursday, December 5, 2024 6:55 PM
To: BrieAnna Simon
Subject: Stop Chateau Valley - Save Our Town

Follow Up Flag: Follow up
Flag Status: Completed

Dear Town of Castle Rock Officials,

My name is Rachel Putman, and I've had the privilege of calling Castle Rock home for nearly a decade. Over these years, I've lived in both the Cantril Street area and the Glover neighborhood, and I've come to deeply appreciate the unique character of our town—a balance of thoughtful development and the preservation of open spaces that define the spirit of Castle Rock.

Today, I write to implore the town to take decisive action regarding the Chateau Valley land near the Memmen Open Space, currently owned by Derek Memmen. I urge you to consider purchasing this land and expanding the open space for the benefit of our community, wildlife, and future generations. Castle Rock has previously shown remarkable foresight in preserving land and creating open spaces. Why not extend that vision now, when our town needs it most?

The proposed development of this land threatens to unravel the qualities that make Castle Rock so special. Rapid development in the Ridge Road area has already placed enormous strain on our infrastructure, increased traffic congestion, and displaced countless wildlife. Further development in the Memmen area would compound these problems and drive away the very residents who are invested in preserving the town's character. In their place, it risks attracting individuals who may not share the same commitment to community and conservation—a stark contradiction to what Castle Rock stands for.

Our open spaces are not mere patches of land. They are essential refuges for both people and wildlife. The area surrounding Memmen Open Space is home to a rich array of wildlife, including wild turkeys, bears, bobcats, coyotes, eagles, foxes, raccoons, rabbits, prairie squirrels, deer, and elk. Destroying this habitat for development would be an irreversible loss, not only to the ecosystem but to the identity of Castle Rock itself. As stewards of this town, you have the opportunity to preserve this treasure and ensure its continued role as a sanctuary for all.

Investing in this land as open space aligns with the town's past decisions to prioritize conservation and thoughtful growth. It's an opportunity to reinforce the values that Castle Rock's residents hold dear. Choosing preservation over development sends a powerful message: that the town values its constituents and the legacy it leaves behind. It demonstrates a commitment to sustainable growth, one that respects both the people who live here and the environment that sustains us all.

I urge you to reflect on what this decision means for the future of Castle Rock. By purchasing this land and expanding the open space, you can protect the unique character of our town, provide a haven for wildlife, and offer a lasting gift to current and future generations. The decision to preserve this land is a decision to preserve the very heart of Castle Rock.

Thank you for your time and consideration. I trust that you will make a choice that reflects the best interests of our community and upholds the values we cherish.

Sincerely,
Rachel Putman
[REDACTED]

BrieAnna Simon

From: Kate Muus [REDACTED]
Sent: Thursday, December 5, 2024 8:28 PM
To: BrieAnna Simon; [REDACTED] Jason Gray; TownCouncil Mailbox
Subject: Chateau Valley

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Town Council Members and Mayor Gray,

I would like to express my deep concern with the outdated traffic study provided by the Chateau Valley development team. There are 5 potential exits from the proposed development, and the traffic study stated that Valley and Plum Creek would be rated an F in the next few years without traffic mitigation. First, this traffic study ONLY takes into account the proposed Chateau Valley, not the other 3 proposed developments in the area. It only accounted for 403 new homes, not 1112. Their mitigation plan was to potentially add a roundabout at Valley and Plum Creek. The roundabout at Gilbert and Plum Creek is already congested and failing. We've seen multiple accidents there, and our friends have been victims of an accident there. It is not a safe roundabout. Adding another roundabout right next to this failing roundabout is irresponsible. Also, I am concerned about accessibility for first responders with roundabouts. Tonight they stated that they, the developers, are not responsible for the safety of roads. The town is. I would love it if the town would value our voices by declining this proposal. We should not wait for someone to be killed here before we take action.

Additionally, if you were at the meeting tonight, you would have seen the older residents of Castle Rock. I actually sat next to my high school Physics teacher, who lives in my neighborhood. I graduated in 2002, for reference :) They are people who have lived in these neighborhoods for over 30 years. We matter just as much as those who you want to entice here with new homes. This development will turn our once quiet neighborhoods into chaotic traffic accidents waiting to happen. As a mother of two young boys, I want them to be able to ride their bikes on these quiet streets, and not be worried about speeding newcomers. Develop, yes, but this is simply irresponsible.

