

**Submitter: Dieter Loose, 1910 Baldwin Park Road, Castle Rock CO 80104**

**Date: April 21, 2020**

**Subject: Addendum to the April 14, 2020 Petition Submission**

To: Castle Rock Town Council & other interested parties

We left petition signatures up until 9:00am this morning and received 3 additional signatures from the unmanned station and 12 additional from the online petition. Please include these with our original package (which has also been attached).



Total canvassing signatures: 130+3 = 133

Total online signatures: 38+12 = 50

Total signatures: 183

These also come from Castle Rock residents and neighbors surrounding the proposed project site, all of whom strongly oppose the development of a 24-7 gas station/car wash/convenience store at the corner of Plum Creek Parkway and Lake Gulch Road.

In closing, I would also like to say that during this unprecedented time, as our citizens are overwhelmed with layoffs, how to pay their bills, feed their families along with the emotional toll of isolation and a brand new way of living, I suspect that most individuals are very pre-occupied. We have tried to get the word out as much as possible and these pages contain our limited success as previously described. We feel that there are many more that will be impacted that have not yet been reached. However, from our experience, the overwhelming majority is against this proposal as currently written.

I hope that you do not take any low online "turnout" to mean that citizens do not care or do not object. I hope you recognize that these 183 people are voicing their concerns even if they do not speak or comment separately for the public hearing. Please make sure you do not disregard their voice. Give them a chance to be heard through this submittal. You can find even more comments (for and against) on Nextdoor.com Help! No Gas Station [https://nextdoor.com/news\\_feed/?post=139659756](https://nextdoor.com/news_feed/?post=139659756). I encourage you to take a look before making and final decisions to approve this project.

Thank you

DL

Dieter Loose

**Addendum 1 – additional signatures p2**

**Addendum 2 – additional online signatures p4**

**Addendum 3 – original 4-14-2020 submittal via Shannon Eklud- p5**


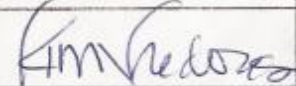
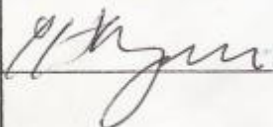
To the Town Council of Castle Rock:

Whereas we, the undersigned, citizens and taxpayers of Castle Rock and Douglas County, respectfully oppose the construction of a gas station/car wash/convenience store on the southeastern corner of Plum Creek Parkway and Lake Gulch Road.

Whereas the construction of a gas station/car wash/convenience store at this location would negatively impact the way of life for the adjoining and surrounding neighborhoods by:

- increasing crime, and adding unwanted and excessive noise, light and trash pollution;
- jeopardizing the safety of nearby residents due to gas and diesel fumes, potential spills and explosions, with a possibility of health and cancer risks;
- contributing further to the current high volume of traffic and congestion at this intersection;
- disrupting a quiet residential area with 24 hours a day/7 days a week services;
- changing forever the rural-residential character of this part of Castle Rock.

We, the undersigned, call on the Town Council of Castle Rock to listen to and respect the concerns of those whom they represent, their constituents, by disallowing the construction of said gas station/car wash/convenience store at the location described above.

	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	Carissa Camden		2228 Beabham Dr	Castle Rock CO 80104
2.	KIM FREDERICS		1745 HOLMBY CT.	CASTLE ROCK CO 80104
3.	Tank Zimmerman		2228 Beabham Dr	80104
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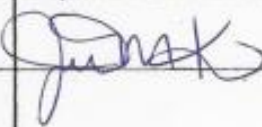
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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	Julie Kimble		9106 Pleasant View Castle Rock, CO	Castle Rock, CO 80104
2.				
3.				
4.				
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## Addendum 2:

Online Petition: <https://www.ipetitions.com/petition/no-to-plum-creek-24-7-gas-station>

12 additional signatures since March 22, 2020

### SIGNATURES

William Huddy United States	Alfred Hooyman United States	Sara United States	Tom Lyle United States	Brian United States	Rue Graham United States
Chris Frederics United States	Stephanie Hoefener United States	Vincent Mizejeski United States	Gloria Boerio United States	Cathy Brady United States	[REDACTED] United States

### COMMENTS

William Huddy

Apr 21, 2020

I strongly oppose the proposed construction of a gasoline station at this location. This development will have adverse effects on the view from my condominium, the increase in traffic, and the illumination from the station will destroy our night skies. It will have a devastating effect on the value of my condo - not to mention my own peace of mind.

Alfred Hooyman

Apr 21, 2020

We know this lot is zoned commercial but find a better commercial use with all the surrounding homes in the area. A gas station will reduce residential values in area.

Sara

Apr 21, 2020

Why do we need a gas station? We have plenty of gas stations close by to us. Why another?

Tom Lyle

Apr 19, 2020

We don't need more development, which

Rue Graham

Apr 18, 2020

This proposal is a terrible use of that land! There is a plethora of gas station/convenience store options less than a 2 minute drive to the east of the proposed location. There is absolutely no need for this type of development.

