

February 12, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

Dear Town Council:

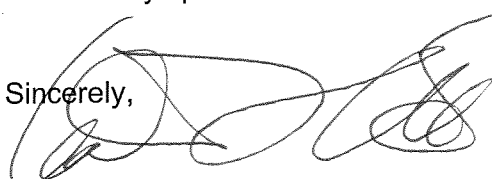
I am a thirteen year residents of the Town of Castle Rock. I am passionate about the community, so much so that when I decided to start a business my wife and I chose Castle Rock for the location of our company location. One of the characteristics that drew us to Castle Rock is the unparalleled access to great parks and hiking trails.

I am writing to show my support of the pending application for a new neighborhood in The Meadows along Wolfensberger Road and adjacent to Philip S. Miller Park. The proposed neighborhood is in the part of The Meadows where the landowner has already dedicated over 200 acres of open space to the Town making the development of Philip S. Miller Park and its system of trails possible. Additionally, the landowner has dedicated over 200 acres of land for the Ridgeline Open Space Park and made another 130 acres of land available adjacent to Ridgeline Open Space to extend the miles of trails that are publicly accessible in Ridgeline Open Space Park. These open space dedications have insured that a non-urban buffer will be maintained on the Town border with Douglas County and the proposed new neighborhood, which is one of the Town's stated goals in its Vision and Master Plan. **The open space dedications by the landowner should not be overlooked as Philip S. Miller park saw over 1 million visitors in its first year after opening (per the Town website) and is a regional tourist destination.**

The proposed new neighborhood preserves additional developable property overlooking Philip S. Miller Park, includes two neighborhood parks for futures residents, and provides pedestrian and bicycle path connections to both Philip S. Miller Park and Ridgeline Open Space. It is a well-balanced & sensitive plan that doesn't even come close to maximizing the landowners vested zoning rights of over 300 multifamily units.

The plan exemplifies responsible growth principles and will be a valuable addition to the Town. For these reasons I fully support the proposed new neighborhood and hope you will take my opinion into consideration and approved the Site Development Plan.

Sincerely,



Dean Amann  
2480 Castle Butte Dr. Castle Rock, CO 80109

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)



February 13, 2019

Town of Castle Rock Town Council  
Attn: Dave Corliss, Town Manager  
100 Wilcox Street  
Castle Rock, CO 80104  
dcorliss@crgov.com

Re: The Meadows Filing No. 16 Parcel 8 Site Development Plan

Dear Members of the Town Council:

As the Managing Member of the ownership entities of several developed retail commercial properties in The Meadows community in Castle Rock and having built my first project over six years ago, I care deeply about the about the Town's vision and the fulfillment of that vision through responsible growth.

I have been made aware of a pending Site Development Plan proposal for The Meadows, Filing No. 16, Parcel 8 being processed by Castle Rock Development Company, the master planned developer of The Meadows.

As a commercial property investor and landowner of both The Meadows (Einstein's, Maverik, Fire House, etc.) and Hilltop 1 (Uncle Maddio's, Rita's, etc.) in Castle Rock, I am writing to you to share my support of the developer's proposed plan for additional residential development as it has been proposed. It concerns me that the Town Council would delay the approval of a plan that is well within the compliance and review criteria. Every new residential unit is important to us (and our retailers) specifically; and, the larger commercial community as well. One of the Four Cornerstones of the Town Vision is responsible growth in the way it was laid out originally. A principle of responsible growth is following through with contractual assurances granted to developers and other stakeholders in the community.

I urge the Town to approve the proposed new neighborhood in The Meadows Filing No. 16, Parcel 8 as soon as possible.

Sincerely,

Armstrong Capital Development, LLC

Greg Armstrong  
Manager, Member

GLA/ks

cc: Bill Detweiler, BDetweiler@crgov.com  
Sandy Vossler, SVossler@crgov.com

February 11, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

Re: Site Development Plan Application for The Meadows Filing No. 16 Parcel 8 (SDP18-0028)

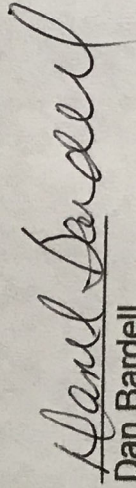
Dear Town Council:

I am writing to voice my support for The Meadows Filing NO 16, parcel 8. I have lived in Castle Rock for the last 11 years and plan to live here for many more years. While I too may be concerned about the Town of Castle Rock growing too fast, I think the currently proposed project of 116 single family attached homes in the Meadows represents a win/win solution for both the town and the residents.