Another concern is the removal of 20ft ponderosa pines that will not survive a replanting. They are too established. The developers say they will relocate them, and maybe they will try, but they will die. Ponderosa pines are one of the best things about Colorado. Do you know they smell like butterscotch in the summer? I do, because I hike Memmen ALL the time. Please don't let these trees be relocated with the addition of this new development.

Another concern is South Ridge Elementary. It is already overcrowded. I know this is the school district issue, but please consider that we are growing too fast. It is untenable. We need to grow responsibly so we don't ruin what we have here.

I also overheard the engineer talk about how there's "one yellow item" and the rest are all green. I've been at every meeting with my neighbors. Do our voices matter? I hope they do. We don't want this. Please listen to us.

Kate Muus
[REDACTED]

BrieAnna Simon

From: Patrick S Crumal [REDACTED]
Sent: Thursday, December 12, 2024 10:20 AM
To: BrieAnna Simon
Subject: A case for providing emergency access only at the ends of Ash Ave, and Elm Ave. – adjacent to the proposed Chateau Valley development

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

A case for providing emergency access only at the ends of Ash Ave, and Elm Ave. – adjacent to the proposed Chateau Valley development

Reducing traffic by closing streets or alleys means that:

- criminal outsiders are less likely to become familiar with the area.

- residents learn who does not belong in the neighborhood, which helps them to keep watch on the streets near their homes more effectively.
- residents committing a crime in their neighborhood cannot so easily blame outsiders and thus deflect suspicion from themselves.
- burglars cannot so easily gain access to properties, especially from access behind houses;
- escape routes for robbers are blocked off; and
- violent crimes are prevented because cars cannot easily enter a street, or because they have to backtrack to escape, exposing them to retaliation from those shot at.

Research findings are consistent with this theory: Areas with street layouts that permit easy access experience more crime than areas with restricted access and complicated street patterns. A study in Vancouver, British Columbia, found that the more entrances to a street, the more crime on that street.

Most research supports the idea that burglars avoid houses in cul-de-sacs unless these abut wooded areas or wasteland affording access from the rear. A study of 86 Norfolk, Va., neighborhoods found that those with high burglary rates had more access points from arterial roads.

An early study comparing adjacent high- and low-crime neighborhoods found that the low-crime areas did not have thoroughfares. The reconstruction of a major highway led to the closing of all cross streets in Pompano Beach, Fla., on the highway right-of-way. An unexpected side effect was a dramatic reduction in drug dealing, robbery, assault, and other crimes in the adjacent neighborhoods during reconstruction. Side streets were reopened after

the work was done, but Pompano Beach made traffic modifications and adjusted police patrols to control neighborhood access.

Making the current dead ends at Ash Ave. and Elm Ave. emergency-only access prevents the creation of a thoroughfare through Glover and Chateau Vista. Offenders would be dissuaded from both Glover and Chateau Valley since it would be an effective dead end from both directions (except for emergency purposes).

CONS: Fire departments may have concerns about cul-de-sacs and dead-end streets due to the potential challenges they pose for emergency response. Some reasons include:

1. Limited Access: Cul-de-sacs and dead-end streets often have limited access points, making it difficult for fire trucks and emergency vehicles to quickly reach the scene of a fire or other emergencies.
2. Maneuverability: The turning radius in cul-de-sacs can be tight, limiting the ability of large fire trucks to maneuver efficiently. This can lead to delays in response times.
3. Lack of Through Routes: Dead-end streets typically don't provide through routes, meaning there is only one way in and out. This lack of connectivity can be problematic during emergencies when alternative routes may be needed.
4. Time Constraints: In emergencies, time is crucial. Cul-de-sacs and dead-end streets may result in longer travel times for fire trucks, potentially impacting the ability to contain and control a fire or respond to other emergencies promptly.

It's important to note that fire departments aim to prioritize public safety and efficient emergency response. While cul-de-sacs and dead-end streets can present challenges, fire departments work to develop strategies to address these issues and ensure the safety of residents in all types of neighborhoods.

Having an emergency-only gate reduces the concern regarding limiting access points. Unlike Cul-de-sacs which offer very limited access and dead ends that offer no access.