Chris Frederics

Apr 18, 2020

This would adversely affect property values and has the potential of leeching contaminants to near by properties.

Stephanie Hoefener

Apr 17, 2020

1170 S Eaton Circle, Castle Rock 80104

Anonymous

Apr 16, 2020

NO NO NO!!!  
Not in this residential area.

Gloria Boerio

Apr 15, 2020

This business is not needed in a residential neighborhood. Current gas stations are located within 2 miles. This will devalue homes, create a health risk, and negatively effect quality of life in the area.

Cathy Brady

Apr 15, 2020

Certainly this land should be developed, however a gas station/automotive services will be hazardous to the health of those living so closely to it. It is a densely populated area with town homes, apartments and single family homes packed together on very small lots. The impact will affect so many people.

Emmalee Smith

Mar 22, 2020

Do not want this in our town



**Addendum #3 From: Castle Rock residents**

**Submitter: Dieter Loose, 1910 Baldwin Park Road, Castle Rock CO 80104**

**Date: April 14, 2020**

**Collected period: March 8- April 8**



To: Castle Rock Town Council & other interested parties

Please place the following cover letter and attached petition signatures into public record for the following proposed projects:

- Plum Creek Gas Station and Convenience Store Project # SDP-0038
- Baldwin Park Estates, Filing No 3 Plat Plum Creek Convenience Store Project # PL18-0014
- Plum Creek Car Wash Project# unknown

I am submitting these signatures on behalf of the signers for the April 21, 2020 Town Council meeting. I am submitting these as scanned electronic files and will also send the original signature pages to the Town Clerk through mail or drop-off.

**Attachments:** Please find the attached 170 signatures from in-person and online petitions. These come from Castle Rock residents and neighbors surrounding the proposed project site, all of whom strongly oppose the development of a 24-7 gas station/car wash/convenience store at the corner of Plum Creek Parkway and Lake Gulch Road.

**Signatures:** These signatures were collected by a group of residents who met after the February 27 planning commission meeting because we were very concerned that this proposed project was going forward without adequate outreach and input from residents most effected. Our efforts in canvassing were abruptly halted less than two weeks later due to the COVID-19 emerging distancing requirements and then “stay at home” orders.

**Signees were not knowledgeable about this proposal:** Those that canvassed repeatedly provided feedback that each interaction took at least 15 minutes because no one we spoke to while canvassing had a full understanding of what was being proposed. Many signees thought that whatever was being built, it was a done deal because of the existing ongoing construction activities for the Plum Creek expansion. Of all the homes that we visited in person, there were <5 who did not object to the project.

**More community input is needed:** We fully believe that there is a much larger group of residents that we were not able to reach due to the COVID-19 issues that would also object to this project in its current proposed form. Being unable to outreach door to door, we set up an unmanned petition station on private property on the corner of Baldwin Park Rd and Valley Drive. As an unmanned station, this station received 70 signatures alone. That would mean that there is a very large volume of people who walk, bike, stroll their children and walk their dogs (and who don’t need to be breathing in even more car exhaust, noise, high traffic) or it means that this project is objected to more by residents than the Castle Rock Town Council understands, or most likely both.

**Community has a large number of “interface” concerns:** In addition to the list of concerns already submitted to the Town Clerk by certified mail and included below, we have serious concerns that this zoned business plot is not actually zoned for a 24-7 gas station/convenience store/car wash. Residents will be submitting information on these concerns separately. You can also find additional concerns from residents at NextDoor.com ([https://nextdoor.com/news\\_feed/?post=139659756](https://nextdoor.com/news_feed/?post=139659756) or search ‘HELP! no GS’ to find).

**We can do better informing citizens:** The lack of understanding as to what was being proposed to residents directly affected by this project reflects poorly on the towns outreach and education efforts.

These signatures represent the voice of your constituents, people who firmly believe that the proposed development at this location does not “interface” with the surrounding community.

Thank You,

*DL*

Dieter Loose

1910 Baldwin Park Road Castle Rock CO 80104

d.loose@msn.com

303-717-7240 cell

Attachments:

- Letter to Town regarding community concerns, p3
- Signatures from canvassing, p5-18
- Signatures from online petition, p19-21



*\*\*\*You should have already received this portion through certified mail with the following general overall concerns regarding the “interface” of this project with the surrounding existing neighborhoods and future high density neighborhood developments that we understand are planned. Signees were provided this material prior to signing\*\*\**

**Castle Rock Representatives** – We appeal to your better sense. Please do not put any 24/7 business in our neighborhood. The issues with this project are considerable and no amount of “tree” screening will reduce issues to an acceptable level. Residents and taxpayers of Castle Rock oppose the construction of a **24-7 gas station-car wash-convenience store at the intersection of Plum Creek Parkway and Lake Gulch Road.**

**We say NO ...**

**NO to a service station.** This would be the only gas station in Castle Rock abutting an existing neighborhood. There are already several stations within a mile of the project. Keep gas stations where they belong, where high density businesses reside, not in high density neighborhoods! This is common sense.

