

Sandy Vossler

From: kristencuaz <kristencuaz@yahoo.com>
Sent: Monday, September 26, 2016 4:18 PM
To: Sandy Vossler
Subject: Filing 20 phase 1

Hi,

i am a current home owner in the meadows and i would like to quickly voice my opinion on the proposal on the 240 apartment units next to Tyler park. There is absolutely no way the meadows can withstand that much more traffic that apartments would bring over singlet family homes. The traffic with that many schools and commuters leaving at the same time would be umbarable. Let alone it would significantly bring down the home values in our neighborhood.

Thank you,
Kristen cuaz

Sent from my Sprint Samsung Galaxy S® 6.

Sandy Vossler

From: Tracie Seurer <tracieseurer@gmail.com>
Sent: Monday, September 26, 2016 2:55 PM
To: Sandy Vossler; andrew.j.carda@gmail.com
Subject: Meadows Filing No. 20, Phase 1- Garret Companies SDP

Hello Ms. Vossler,

I attended both the Meadows and Planning Commission meetings regarding the application to build 240 rental units just south of our neighborhood of Tyler Park. I am sadly disappointed that the Planning Commission mostly ignored residents' concerns about the traffic and safety issues posed by this potential development. All but one of the Commissioners heard the concerns and voted against approving the SDP.

I am writing in hopes to see a more focused review of the current parking and traffic situation in Tyler Park, especially when the SDP reflected a 4.2% reduction in the number of required on-site parking spaces, which I believe would impact parking in our already overcrowded neighborhood. I also believe that putting the main entrance on Coriander would create more traffic in the surrounding streets. Tenants and visitors of this apartment complex would take the most convenient and nearest route towards the North Meadows extension to the 25 freeway, which is to proceed directly north down Vindaloo and Sweet Wind Avenue.

Planning staff mentioned the "master traffic analysis" on many occasions, as though it were the final authority in this matter. I understand that according to the "master traffic analysis" the SDP is in compliance, but I would suggest that according to the concerns of the residents, the Town create a more collaborative analysis, which would include a toolbox of solutions that can be used by residents and business alike to address these issues.

Some of the suggestions that were immediately rejected by the Planning Commission were (1) the main entrance to the apartments change from Coriander to Bilberry Street and (2) create a left hand turn from North Meadows Blvd into Bilberry Street to relieve some of the traffic off Coriander. Regarding the second suggestion, the planners said this would not be safe, although there is currently a left hand turn into Coriander from North Meadows Blvd less than 50 feet to the north. And, Matt Griffin from the Garrett Companies said they couldn't relocate the main entrance of the apartments because it wouldn't comply with their "market analysis", making the clubhouse less visible. All but one of the Commissioners agreed to forfeit the safety and traffic concerns of our neighborhood to make the apartments more "marketable" for future renters. This is a disgrace.

There also seemed to be a misunderstanding among the Planning Commission about the design of our "cluster homes" which contribute to the current traffic and parking situation. Four houses share a common driveway with no parking, except in two-car garages. Many of the larger trucks can't fit in the smaller garages or

maneuver the sharp angles, so off street parking is a necessity and becoming an issue. Guests of residents must also utilize street parking. I have personally not encountered a problem with construction vehicles, rather our own residents are crowding the narrow and clogged streets with their cars making it impossible for vehicles to pass in both directions. One member of the Planning staff said the intention of the narrow streets was to make the traffic slower in these kinds of neighborhoods thus contributing to the safety of the neighborhood. Yet, numerous times I have had to move over to let a speeding vehicle on the opposite side of the street pass. The narrow streets are not slowing down traffic, but contributing to more congestion and safety issues.

I can't understand why the Planning Commission steadily ignored our voices regarding these safety concerns over traffic and parking. Currently, the Town of Castle Rock has a "Neighborhood Traffic Calming Program" developed in 2007 to specifically address concerns about vehicle speeds and volumes on residential streets. Ignoring these concerns before they become bigger issues is completely contradictory to your own vision.

At this Meadows meeting, we were told that there were no plans to build more police stations, or have more police on patrol in the Meadows. You do realize that rentals also put more demands on city services than they possibly generate in taxes? It is very convenient for the Town of Castle Rock to reap the benefit of a larger tax base but not put proper resources in place to deal with excessive traffic, parking shortages, increased vandalism/theft caused by rental properties.

Also, Matt Griffin never answered the question of what will happen when Garrett Companies can't rent the apartments if and when the market turns. Will these apartments be converted to Section 8 housing? Mr. Griffin said he is planning to make a provision in the lease to prevent tenants from parking in our neighborhood, but how will this be managed with one off-site leasing manager? How will we ensure that leasing tenants are not using their garages as storage and parking in our already crowded streets?