While law enforcement and fire protection may have differing views on dead ends, they both have the same goal – the protection and safety of our communities – an emergency gate mitigates these concerns and should be deployed at the ends of Ash Ave. and Elm Ave.

Closing Streets and Dead Ends to Reduce Crime: Should We Go Down This Road? Yes – with the caveat that emergency services are not impeded in their jobs.

From: [REDACTED]
To: [BrieAnna Simon](#); [REDACTED]
Subject: Chateau Valley Drainage Concerns at Glover Subdivision
Date: Thursday, February 13, 2025 12:04:09 PM
Attachments: [Chateau Valley - W Boundary - Drainage Issue.pdf](#)

Good afternoon BrieAnna

My name is Brian Schultz. We've met at the past neighborhood meetings and corresponded via email in the past regarding the Chateau Valley proposed project. I live at [REDACTED] in the Glover subdivision (the west boundary to the proposed development) and have concerns regarding our lot and how the current grading plan drainage appears to be draining back onto our two (2) lots.

Back during the third neighborhood meeting, my wife identified this in a question to Mr. Hall. The issue was not answered and he appeared as though he possibly did not want to or couldn't address it. He stated that he knew exactly where the location was and began to explain that they have designed a high point that will force the water from the western boundary east into the project towards the front of the lot(s) so that no storm runoff would leave the site. This does not appear to be reflected on past nor the current plans.

The last set of drawings posted on the CR website for the project continue to show a 3:1 back drainage from the project property onto ours for approximately 200-250 LF north and south. I have attached a screenshot of page 14 of the current drawings that I marked up indicating the areas of my concerns. Would you be able to get this email to the appropriate review staff to take a look at to ensure that this is addressed? In a heavy rainfall, with the existing grades and established vegetation, our basement will flood and water has been within two (2) feet of entering our family room, slab on grade construction, from the back porch.

Thank you, and staff, so much for taking a look at these concerns. Please let me know if you have any questions.

Thank you again
Brian and Karen Schultz

PLEASE INCLUDE IN CHATEAU VALLEY PUBLIC RECORD

To the Castle Rock Planning Commission,

I am writing as a Castle Rock resident of nearly five years to urge you to reject, substantially reduce, or require major revisions to the proposed Chateau Valley Site Development Plan.

This is no longer a theoretical concern about what another large development might do to this part of Castle Rock.

Residents have now had years to watch the effects of continued development around Ridge Road and the surrounding area. We are seeing increased traffic, disappearing open land, and wildlife pushed farther into established neighborhoods. Bear and bobcat sightings have become increasingly common, along with deer, coyotes, foxes, birds of prey and other wildlife seeking space as habitat around them disappears.

Chateau Valley proposes 402 residential units on only 112 acres. That is an extraordinary amount of additional development to insert into an area that is already feeling the effects of rapid growth.

Traffic remains one of my greatest concerns. Extending Ash Avenue and creating new connections through established neighborhoods changes the function of those streets entirely. A quiet residential road should not become a shortcut or through-route for hundreds of additional households. Traffic analysis based primarily on existing conditions cannot fully represent what happens after entirely new traffic patterns are created.

The water issue has also changed dramatically since residents first raised concerns about Chateau Valley.

Castle Rock is currently under Stage 2 drought restrictions. Residents are being required to reduce outdoor water use, watering is limited to two days per week, and the Town is seeking a 25% reduction in water consumption. At the same time, Castle Rock has acknowledged strained renewable water supplies and sustained high demand.

It is difficult to reconcile asking existing residents to dramatically conserve a limited resource while simultaneously approving hundreds of additional homes in already heavily developed areas.

I am not opposed to Castle Rock growing. I am opposed to growth that ignores cumulative impacts simply because each development can be evaluated individually on paper.

Please consider the reality residents are already living with: increasing traffic, decreasing habitat, wildlife displacement, drought restrictions and continued pressure on infrastructure.

Once this land is developed, the decision cannot be reversed. Trees cannot simply be replaced. Wildlife habitat cannot be recreated between houses. A residential street converted into a major access route cannot easily become quiet again.

Please do not treat the approval of 402 homes on this property as inevitable simply because this project has moved further through the process.

The responsible decision is to stop, substantially reduce, or redesign Chateau Valley before irreversible damage is done.