**NO to more public safety concerns.** Gas stations are safer than they once were, but they still explode and have spill issues. Several well documented “accidents” within the last year have included loss to human life, residential property damage, emergency evacuations and road closures. Community is concerned that public safety, EMS, Police and Fire have not (or may not) adequately develop written community emergency notification and evacuation plans based on the highly explosive nature of the proposed project. Citizens are also concerned about potential crime associated where “convenience” stores reside. Added public health concerns include safety of walkers who need to cross to service station or visit adjacent neighbors once round-about is complete.

**NO to more noise.** Plum Creek expansion and new residential building sites on the east end of Plum Creek have already increased traffic tremendously. Residents already can’t enjoy their private outdoor spaces completely anymore. The round-about being installed along with the 24/7 service station will result in constant steady traffic noise. And, with the car wash proposed on the nearest end to existing neighborhoods, will residents ever be able to enjoy their patio, garden, or even open their windows on a beautiful Colorado day when all the parts of the project are done? The town appears to lack any serious concerns about noise impacts to its citizens as requests for noise reduction walls to be installed have been denied and explanations of why and/or alternative remediation has been inadequately explained.

**NO to more air pollution.** The Environmental Protection Agency (EPA) has identified cars as the #1 source of air pollution. Increases in cancer risk from benzene and other highly toxic carcinogens in gasoline effects the health of citizens, especially the young and elderly. The proposed project will bring traffic along with higher air pollution emissions to nearby residents who are concentrated in high-density and single-family homes. This projects car wash will cause cars to “idle” directly near residential areas and in some cases, directly under the patios of residents facing the project. This significantly increases their exposure to toxic carcinogenic fumes and particulate matter. The toxics chemical portion(s) of gasoline fumes will also be transported to surrounding areas where people live, walk and exercise. The long-established community park with volleyball directly across the street will be rendered almost useless except for very short exposures. As you should be aware, no Public Health officials from any level of government recommends citizens breath in toxic auto fumes as they exercise and play.

**NO to more other problems.** Service stations are messy places where lots of trash can be found and it will increase the trash in our neighborhood. The 24/7 perimeter lighting will also cause increased light pollution in neighborhoods that have many residents whose bedrooms face the project site. Community members are also active in hobbies such as night sky watching since the neighborhoods surrounding the project, including Rhyolite Park, have had relative darkness, an exceeding rarity but one identified as an important concern nationally.

# Signatures - Canvassing

## 130 Signatures

u 3-9

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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	Dieter Loose	<i>Dieter Loose</i>	1910 Baldwin Park	CR
2.	Ingrid Ward	<i>Ingrid Ward</i>	1910 Baldwin Park	CR
3.	Tammy Billie	<i>Tammy Billie</i>	1205 Greenwood Lane	CR 80104
4.	Deneen Buswell	<i>Deneen Buswell</i>	1200 Greenwood Lane	Castle Rock 80104
5.	Rachel Buswell	<i>Rachel Buswell</i>	1200 Greenwood Lane	Castle Rock, CO 80104
6.	Tristan Giles	<i>Tristan Giles</i>	1207 Butterfield Lane	Castle Rock, CO 80104
7.	Joseph Thompson	<i>Joseph Thompson</i>	2322 Buchanan Dr	Castle Rock, CO 80104
8.	Bob Davis	<i>Bob Davis</i>	1940 Shuloh Ave	CR
9.	Jeff March	<i>Jeff March</i>	2673 Live Oak CT.	CR
10.	Traa Hawkins	<i>Traa Hawkins</i>	1208 Greenwood Ln	80104
11.	Song Li	<i>Song Li</i>	1871 Dun-Rite	
12.	TRAVIS STEWART	<i>Travis Stewart</i>	1871 BALDWIN PK	80104



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1.	AW - N. M. M. M.	<i>[Signature]</i>	2052 Tuhua Et	Castle Rock - 80104
2.	Laura Chapotau	<i>[Signature]</i>	2284 Beacham Dr	80104
3.	Charles Storn	<i>[Signature]</i>	1898 Oakcrest Circle	80104
4.	April Boyce	<i>[Signature]</i>	1898 Oakcrest Circle	80104
5.	CINDY CRESSWELL	<i>[Signature]</i>	1850 Baldwin Pkwy	80104
6.	Nan Davis	<i>[Signature]</i>	1940 Shiloh Dr	80104
7.	Chris Reed	<i>[Signature]</i>	1962 Shiloh Dr	80104
8.	Amanda Reich	<i>[Signature]</i>	1180 S. EATON CR APT 1F	80104
9.	Tex Putman	<i>[Signature]</i>	1206 GREENWOOD LN	80104
10.	Luke Putman	<i>[Signature]</i>	1206 Greenwood Ln	80104
11.	Nadine Cote	<i>[Signature]</i>	1203 Greenwood Ln	80104
12.	DUSTIN FINCHAM	<i>[Signature]</i>	1215 S. GIBBERT ST	80104