I look forward to your reply,

Tracie Seurer

2514 Sweet Wind Ave, Castle Rock, CO 80109

Sandy Vossler

From: Scott Smith <sasailr1@yahoo.com>
Sent: Friday, September 23, 2016 1:36 PM
To: Sandy Vossler
Subject: Meadow development plan Lot 1, Block II, The Meadows Filing No.20, Phase 1

Ms. Vossler,

I was unable to attend public hearing last evening to discuss "The Garret Companies" application to develop 14.8 acres off Coriander Street. I appose that concentration (240 multi-family dwelling units) of new units without additional road work being planned. I live on Elegant Street and generally enter the Carriage Houses by Oakwood development on Coriander. This is already a traffic issue. I don't know what the original traffic planned determined but someone from the city needs to assess current realities. I have, on many occasion, witnessed conditions where only a single lane of traffic can enter or leave (Coriander). I have also witnessed conditions where a fire-truck would not be able to navigate the street or turn onto side streets(such as Sweet Wind). I would encourage the possibility of town homes or other single family units (this is in keeping with ALL other developments within the Meadows).

Again, apposed to current plan presented by The Garret Companies".

Scott Smith

4384 Elegant Street

Sandy Vossler

From: TD BASDEN <TDBASDEN@msn.com>
Sent: Monday, September 26, 2016 10:28 PM
To: Sandy Vossler
Cc: tylerparkatthemeadows@gmail.com
Subject: Filing 20, Phase 1: I'm against this proposal for building of 240 apartments in Meadows

Let it be known that I'm against: Filing 20, Phase 1: Proposal for building of 240 apartments in Meadows.

Sincerely
Tim & Denise Basden
Meadows subdivision

Sandy Vossler

From: Jennifer Green
Sent: Tuesday, September 27, 2016 10:19 AM
To: Town Council Direct; Bill Detweiler; Sandy Vossler; Tara Vargish; Ryan Germeroth
Subject: Fwd: Apartments Coming to the Meadows

Forwarding in case not everyone received.

Thank you,
Jen

Sent from my iPhone

Begin forwarded message:

From: Lindsey Lewis Smithson <lindsey.lewis35@gmail.com>
Date: September 27, 2016 at 9:42:31 AM MDT
To: <jgreen@CRgov.com>
Subject: Apartments Coming to the Meadows

Good Morning Jennifer,

I am reaching out as a concerned citizen in hopes that our neighborhood may finally find someone who will listen.

I live in the Oakwood homes, on the corner of Coriander and Sweet Wind Ave, directly across the street from the proposed 240 apartment complex that recently went before the Town Planning Commission. Despite about 30 residents showing up to the Planning Commission, and even more expressing concern at the Neighborhood Meeting at the Grange, our sincere concerns about traffic and infrastructure are continually ignored or misunderstood.

I'll be as brief as possible, since I understand that you are a busy woman. The traffic information being presented to the Town is incorrect and misleading. Right now the proposed complex would have it's main entrance on Coriander and Vindaloo- which is a narrow road that does not currently allow two cars to drive past each other if anyone is parked on the curb. Further, the developer is telling the Town that their proposed renters will be able to make a left or a right from Coriander on to Meadows (in hopes they will use the new freeway on ramp instead of further congesting the original on ramp). This is incorrect- you cannot make a left hand turn from Coriander onto Meadows, there is a concrete median preventing this. The other exit option for this complex is also a "right in, right out" from the proposed Bilberry, as the builder has admitted. Putting all traffic on to Meadows and then Founders- not the new on ramp.

Given this there are only two traffic options. The 240 residents (and their roughly 500 cars) of these proposed apartments will have to travel down Vindaloo (an even more narrow street) and through the center of our neighbor to reach the light on Elegant to make a left hand turn to the new on ramp. Or, everyone will make right hand turns on to Meadows and compound our already obvious traffic problems.

What is currently proposed will either dump 500 cars into our neighborhood- with our already tight streets and limited parking, or it will force 500 more cars into congested intersections and away from the fantastic new 25 on ramp. The traffic study being referred to frequently does not correctly reflect the roads as they stand. There are mislabeled stop signs and incorrectly noted right and left hand turns. Please, take a moment to drive through our neighborhood and you will clearly see why we are concerned.

In a bigger picture concern, these apartments are based off of a 13 year old rezoning plan. I think it is fair to say that the needs and community of the Meadows has changed in 13 years, and to base all future development off of such an out of date plan may prove to be a mistake. Do apartments, with their increased traffic and temporary nature, fit in with the culture of the Meadows? Wouldn't townhouse. condos, or even shops be a better fit? Homeowners, or businesses, will take better care, and more responsibility, for our community.

When this comes before the Town Council, please, consider what the homeowners have to say, instead of these out of state developers.

Yours,
Lindsey Lewis Smithson
760-792-2796