Sincerely,

Rachel

Castle Rock Glover Resident

Tara Vargish, PE, Director Development Services

Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
office 720.733.3582 tvargish@CRgov.com

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From: Tara Vargish
Sent: Thursday, July 30, 2026 11:51 AM
To: TownCouncil Mailbox <towncouncil@crgov.com>
Cc: Dave Corliss <DCorliss@crgov.com>
Subject: RE: Please Stop Chateau Valley - Castle Rock Is Already Showing the Consequences of Overdevelopment

Dear Rachel,

Thank you for taking the time to share your thoughtful comments regarding the proposed Chateau Valley development. I appreciate that your concerns are centered on balancing future growth with the long-term character, natural environment, and quality of life in Castle Rock. I am copying Town Council so they are aware of your comments as the project moves forward.

Over the past several months, Town staff has completed a comprehensive review of this proposal for compliance with the Town's adopted standards, including traffic, utilities, drainage, grading, open space, and other applicable requirements. The project is now moving into the public hearing phase, where Town Council will consider the proposal, hear public testimony, and make the final decision.

I understand your concerns regarding the Town's current Stage 2 drought restrictions and how that may appear inconsistent with continued residential development. The Stage 2 restrictions are a response to the current regional drought conditions and are intended to reduce peak water demand through conservation. They do not indicate that the Town has exhausted its long-term water supply or stopped planning for future growth. The Chateau Valley property has been approved for residential development since 1983, and the anticipated water demands associated with this area have been incorporated into Castle Rock Water's long-term planning for decades. In addition, new development is

required to meet today's water conservation standards and contribute toward the water supplies and infrastructure needed to serve it. Castle Rock Water also continues to implement its long-term strategy of transitioning from reliance on deep groundwater aquifers to renewable water supplies. Additional information is available in the Town's Water Resources Strategic Master Plan:

<https://crgov.com/DocumentCenter/View/11384/Water-Resources-Strategic-Master-Plan-2021>.

I also understand your concerns regarding neighborhood connectivity and the impacts that continued development can have on wildlife and existing neighborhoods. Those topics have been part of the Town's review and will also be considered by Town Council as they evaluate the overall proposal.

Thank you again for taking the time to provide your comments. They will become part of the public record for Town Council's consideration.

Sincerely,

Tara Vargish, PE, Director Development Services

Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
office 720.733.3582 tvargish@CRgov.com

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From: R P [REDACTED] >
Sent: Monday, July 27, 2026 9:54 AM
To: TownCouncil Mailbox <towncouncil@crgov.com>; Jason Gray <JGray@crgov.com>
Cc: Ryan Hollingshead <RHollingshead@crgov.com>; Laura Cavey <LCavey@crgov.com>; Kevin Bracken <KBracken@crgov.com>; Mark Davis <MDavis@crgov.com>; Max Brooks <MBrooks@crgov.com>; Tim Dietz <TDietz@crgov.com>; TownCouncil Mailbox <towncouncil@crgov.com>
Subject: Please Stop Chateau Valley - Castle Rock Is Already Showing the Consequences of Overdevelopment

[Email-security redirect link omitted; substantive message text retained]

Mayor Gray and Members of Town Council,

I am asking you to intervene and stop the Chateau Valley development in its current form.

I have lived in Glover for nearly five years, Castle Rock for a decade, and during that relatively short period of time I have watched an enormous amount of land disappear under development. I understand that Castle Rock will continue to grow. What I do not accept is the idea that every available piece of land must be developed to its maximum possible density regardless of what residents are already experiencing around it.

Chateau Valley would add 402 homes to 112 acres in an area already dealing with significant development pressure.

We are being asked to accept more traffic, more infrastructure demand, more habitat destruction and hundreds of additional households while Castle Rock is simultaneously telling its current residents that our water situation is serious enough to require Stage 2 drought restrictions and a community-wide 25% reduction in water use.

Those two messages do not fit together.

Residents are limiting watering because renewable supplies are strained and demand is high. We are watching our grass turn brown, reducing irrigation and changing how we use water because the Town is asking us to protect the community's supply.

Meanwhile, another 402 households are moving toward approval.

At some point, Town leadership has to be willing to say that growth has limits.