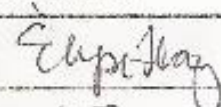

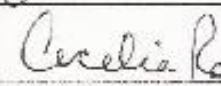
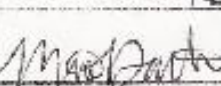
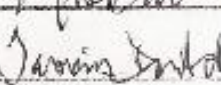
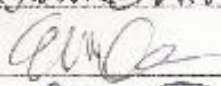
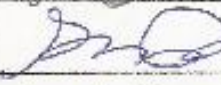
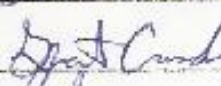

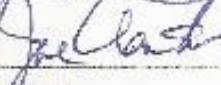
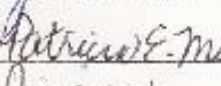
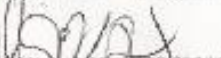
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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	ELISE FIAIG		S. Gilbert St Castle Rock	Castle Rock CO 80104
2.	T. MCGOVERN		2285 BEACHMAN DR	Castle Rock CO 80104
3.	C. ROESCH		2182 Beachman Dr	CR, CO 80104
4.	M. DARTCH		1209 Greenwood Ln	CR, CO 80104
5.	T. DARTCH		1209 Greenwood	CR CO 80104
6.	EVE CRENshaw		1850 Baldwin Park Rd	CR, CO 80104
7.	Gina Jenks		6570 N. Strawberry Lane	CR, CO 80108
8.	Gina Crenshaw		1850 Baldwin Park Rd.	Castle Rock, CO 80104
9.	Taylor Crenshaw		3208 S. BARNACK ST.	CASTLE ROCK CO 80104
10.	JOE CRENSHAW		1550 BALDWIN PARK RD. CR, CO. 2086 Shiloh Dr.	CASTLE ROCK 80104
11.	Pat Mikulich		80104	Castle Rock 80104
12.	Bruna Lane		2085 Oakcrest Cir 80104	Castle Rock 80104



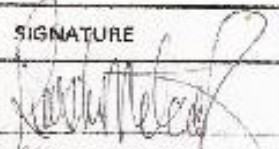
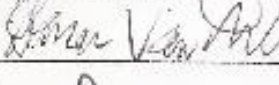
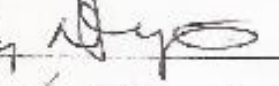
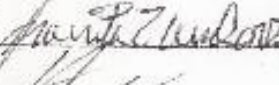
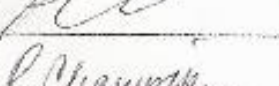
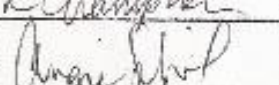
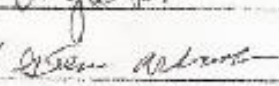


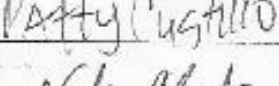
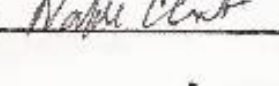

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1.	Kristen Metcalf		Jill Turner Court	CR 80104
2.	Donna J. Vankay		2023 Summerfield Dr	CR 80104
3.	David Montgomery		1951 White Ct	CR 80104
4.	Nita Zanders		1808 Oakcrest Cir.	CR, CO 80104
5.	Adrian Rocha		1204 Greenwood Lane	CR, CO 80104
6.	RONNA CHAMPION		2085 VINEYARD DR	CR CO 80104
7.	Angela Scherick		1982 Vineyard Dr.	CR CO 80104
8.	STEVEN ALBRECHT		2200 SANDHURST	CR CO 80104
9.	Arthyr I. Ackerman		2240 Sandhurst Dr.	CR, CO 80104
10.	BRIAN M. SVEGEL		2071 SANDHURST DR	CR CO 80104
11.	Patty Cuglito		1204 Greenwood Lane	CR, CO 80104
12.	Natalie Clark		2090 SANDHURST DR	CR 80104

Unmanned 3-30-2020

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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	<del>Rakenna</del>	<del>[Signature]</del>		
2.	Rakenna Loughbridge	[Signature]	5903 E. Monument Dr	CASTLE ROCK CO, 80104
3.	Ronda Meyer	[Signature]	3047 DEERHART DR	CR 80104
4.	Amy Simmeroff	[Signature]	1212 Snowberry Ln Castle Rock	CR, CO 80104
5.	Ace Boyle	[Signature]	Castle Rock	
6.	DAVE GONZALEZ	[Signature]	5550 SPARK RIDGE	CO 80104
7.	Kristina Sims	[Signature]	2085 Vineyard Drive	CASTLE ROCK CO 80104
8.	Tony Wright	[Signature]	Sheldon Dr.	CR, CO 80104
9.	Tim Brown	[Signature]	107 Birch Ave	CR, CO, 80104
10.	Jonathan Glack	[Signature]	2091 Summerfield Dr	80104
11.	Vallie Dortch	[Signature]	1209 Greenwood Ln	CR, CO 80104
12.				