The proposed project will have a smaller impact on both traffic and water issues than the 323 multifamily units, which the property is currently zoned for. Further the proposed development represents a housing type which is visually pleasing, and also fills a current void in the availability of low maintenance ranch style housing, with easy access to many of the trail systems.

It is for all these reasons that I support in full the proposed development, and as a long time resident of The Meadows I hope you will take these points into consideration.

Sincerely,

  
Dan Bardell

4387 Kellwood Dr  
Castle Rock, CO 80109

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)



February 11, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

Re: Site Development Plan Application for The Meadows Filing No. 16, Parcel 8

Dear Members of the Council:

My wife and I are residents of Castle Rock and have been for over five years. We live in the Feathergrass Neighborhood within The Meadows community. I am writing in connection with the above planning application. I wish to offer my support to the proposal submitted by Castle Rock Development Company (Developer).

We are appalled that the Town Council and Planning Commission would not have approved the submittal, and in our opinion, a submittal that is better than what was originally zoned which allows the Developer the ability to build over 300 apartments. We believe that the proposal of 116 single family attached homes is very well-suited to the overall development within the area. Finally-a plan with Ranch-style paired homes! If anyone was considering "smart growth", this proposed plan would have been approved to meet not only smart growth but meet the demands for low-maintenance lifestyle housing.

We are aware of the concerns of some residents directly adjacent to a part of the parcel and that the proposal is inconsistent with the overall development in the area. In fact, the following wide variety of uses currently exist within a mile of the property: industrial, commercial, single family detached, and high density apartments. The Town's own Master Plan states that it "...desires a mix of land uses that offer a variety of lifestyle options for Castle Rock residents." This would meet the Town's plan as well. Do we really want to risk a more dense construction of 300 apartments?

The Town Staff has recommended the Site Development Plan for approval and has verified that it meets the Site Development Plan Review Criteria. We strongly encourage you to follow the recommendation of the Town Staff and approve the proposed Site Development Plan for The Meadows Filing No. 16, Parcel 8.

Sincerely,



Phil and Michele Brethower  
4288 Prairie Rose Circle

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)

February 12, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

***Re: Site Development Plan Application for The Meadows, Filing No. 16, Parcel 8***

Dear Council Members,


My family and I are Castle Rock residents going on nearly 6 years now. We currently live in the Gambel Oak Neighborhood of The Meadows community, and prior to that were in the Feathergrass community there. I am writing to you all regarding the planning application listed above and wish to offer my strong support for the proposal.

I've read the concerns of some neighboring residents who feel that the proposal is inconsistent with the overall development in the area. I am also aware that the applicant has vested zoning rights, with the ability to build over 300 apartments. It is my belief that the proposal of 116 single family attached homes is actually very well suited to the overall development within the area. I know several people, many who are empty-nesters, who have had a hard time finding ranch-style, single family homes in a planned community. Personally, I don't understand why there would be any objection to a 65% reduction in density and a conversion from apartments to homes. The idea that the price range for these homes will negatively impact the surrounding neighborhood is, frankly, unfounded.

A wide variety of uses currently exist within a mile of the property, including industrial, commercial, single family detached homes, and high-density apartments. In addition, the Town's own Comprehensive Master Plan states that it "...desires a mix of land uses that offer a variety of lifestyle options for Castle Rock residents." The proposal offers a well-planned development, and would help meet the growing demand for low maintenance, single-story lifestyle housing. The demand for this housing will help drive home prices and values up.

The Town Staff has recommended the Site Development Plan for approval and has verified that it meets the Site Development Plan Review Criteria. I would strongly urge you to follow Staff's recommendation and approve the proposed Site Development Plan for The Meadows Filing No. 16, Parcel 8.

Sincerely,  
Lawrence Canepa



2945 Setting Sun Ave  
Castle Rock, CO 80109

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)

February 13, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

Re: Site Development Plan Application for The Meadows Filing No. 16 Parcel 8

Dear Town Council:

My Husband and I, with our three children, are residents of Castle Rock and have lived in the Suncatcher neighborhood of The Meadows for almost 8 years. I am writing in support of the application for the development of a new residential neighborhood in The Meadows next to Philip S. Miller Park as referenced above.

I am aware of the concerns being raised about the development as currently proposed. Specifically in relation to the consistency with overall development in the area. As a resident, I very much prefer the proposal of 116 single family attached homes over the applicant's vested zoning rights to allow for over 300 apartments to be built at this location. I feel the proposed single family attached homes are in alignment with the overall development in the area both adjacent and surrounding. In addition, the traffic, increased population, and resource usage (such as water) of 116 homes will have far less impact on the neighboring residents and Town of Castle Rock than 300+ multifamily units as currently zoned.