The environmental effects are also no longer hypothetical. Development along Ridge Road and surrounding areas has steadily eliminated habitat. In our neighborhood we are seeing wildlife pushed closer to homes, including increased bear and bobcat activity. Deer, coyotes, foxes, raptors and numerous other species have fewer places to go every time another tract of open land disappears.

Calling narrow strips of remaining land "wildlife corridors" does not solve the underlying problem. A corridor is only useful when it connects viable habitat. We cannot continually eliminate the habitat on both ends and then claim wildlife has been accommodated because animals have somewhere to pass through.

I also continue to strongly oppose turning Ash Avenue and surrounding neighborhood streets into access routes for additional development. Existing residents should not lose the character and safety of their neighborhoods so a new development can gain convenient connectivity.

Please remember that the people objecting to Chateau Valley are not simply "anti-growth." Many of us are asking for responsible growth.

There is a tremendous difference between building housing and cramming the largest possible number of units into every remaining piece of land.

Castle Rock's natural environment is one of the reasons people choose to live here. Once we destroy it, Castle Rock becomes indistinguishable from the continuous development surrounding the rest of the Front Range.

Please protect what remains.

Reject Chateau Valley in its current form, require a substantial reduction in density, or pursue preservation of this land as open space.

You still have an opportunity to make a decision that residents will be grateful for decades from now.

Please take it.

Sincerely,

Rachel
Castle Rock Glover Resident

Tara Vargish, PE, Director Development Services

Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
office 720.733.3582 tvargish@CRgov.com

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From: Mark Marlowe <MMarlowe@crgov.com>

Sent: Tuesday, July 28, 2026 4:36 PM

To: [REDACTED]

Cc: Tara Vargish <TVargish@crgov.com>; TJ Kucewesky <TKucewesky@crgov.com>; Dave Corliss <DCorliss@crgov.com>; Town Council Direct <TownCouncilDirect@crgov.com>

Subject: RE: Stage 2 Drought Restrictions and the Proposed 402-Home Chateau Valley Development

Dear Rachel,

Thank you for your email. As the Director of Castle Rock Water, I have shared your email with the Castle Rock Water Commission. The Commission is heavily involved in reviewing and making recommendations to our Town Council on long term water planning and ensuring adequate supplies for Castle Rock. The Commission does not get involved in individual development plans or approvals, but they do understand the importance of each of those decisions. The Castle Rock Planning Commission reviews individual development plans as a whole including the aspect of water, ensuring each development has an adequate supply. The final decision on individual development goes to Town Council again taking into account all aspects of the proposed development including adequate water supply.

The current requests for residents to conserve water are in relation to a drought that is the worst drought seen in Colorado since at least 2002. The stage 2 watering restrictions put in place by Castle Rock Water recently do not indicate that we are running out of water supply and are not directly related to the acquisition of water supplies for future development. During hot and dry periods like what we have seen recently, existing customers can sometimes overutilize water supplies for outdoor landscapes in a manner that puts significant stresses on the surface water systems at a time when these surface supplies are reduced. This puts more pressure on non-renewable Denver Basin groundwater supplies.

The restrictions are meant to ensure that we continue to utilize all of our water supplies in a responsible, conservative, and efficient manner especially when surface water supplies are stressed by the most significant drought in over 20 years. This helps protect and limit impacts to our significant non-renewable Denver Basin aquifer supplies.

Castle Rock Water utilizes watering day and time of day restrictions even when we are not in drought and has done this since 1985. The reason is to ensure efficient use of water and to minimize the cost for very expensive water treatment plants, pipelines and pumps stations. During a normal summer with no drought, residential customers are only allowed to irrigate every 3rd day (consistent with the rules first established in the 1980s). The current Stage 2 drought restrictions only reduce the number of watering days for a typical residential customer by 2 days over the course of a month over what is normally allowed during a typical summer with no drought.

Castle Rock Water appreciates you taking the drought restrictions to heart and conserving our existing renewable and non-renewable supplies of water where you can. I can assure you that efficient, responsible and water conservation oriented actions are not put solely on existing customers. New residential development in Castle Rock is required to comply with water conserving policies beyond what existing customers do including our Coloradoscape ordinance which reduces outdoor water use for new development over existing development by over 60%. Additionally, new residential development is required to utilize ultra-high efficiency toilets which reduce indoor water usage a huge amount. Equally relevant, it is important to understand that new development contributes and funds new water supplies, both renewable and non-renewable supplies, to the Town to ensure supply is available for that new development.