5



Unmanned  
4-8-20

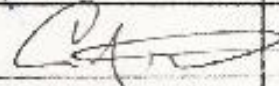


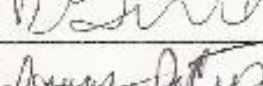
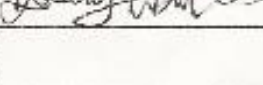

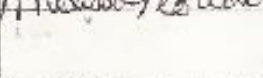
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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	Calvin Weather		1963 White Ct.	Castle Rock, CO 80104
2.	Katherine Miller		1170 S. Eaton Circle #30	Castle Rock, 10804
3.	Zachariah Bates		1140 S. Eaton Circle #30	Castle Rock, 10804
4.	A. Nathan Logan		2082 Oakrest Circle	Castle Rock, 10804
5.	Clairaine G.		11151 Lone Pine	Castle Rock, CO 80134
6.	Seremy Dorth		1209 Greenwood	Castle Rock CO 80104
7.	Yet mum			
8.	Geraldine Brill		2013 Ymaginal Dr	Castle Rock CO 80104
9.	Marcia Hark		2255 Douglas Fir	Castle Rock 80104
10.	MARCUS FLORIDE		1234 GREENWOOD LN	CASTLE ROCK, 80104
11.	Melissa Floride		1240 Greenoak Dr	Castle Rock, 80104
12.				

6

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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	James Wilkins	[Signature]	1187 S 9th St	Castle Rock 80106
2.	Gloria Boers	[Signature]	2162 Vineyard	Castle Rock 80104
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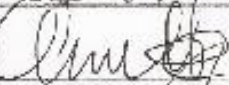

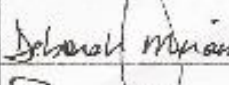
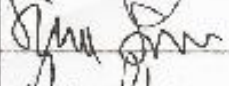
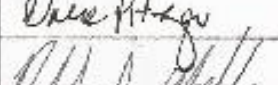
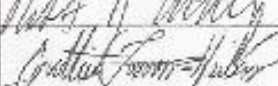
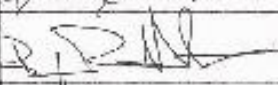
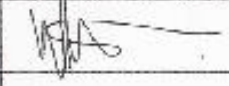
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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	Chris Kennedy		1637 Valley Creek	Castle Rock, CO 80104
2.	Anna Mackenicht		2476 Valley Oak	CR, CO 80104
3.	Donny Mackenicht		"	CR, CO 80104
4.	Deborah Miranda	Deborah Miranda	2498 Valley Oak Rd	CR, CO 80104
5.	Shawn Sprague		2504 Valley Oak	"
6.	DAVE PIZER		2526 VALLEY OAK	CR, CO 80104
7.	ROBERT D'AMALLO		2513 VALLEY OAK	CR, CO 80104
8.	JYNTHIA TAVES-HEIKES		2801 HAYSTACK RD.	CASTLE ROCK, CO 80104
9.	Brenda Heikes		2801 Haystack RD	Castle Rock, CO 80104
10.	Will Heikes		2801 HAYSTACK RD	CASTLE ROCK, CO 80104
11.				
12.				

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PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1. CHRIS CHAPMAN	<i>Chris Chapman</i>	335 Lake Gulch Rd	Castle Rock CO 80104
2. Larry Carnationis	<i>Larry Carnationis</i>	424 Lake Gulch Rd	Castle Rock CO 80104
3. Gary Clark	<i>Gary Clark</i>	1507 Lake Gulch Rd	CR CO 80104
4. <i>AMR</i>	<i>Amya Rissling</i>	1745 Valley Oak	Castle Rock, CO
5. Taryn Scarlett	<i>Taryn Scarlett</i>	1742 Valley Oak	Castle Rock CO 80104
6. Lisa Delesare	<i>Lisa Delesare</i>	1740 Valley Oak	Castle Rock, CO 80104
7. Adrian Delesare	<i>Adrian Delesare</i>	1740 Valley Oak	Castle Rock CO, 80104
8. Kaitlyn Forbes	<i>Kaitlyn Forbes</i>	1702 Valley Oak	Castle Rock 80104
9. <i>Wendie Casway</i>	<i>Wendie Casway</i>	1702 Valley Oak	CT 11000
10. JACK HEIKES	<i>Jack Heikes</i>	2801 Hwy 101	Castle Rock, CO 80104
11. Danielle Krongman	<i>Danielle Krongman</i>	2519 Valley Oak Rd	Castle Rock CO, 80104
12. <i>Alma Luthi</i>	<i>Alma Luthi</i>	1662 Valley Oak	Castle Rock CO 80104