My own neighborhood and home is adjacent to a neighborhood that includes single family attached (paired) homes. While it is a slightly unique style of home, I find they blend very well into the community with similar accommodations for parks, trails, landscaping and parking as most single family neighborhoods with The Meadows and Castle Rock.

It is my view that the proposed development represents responsible growth as well as consideration for the community and it's residents. A low maintenance neighborhood with easy access to the park and trail system will be considered an asset to those interested in such amenities.

I have found the Town Staff has recommended the site development plan for approval and strongly encourage you to follow their recommendation. It is my hope that you take my above mentioned points into consideration when evaluating the proposed development.

Sincerely,

Kristie Colby



3334 Prairie Vista Drive, Castle Rock, CO 80109

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)



February 11, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

Re: Site Development Plan Application for The Meadows Filing No. 16 Parcel 8  
(SDP18-0028)

Dear Town Council:

I am a resident of Castle Rock and have lived in The Meadows for the last 11 years. I am writing this letter in support of the above referenced application for the development of a new residential neighborhood in The Meadows next to Philip S. Miller Park.

The proposed neighborhood will generate less traffic and use less water than the 323 multifamily units that the property is zoned for. It is my view that the development of 116 single family attached homes next to the park will be an asset to the Town and represents responsible growth. In addition, it provides options for residents currently living in The Meadows and other parts of the town that are interested in a low maintenance neighborhood with easy access to the park and trail system.

When we moved here 11 years ago we found it difficult to locate and buy a ranch home. We had elderly parents who visited frequently that couldn't navigate stairs well. I find there are so many people in our neighborhood that bought a ranch for the same reasons or for their convenience.

It is for all these reasons that I support in full the proposed development and as a resident of The Meadows I hope you will take these points into consideration.

Sincerely,



Fonda Hamilton  
5239 Gould Circle  
Castle Rock, CO 80109

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)



## THE MEADOWS

February 7, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

Dear Members of the Council:

The Meadows Neighborhood Company (MNC) is the master homeowners' association representing approximately 4700 homes within The Meadows community. We pride ourselves on serving residents of all ages and at every stage of life. We value the economic diversity within our community and believe that all of our residents deserve access to high quality parks and recreational opportunities.

Castle Rock Development Company has made us aware of their Site Development Plan proposal for Filing No. 16, Parcel 8 located within The Meadows planned community, South Meadows Use Area and we are writing to express our support for the proposed plan.

While we are not opposed to multifamily development, we are pleased that the Site Development Plan contemplates a single family attached product that caters to empty nesters or others residents seeking a low maintenance and/or single story lifestyle. Potential homeowners often stop by our on-site offices requesting information on ranch and low maintenance housing options. With residential land in The Meadows nearing completion, Filing 16, Parcel 8 may be the last opportunity to provide this lifestyle option within The Meadows community.

Additionally, the plan sets aside developable property overlooking the amphitheater in Philip S. Miller Park as private open space, complies with all Site Development Plan Review Criteria, is compatible with the surrounding area, and is a permitted use under The Meadows zoning.

Castle Rock Development Company's proposal for The Meadows Filing No. 16, Parcel 8 will be a great addition to the Town and we encourage you to approve the proposed Site Development Plan.

Sincerely,

Charlotte Jensen  
President of the Board of Governors

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)



Town of Castle Rock Town Council  
100 Wilcox Street  
Castle Rock, CO 80104

February 13, 2019

Dear Members of Town Council:

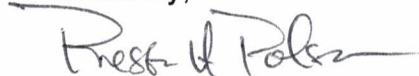
Having grown up in the Castle Rock area I have seen a lot of changes over the years and as a small business owner in the Meadows Neighborhood I recognize that growth is also essential. A balance between growth and maintaining a great community is an important responsibility.

Castle Rock Development Company has made me aware of the Site Development Plan application for 116 single family attached homes within the Filing No. 16, Parcel 8 property located within The Meadows off Wolfensberger Road. After learning about the project, I am writing to express my support for the application for the following reasons:

- The plan reduces the number of units allowed by zoning by over 60%.
- It maintains the beauty of Philip S. Miller Park by preserving open space overlooking the park and the unique open feel of the park.
- The reduced density will use less water and produce less traffic than a higher density use.
- The expected home types, single-story & two-story low maintenance paired homes, are much needed in Castle Rock.
- This proposal is a balance between growth and maintaining the community and quality of life we all value.

I believe this plan is compatible with The Meadows and its surrounding area and will be an asset to the Town. The Town staff has recommended the Site Development Plan for approval and has verified that it meets the Site Development Plan review criteria. I agree with the recommendation and ask that you vote to approve the proposal.