Castle Rock Water agrees with you that drought conditions are a critical scenario to utilize when evaluating water supplies for future development. To that end, Castle Rock Water reviews every development (existing and proposed) and includes all of the planned development in our long term water supply modelling updated at least annually to ensure that we are on track for adequate water supplies for any new development that is proposed. Every water supply that we incorporate into our planning is evaluated for "firm" supply to determine to what extent the supply will be available during drought conditions. Our long term water plan also includes scenario planning and climate impacts. Castle Rock Water has been planning for the currently approved development in Castle Rock's service area for 20 plus years. The Chateau Valley Development has been annexed into the Town and a part of that planning since 1983.

Over the last 20 years, Castle Rock Water has been intentionally transitioning our water supply off of Denver Basin non-renewable groundwater supplies (the aquifers where you likely have your well) towards renewable water supplies (surface water supplies). Castle Rock Water has also constructed and permitted five aquifer storage and recovery wells that allow Castle Rock to put renewable water supplies back into the Denver Basin aquifer. Overall, the plan outlines a transition to 75% renewable water supplies by 2050 and 100% by 2065. I invite you to review our current Water Resources Strategic Master Plan which is located here, [Water Resources Strategic Master Plan 2021](https://www.crgov.com/DocumentCenter/View/29321/Water-Resources-Strategic-Master-Plan-2021-PDF) <<https://www.crgov.com/DocumentCenter/View/29321/Water-Resources-Strategic-Master-Plan-2021-PDF>> . Castle Rock Water has been aggressively implementing the Plan and is on schedule for meeting its goals. The Plan is undergoing its five year update this year.

Conservation is a key part of that plan for many reasons. First improving the efficiency of water use and conserving supplies makes sense financially for existing customers. When customers are more efficient with water use, the costs for capital investments can often be reduced over time ultimately having a positive impact on rates for existing customers. Existing customers are not being asked to conserve water to support new development. New development is required to pay the costs for the supplies and infrastructure needed to support that new development.

Castle Rock Water agrees that water is not an unlimited resource and that decisions made today will impact future generations. That is why Castle Rock Water has financial planning out to 2065 (updated every year) to support the Water Resources Strategic Master Plan (updated every 5 years) which also plans needed water supplies and infrastructure well into the future.

If you have additional questions, please feel free to reach out to me. Thanks, Mark

Mark Marlowe

Director of Castle Rock Water

Town of Castle Rock

175 Kellogg Ct.

Castle Rock, CO 80109

720-733-6001 Cell 720-371-0278

<<https://www.surveymonkey.com/r/CRWCustomerSurvey>>

From: R P [REDACTED] >

Sent: Monday, July 27, 2026 9:55 AM

To: Communications Mailbox <CMailbox@crgov.com >; Tara Vargish <TVargish@crgov.com >; TJ Kucewesky <TKucewesky@crgov.com >

Subject: Stage 2 Drought Restrictions and the Proposed 402-Home Chateau Valley Development

[Email-security redirect link omitted; substantive message text retained]

Members of the Castle Rock Water Commission,

I am asking the Water Commission to closely examine the cumulative water-demand implications of the proposed Chateau Valley development before another 402 residential units are approved.

Castle Rock residents are currently being asked to make substantial sacrifices to conserve water.

The Town has moved to Stage 2 drought restrictions, limited outdoor watering to two days per week, reduced Tier 2 outdoor water budgets by half, and established a goal of reducing community water consumption by 25%.

The Town has also acknowledged sustained high demand and pressure on renewable water supplies.

As a resident, I take those warnings seriously. I am conserving water because I understand that protecting our long-term water supply requires responsible decisions from everyone.

But conservation cannot rest exclusively on existing residents.

It is reasonable for residents to ask how approving hundreds or thousands of additional households is being reconciled with a water system that is presently asking its existing customers to dramatically reduce demand.

Chateau Valley alone proposes another 402 housing units on 112 acres.

I understand that municipal water planning considers long-term supplies, projected growth, infrastructure and many factors beyond the immediate drought. However, drought conditions are exactly when assumptions about future availability deserve the greatest scrutiny rather than the least.