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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	BRADFORD CLARK	Bradford Clark	1909 BALDWIN PARK RD.	Castle Rock CO, 80109
2.	YERNOH	[Signature]	1201 Oakcrest Cir	Castle Rock CO, 80104
3.	Virginia Talbot	[Signature]	1896 Oak Crest Circle	Castle Rock CO, 80104
4.	[Signature]	Brian Holcomb	1892 Oakcrest Cir	Castle Rock CO, 80104
5.	Deborah	[Signature]	1900 Oakcrest Cir	Castle Rock CO, 80104
6.	Yves Duvverell	[Signature]	1902 Oakcrest Cir	Castle Rock CO, 80104
7.	Daniel Hansen	[Signature]	1906 Oakcrest Cir	Castle Rock CO, 80104
8.	Carlos Penabaz	[Signature]	1965 Oakcrest Cir	Castle Rock CO, 80104
9.	DeVaughn Ray	[Signature]	1963 Oakcrest Cir	Castle Rock CO, 80104
10.	Rachel Brown	[Signature]	1894 Oakcrest Cir	Castle Rock CO, 80104
11.	Vincent Baker	[Signature]	1954 Oakcrest Cir	Castle Rock CO, 80104
12.	[Signature]	[Signature]	2031 Oakcrest Cir	Castle Rock CO, 80104

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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	Devon Oske	<i>[Signature]</i>	2035 Oakcrest Cr	Castle Rock CO 80104
2.	Katelyn Anderson	<i>[Signature]</i>	2051 Oakcrest Cr	Castle Rock CO 80104
3.	Tyler Collie	<i>[Signature]</i>	2074 Oakcrest Cr	Castle Rock CO
4.	Kelly DeJohn	<i>[Signature]</i>	2053 Oakcrest	Castle Rock CO
5.	Zak Baker	<i>[Signature]</i>	2085 Oakcrest	Castle Rock CO 80104
6.	Kyanna Malone	<i>[Signature]</i>	"	Castle Rock CO 80108
7.	April Paellens	<i>[Signature]</i>	1830 Baldwin Dr	Castle Rock CO 80104
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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	Janet Enderstee	Janet Enderstee	2206 Vineyard Dr.	Castle Rock, CO 80104
2.	Steven Enderstee	Steven Enderstee	2206 Vineyard Dr.	Castle Rock, CO 80104
3.	Becky Swanson	Becky Swanson	1903 Sandhurst Dr.	C.R. 80104
4.	JAMES MAPLE	James P. Maple	1903 Sandhurst Dr.	C.R. 80104
5.	Richard Chapman	R. A.	2284 Backus Dr.	C.R. 80104
6.	Dolores Kehler	Dolores Kehler	1901 Sandhurst Dr.	C.R. 80104
7.	Mary Hudson	Mary Hudson	1907 Sandhurst	C.R. CO 80104
8.	Lynne E. Gates	Lynne E. Gates	1909 Sandhurst	C.R. CO 80104
9.	Stella Gates	Stella Gates	1909 Sandhurst Dr.	C.R. 80104
10.	Joe Aguilar		1911 Sandhurst	C.R. 80104
11.	Theresa McDonald		1917 Sandhurst Dr.	C.R. 80104
12.	Michelle McDonald		1917 Sandhurst Dr.	C.R. 80104

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	PRINTED NAME	SIGNATURE	ADDRESS	CITY, STATE, ZIP
1.	JACQUE KOENIG	Jacque Koenig	1919 Sandhurst	Castle Rock CO 80104
2.	LEONARD KOENIG	Leonard Koenig	1919 Sandhurst	Castle Rock, Co 80104
3.	LAWRENCE D. MITCHELL	L. D. Mitchell	1981 Vineyard	Castle Rock, CO 80104
4.	JOEL MITCHELL	Joel Mitchell	1981 Vineyard Dr	Castle Rock CO 80104
5.	Kellie Gates	Kellie Gates	1995 Vineyard	" "
6.	Eugene Worthington	Eugene Worthington	1995 Vineyard Dr.	Castle Rock CO 80104
7.	Gerardine Brill	Gerardine Brill	2013 Vineyard Dr.	Castle Rock Co 80104
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## Signatures – Overview of Issues

### 2 Submittals

To: Castle Rock Town Government

From:

*Laraine & Jo Ellen Mitchell*

March 11, 2020

**Castle Rock Representatives** – We appeal to your better sense. Please do not put any 24/7 business in our neighborhood. The issues with this project are considerable and no amount of "tree" screening will reduce issues to an acceptable level. Residents and taxpayers of Castle Rock oppose the construction of a 24-7 gas station-car wash-convenience store at the intersection of Plum Creek Parkway and Lake Gulch Road.

We say **NO** ...

**NO to a service station.** This would be the only gas station in Castle Rock abutting an existing neighborhood. There are already several stations within a mile of the project. Keep gas stations where they belong, where high density businesses reside, not in high density neighborhoods! This is common sense.