Sincerely,



Preston H. Polson DDS  
2801 Rising Moon Way  
Castle Rock, CO 80109

February 12, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

Dear Town Council:

I am writing to show my support of the pending application for Site Development Plan approval for Project SDP18-0028 Filing 16 Parcel 8 in The Meadows. I am a six year resident of the Town of Castle Rock and I live in The Meadows.

The proposed SDP and expected housing product:

- Complies with the Site Development Plan Review Criteria,
- Preserves developable property that overlooks Philip S. Miller Park, including the outdoor amphitheater, protecting northwest views from the amphitheater,
- Includes over 200 less units than allowed per vested zoning rights, which will reduce future impacts on the Town's transportation and water systems.

Finally, the neighborhood will provide new home opportunities for empty nesters and those seeking a low maintenance homes within The Meadows community. It is clear from the staff report that the land owner has worked with the Town to accommodate its request and that they are putting forth a plan that doesn't come close to maximizing their vested property rights for the property. This neighborhood will be a great addition to the Town and I strongly encourage you to approve the Site Development Plan as proposed.

Sincerely,



Andrew Summersett  
4307 N Meadows Dr. Castle Rock 80109 and 2492 Coach House Loop, Castle Rock 80109

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)

February 12, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104

Dear Town Council:

My wife and I are longtime residents of The Meadows. We have lived in The Meadows since 2000, in two different homes and have chosen to raise our four children in The Meadows community. We are very active within Castle Rock and we care very much about the future of our town.

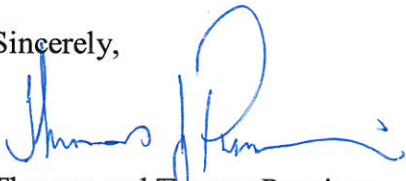
Castle Rock Development Company has made us aware of their Site Development Plan for 116 single family attached homes within the Filing No. 16, Parcel 8 located off Wolfensberger Road in the South Meadows area of The Meadows.

I am writing to express support of Castle Rock Development Company's application. The plan reduces the allowable number of units by over 60%, is compatible with The Meadows and its surrounding area, will provide for a low maintenance lifestyle option in Castle Rock, provides access to high quality trails, open space & other recreational opportunities, and (as the Town Staff has stated in their recommendation to approve) meets the review criteria for a Site Development Plan.

I work for a homebuilder in the Denver Metro area and understand the issues with housing affordability. Our firm is always looking for opportunities to provide excellent homes that are at attainable price points in desirable areas. We are not opposed to attached homes in any way and it appears that the applicant has put forth a well-balanced plan that meets the Town's objective for responsible growth. It has also been my experience that this is exactly the type of housing that today's buyers are looking for in the market.

For these reasons we support the proposed new neighborhood and we hope you will take our opinion into consideration when you cast your votes.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas and Tamara Pucciano", with a stylized flourish at the end.

Thomas and Tamara Pucciano  
4879 Persimmon Lane  
Castle Rock, CO 80109

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)



February 5, 2019

Town of Castle Rock Town Council  
c/o Dave Corliss  
[dcorliss@crgov.com](mailto:dcorliss@crgov.com)  
100 Wilcox Street  
Castle Rock, CO 80104



**CONSTRUCTION GROUP**

Dear Members of the Council:

Castle Rock Development Company has made us aware of their Site Development Plan proposal for Filing No. 16, Parcel 8 located within The Meadows planned community, South Meadows Use Area.

We are longtime commercial property owner/investors in the Town of Castle Rock. Additionally, we own and develop mixed use property in The Meadows Town Center. As developers of mixed buildings, we were drawn to The Meadows community because of its varied opportunities for work, live and play.


We are writing to express our support of Castle Rock Development Company's application for Site Development Plan approval for The Meadows Filing No. 16 Parcel 8. The plan is a poster child for responsible growth by balancing desirable and much needed new housing (including reducing the allowable density by over 60%) with the preservation of open space (over 400 acres in the South Meadow area). The proposal complies with the Site Development Plan Review Criteria and will be a positive addition to the Town.

Finally, we expect the Town to fulfill its contractual assurances through vested property rights granted to Castle Rock Development Company in The Meadows Planned Development, 4<sup>th</sup> Amendment zoning & Development Agreement and encourage you to approve the proposed Site Development Plan for The Meadows Filing No. 16, Parcel 8.

Sincerely,



Timothy L. White  
Town Resident & Chairman of the Board  
White Construction Group



Douglas E. Decker  
Vice-Chairman of the Board  
White Construction Group

CC: Bill Detweiler, [BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)  
Sandy Vossler, [SVossler@crgov.com](mailto:SVossler@crgov.com)