I respectfully ask the Commission to examine Chateau Valley not only in terms of whether sufficient water can technically be provided, but whether adding this level of demand is prudent given Castle Rock's long-term sustainability goals and the cumulative development already occurring throughout Town.

Existing residents should not continually be asked to conserve more aggressively while development decisions continually increase baseline demand.

Water is not an unlimited resource, and land-use decisions made today will affect demand for generations.

Please make Castle Rock's long-term water security a meaningful factor in decisions regarding Chateau Valley and future high-density development.

Sincerely,

Rachel
Castle Rock Glover Resident

Tara Vargish, PE, Director Development Services

Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
office 720.733.3582 tvargish@CRgov.com

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From: Tara Vargish

Sent: Wednesday, July 29, 2026 8:25 AM

To: [REDACTED]

Cc: TownCouncil Mailbox <towncouncil@crgov.com>; Dave Corliss <DCorliss@crgov.com>; Brad Boland <BBoland@crgov.com>

Subject: RE: Memmen ridge

Dear Ms. Crosier,

Thank you for taking the time to share your concerns regarding the proposed Chateau Valley development. I understand why a project adjacent to an established neighborhood raises concerns, particularly related to traffic, water resources, and wildlife. I am copying Town Council so they are aware of your comments as the project moves forward.

Over the past several months, Town staff has completed a detailed review of this proposal for compliance with the Town's adopted standards, including traffic, utilities, drainage, grading, open space, and other applicable requirements. The project is now moving into the public hearing phase, where Town Council will consider the proposal and hear public testimony before making a final decision.

The Chateau Valley property has been approved for residential development since 1983. As a result, both the transportation impacts and water demands associated with this area have been incorporated into the Town's long-term planning for many years. Castle Rock Water reviews each proposed development to confirm that an adequate water supply is available and continues to implement its long-term strategy of transitioning from reliance on deep groundwater aquifers to renewable water supplies. You can learn more about that long-term planning in the Town's Water Resources Strategic Master Plan: <https://crgov.com/DocumentCenter/View/11384/Water-Resources-Strategic-Master-Plan-2021>.

Regarding your concern about the neighborhood notification, the applicant was required to mail notices to all property owners within 1,500 feet of the project. If you would provide me with your address, I would be happy to verify whether your property was included on the required mailing list.

Thank you again for taking the time to share your comments. They will become part of the public record for Town Council's consideration.

Thank you,

Tara Vargish, PE, Director Development Services

Town of Castle Rock, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
office 720.733.3582 tvargish@CRgov.com

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From: [REDACTED] >
Sent: Tuesday, July 28, 2026 9:33 AM
To: TownCouncil Mailbox <towncouncil@crgov.com >
Subject: Memmen ridge

[Email-security redirect link omitted; substantive message text retained]

Dear Town Council Members,

As a resident living directly adjacent to the proposed site near Memmen Ridge, I am writing to formally log my objection to the 402-house Chateau Valley development. While I understand the realities of municipal growth, a project of this massive scale introduces severe, irreversible risks to our infrastructure, safety, and natural resources:

- * Traffic & Household Safety: Introducing hundreds of new daily vehicle trips onto quiet, localized residential roads creates an immediate safety hazard. These are the exact streets where our neighborhood children play, walk to parks, and where families walk their dogs.
- * Water Supply Constraints: Castle Rock relies heavily on deep groundwater aquifers. Adding 402 high-density homes places an unsustainable strain on our city water supply, utility infrastructure, and the local ecosystem that native flora, wildlife, and my beehives depend on.
- * Wildlife Corridor Impact: This development obliterates a vital natural buffer, disrupting established wildlife habitats in Memmen Ridge and forcing displaced animals directly into surrounding residential backyards.
- * Procedural Mandate Failure: The developer, Mr. Hall, completely failed to send out the legally mandated neighborhood notification letters to immediate residents. Coupled with the lack of a virtual Zoom attendance option, the affected community has been systematically left in the dark.

Because of these severe safety risks, water security concerns, and direct procedural violations, I urge the Council to deny this proposal, or at minimum, postpone the hearing entirely until proper legal notice is given to every neighbor.

Thank you for your time and for protecting our community. -Lauren Crosier