**NO to more public safety concerns.** Gas stations are safer than they once were, but they still explode and have spill issues. Several well documented "accidents" within the last year have included loss to human life, residential property damage, emergency evacuations and road closures. Community is concerned that public safety, EMS, Police and Fire have not (or may not) adequately develop written community emergency notification and evacuation plans based on the highly explosive nature of the proposed project. Citizens are also concerned about potential crime associated where "convenience" stores reside. Added public health concerns include safety of walkers who need to cross to service station or visit adjacent neighbors once round-about is complete.

**NO to more noise.** Plum Creek expansion and new residential building sites on the east end of Plum Creek have already increased traffic tremendously. Residents already can't enjoy their private outdoor spaces completely anymore. The round-about being installed along with the 24/7 service station will result in constant steady traffic noise. And, with the car wash proposed on the nearest end to existing neighborhoods, will residents ever be able to enjoy their patio, garden, or even open their windows on a beautiful Colorado day when all the parts of the project are done? The town appears to lack any serious concerns about noise impacts to its citizens as requests for noise reduction walls to be installed have been denied and explanations of why and/or alternative remediation has been inadequately explained.

**NO to more air pollution.** The Environmental Protection Agency (EPA) has identified cars as the #1 source of air pollution. Increases in cancer risk from benzene and other highly toxic carcinogens in gasoline effects the health of citizens, especially the young and elderly. The proposed project will bring traffic along with higher air pollution emissions to nearby residents who are concentrated in high-density and single-family homes. This projects car wash will cause cars to "idle" directly near residential areas and in some cases, directly under the patios of residents facing the project. This significantly increases their exposure to toxic carcinogenic fumes and particulate matter. The toxics chemical portion(s) of gasoline fumes will also be transported to surrounding areas where people live, walk and exercise. The long-established community park with volleyball directly across the street will be rendered almost useless except for very short exposures. As you should be aware, no Public Health officials from any level of government recommends citizens breath in toxic auto fumes as they exercise and play.

**NO to more other problems.** Service stations are messy places where lots of trash can be found and it will increase the trash in our neighborhood. The 24/7 perimeter lighting will also cause increased light pollution in neighborhoods that have many residents whose bedrooms face the project site. Community members are also active in hobbies such as night sky watching since the neighborhoods surrounding the project, including Rhyolite Park, have had relative darkness, an exceedingly rarity but one identified as an important concern nationally.



To: Castle Rock Town Government

From: Geraldine Brill

March 11 - 2020

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Sign in or join


## No to Plum Creek 24-7 Gas Station



Dieter Loose16 Comments

### PLUM CREEK AREA NEIGHBORS,

DO WE WANT A GAS STATION/CARWASH/CONVENIENCE STORE IN OUR NEIGHBORHOOD? One is slated to be built on the SE corner of Plum Creek Parkway and Lake Gulch Road



**DO WE WANT . . .**

- an increase in crime, plus unwanted light, noise and trash pollution?
- gas & diesel fumes, spills & potential leaks - safety & health risks for residents?
- 24 hours a day, 7 days a week services in our quiet neighborhood?
- increased traffic and congestion at an already busy intersection?
- the only gas station abutting a residential neighborhood in Castle Rock?
- to change this rural-residential area where there are no other businesses?

The Castle Rock Town Council will meet at 6:00 p.m. on Tuesday, March 17th to address this issue

**PLEASE ATTEND - LET THEM KNOW WE DON'T WANT THIS BUILT HERE!**

To: Castle Rock Town Government

**Castle Rock Representatives** - We appeal to your better sense. Please do not put any 24/7 business in our neighborhood. The issues with this project are considerable and no amount of "tree" screening will reduce issues to an acceptable level. Residents and taxpayers of Castle Rock oppose the construction of a **24-7 gas station-car wash-convenience store at the intersection of Plum Creek Parkway and Lake Gulch Road.**

We say **NO** ...

40 SignaturesGoal: 1,000



**SIGN THIS PETITION**

Comments

☒ Show my name in the online signature list☐☒ Keep me informed on this and similar petitions

**SIGN PETITION**

or

 Sign with Facebook Sign with Twitter


**NO to a service station.** This would be the only gas station in Castle Rock abutting an existing neighborhood. There are already several stations within a mile of the project. Keep gas stations where they belong, where high density businesses reside, not in high density neighborhoods! This is common sense.

**NO to more public safety concerns.** Gas stations are safer than they once were, but they still explode and have spill issues. Several well documented "accidents" within the last year have included loss to human life, residential property damage, emergency evacuations and road closures. Community is concerned that public safety, EMS, Police and Fire have not (or may not) adequately develop written community emergency notification and evacuation plans based on the highly explosive nature of the proposed project. Citizens are also concerned about potential crime associated where "convenience" stores reside. Added public health concerns include safety of walkers who need to cross to service station or visit adjacent neighbors once round-about is complete.

**NO to more noise.** Plum Creek expansion and new residential building sites on the east end of Plum Creek have already increased traffic tremendously. Residents already can't enjoy their private outdoor spaces completely anymore. The round-about being installed along with the 24/7 service station will result in constant steady traffic noise. And, with the car wash proposed on the nearest end to existing neighborhoods, will residents ever be able to enjoy their patio, garden, or even open their windows on a beautiful Colorado day when all the parts of the project are done? The town appears to lack any serious concerns about noise impacts to its citizens as requests for noise reduction walls to be installed have been denied and explanations of why and/or alternative remediation has not been inadequately explained.

























**NO to more air pollution.** The Environmental Protection Agency (EPA) has identified cars as the #1 source of air pollution. Increases in cancer risk from benzene and other highly toxic carcinogens in gasoline effects the health of citizens, especially the young and elderly. The proposed project will bring traffic along with higher air pollution emissions to nearby residents who are concentrated in high-density and single-family homes. This projects car wash will cause cars to "idle" directly near residential areas and in some cases, directly under the patios of residents facing the project. This significantly increases their exposure to toxic carcinogenic fumes and particulate matter. The toxics chemical portion(s) of gasoline fumes will also be transported to surrounding areas where people live, walk and exercise. The long-established community park with volleyball directly across the street will be rendered almost useless except for very short exposures. As you should be aware, no Public Health officials from any level of government recommends citizens breath in toxic auto fumes as they exercise and play.

**NO to more other problems.** Service stations are messy places where lots of trash can be found and it will increase the trash in our neighborhood. The 24/7 perimeter lighting will also cause increased light pollution in neighborhoods that have many residents whose bedrooms face the project site. Community members are also active in hobbies such as night sky watching since the neighborhoods surrounding the project, including Rhyolite Park, have had relative darkness, an exceeding rarity but one identified as an important concern nationally.

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## COMMENTS

Emmalee Smith	Mar 22, 2020
Do not want this in our town	 
Anonymous	Mar 22, 2020
327 S Lindsey St CR, Co	 
Cheryl Carver-Smith	Mar 22, 2020
327 S Lindsey St CR ,CO 80104 (303)9479692	 
Dieter Loose	Mar 16, 2020
FYI - The original post can't be edited. We have made progress. This proposal is being shelved until April 7 meeting. Thank you for all your hard work, keep it coming.	 
Amy seigel	Mar 12, 2020
Please keep no Gas station	 
Anonymous	Mar 12, 2020
Plum creek is busy enough at this intersection and the kids are safe now playing. Keep it a quiet safe neighborhood.	 
Judith Svegel	Mar 11, 2020
We want to keep our family friendly neighborhood - no gas station/carwash - we don't need it	 
John Lipe	Mar 11, 2020
The proposed zoning change and business is in direct contravention to our neighborhoods well being. Another more appropriate business should be considered.	 
Terri Holt	Mar 11, 2020
trees and deer would be great. Nothing that is noisy, or makes this little town area like a city. We have everything 1 mile west	 
Ingrid McDowell	Mar 10, 2020
I do not want this developed in our residential neighborhood.	 
Lisa Faust	Mar 09, 2020
We don't need this in a neighborhood, there will be crime and more traffic. Move it to the meadows.	 
Stephanie Hoefener	Mar 08, 2020
I live at 1170 S Eaton Circle. Don't want more disruption at the already busy intersection, which will now be a round-a-bout. And, more trash from visitors and loitering and potential theft. No thank you.	 



Anonymous

Mar 08, 2020

A big NO to this project from our family!!



Leslie Bogar

Mar 07, 2020

Do not build this gas station.



Ingrid Ward

Mar 07, 2020

1910 Baldwin Park Rd, 919-749-5591. No to a 24-7 gas station in high density neighborhoods. No amount of Tree screening will resolve multiple concerns.



Dieter Loose

Mar 07, 2020

1910 Baldwin Park Road CR, 303-717-7240



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## SIGNATURES

sarah faaborg United States	Jeffry Duba United States	Pamela Zimmerman United States	Jeff T Gaughf United States	Emmalee Smith United States	Cheryl Carver-Smith United States
Elena Emets Henson United States	Josh Guenthner United States	Dawn Guenthner United States	KATIE WAMSLEY-YAVUZ United States	Lee Livingstone United States	
Kathleen Livingstone United States	Kelly brown United States	Anne Beh United States	Amy seigel United States	Judith Svegel United States	John Lipe United States
Eileen Broer United States	Terri Holt United States	Ingrid McDowell United States	Diana Sandoz United States	Lisa Faust United States	Kaitlyn Kelley United States
Michael Rettenmaier United States	Irene Rettenmaier United States	Stephanie Hoefener United States	Leslie Bogar United States	Sharon Janger United States	
Terry Beh United States	Tana Horner United States	Ingrid Ward United States	Dieter Loose United States		

