

## Donna Ferguson

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**From:** [REDACTED]  
**Sent:** Saturday, April 25, 2020 10:33 AM  
**To:** Donna Ferguson  
**Subject:** Apartments in Terrain  
  
**Expires:** Thursday, October 22, 2020 12:00 AM

I am protesting the approval of apartments proposed in the Terrain behind 7/11 and the credit union. The huge increase in traffic on 5<sup>th</sup> Street has made it very difficult to get out of the driveways west of Founders Parkway already. Adding 238 apartments should not occur until 5<sup>th</sup> Street has been widened to 4 lanes. Founders Parkway which handles some of the Terrain traffic is 4 lanes but nothing has been done to enhance 5<sup>th</sup> Street which handles much of the traffic from the new homes on both sides of Hwy 86 beyond Founders Parkway.

When I asked about widening 5<sup>th</sup> Street 5 years ago, I was led to believe that it was to be widened in 3 years. Instead Castle Rock has chosen to repair curbs and a number of other less critical jobs before fixing 5<sup>th</sup> Street. Please improve 5<sup>th</sup> Street before approving anymore building on Hwy 86.

Thank you, Judy Robinson, Castle Crest Drive

## Donna Ferguson

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**From:** BJ/EF Dash <[REDACTED]>  
**Sent:** Tuesday, December 3, 2019 8:40 AM  
**To:** Bill Detweiler  
**Cc:** Donna Ferguson  
**Subject:** Serious Concerns Re: Garrett Proposed High Density Apartment Development

Hi Bill -

As a Castle Rock resident, I have not taken a position on planned development in the Town until now. But as a home owner in Escavera, an area that would be impacted by the Garrett Companies' proposed Caliber at Terrain high density apartment development, I am contacting you and others to make my concerns known in hopes that they will be factored into your review of that application. I understand that it was submitted on November 20th and is now in circulation for Town department review.

I'm well aware of the zoning rights on the referenced property, which I believe may have been granted around 1981 when the population of Castle Rock was maybe 25,000. Those original zoning rights came up in discussion more recently when the whole Terrain development plan was brought before the Town. However, the multi-family zoning for the specific land where Garrett Companies wants to build apartments does include townhomes, which would, in my opinion, be a much better fit with surrounding residential areas. *I believe that there has to be a better way to deal with decades old zoning that makes sense in the face of current realities.*

Moreover, take a look at what information from the Town's own community survey suggests about this proposed development presenting a perfect opportunity for Castle Rock to make good on promises to value resident input and address our concerns. Or to see ratings decrease.

Donna Ferguson in your department is aware of my concerns as I have expressed them at the two community meetings Garrett held in April and September, so I am copying her on this email.

Best regards,  
Barbara Dash

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### Reference: Garrett Companies Site Development Plan and Application for Proposed Caliber at Terrain High Density Apartments

- Located on Founders Parkway surrounded by single family homes in The Terrain on the north and Escavera on the west.
- 238 apartments with 446 parking spaces
- According to their website, this company has 11 current or proposed Colorado apartment developments all along the Front Range from Westminster to Colorado Springs, including one completed in Castle Rock near the hospital
  - All 10 other developments are located in mixed use, office or retail areas
  - Only this proposed Garrett apartment complex in the Terrain is located in a residential area of single family homes.

**2019 Castle Rock Community Survey** to solicit resident and business feedback on topics related to quality of life here

- In an open-ended question, **“What would you say is the single most important issue facing Castle Rock in the next five years?”**, the answers in 2015, 2017 and again this year were the same by large margins:
  - **Growing too fast**
  - **Over crowding**
  - **Traffic congestion**
- And the answers to the question, **“What aspect of growth in Castle Rock is causing you the most stress?”**, in both 2017 and this year, were overwhelmingly:
  - **Traffic congestion and transportation**
  - **Uncontrolled growth**
  - **Too many homes.**
- **The Town has indicated that it takes these results seriously and will focus on ensuring well-planned, high-quality development and strive to address overall quality of life in Castle Rock, an area of ratings decrease this year.**

### **Neighborhood Meetings**

Neighborhood meetings were held on April 24, 2019 and September 25, 2019

- **Nearly all of those in attendance at both meetings expressed strong opposition to the proposed high density apartments being built at the proposed Terrain location.**
- **Extreme traffic congestion was cited as the major concern along with crowding, over-burdening resources and negatively impacting services, which would affect all home owners in the area.**

### **Traffic and Public Safety Concerns**

Having served as a member of the Castle Rock Planning Commission for nine years through January 2015, I have reviewed many development plans that have come before the Town. The proposal to build a high density apartment complex at the above-referenced location is near my home of nearly fifteen years, so I am very familiar with the location and potential ramifications of such a development in our immediate area.

- **Traffic volume and speed along Founders Parkway in that area already far exceeds capacity and is way out of control.** For example, on August 10, there was such a horrific wreck at the intersection of Founders / Copper Cloud / Black Pine Drive that Jaws of Life had to be called in.
- **Area roadways cannot handle increased traffic from over 400 additional residents' cars.**

### **Opportunity for Alternative Action**

**If Castle Rock is truly interested in listening to community members and showing good faith in addressing our concerns, to oppose construction of this high density apartment complex in the proposed location is a perfect opportunity to demonstrate that.**

- Please consider a development plan for town homes in that area that is zoned for multi-family housing as a better alternative.
- Encourage Garrett Companies to continue high density apartment development in mixed use, office or retail areas, not single family residential areas.

Thank you for your consideration.

Barbara Dash

## Donna Ferguson

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**From:** G D <[REDACTED]>  
**Sent:** Sunday, May 3, 2020 8:46 PM  
**To:** Donna Ferguson  
**Cc:** [REDACTED]  
**Subject:** Caliber at Terrain "project"

Hi Donna, I am a home owner in Terrain and am outraged about the Caliber at Terrain project. I can't believe how the town of Castle Rock can rubber stamp this kind of project for this location! Seventeen apartment complexes are about to be shoehorned into my back yard when the town has already how many thousands of homesites already approved, sixty thousand plus? And now we need more high density living? Now I am not saying we shouldn't build in or near Castle Rock but has there been any consideration to moving this project to say Parker or Highlands Ranch or Franktown or to a different state entirely? People will still come visit the outlets! I have several concerns with this project one of many is what is the town and developer going to do for protection of wildlife in the area of the project? We have deer, coyote, porcupine, many types of birds that occupy this land. This area is also a natural drainage area in fact the letter I received from the Garrett Companies said they would "upgrade" the drainage in this area what are they going to do different than what the town has already done? In fact the town has already reconstructed this area three times since I've lived here. Not to mention a seventeen building apartment complex would be adding unnecessary light pollution to the view of the night sky in this area, not that the town of Castle Rock has ever had any consideration to this issue. Another concern I have is impact the on the outlying infrastructure in the surrounding area, our current roads and stores cannot sustain another 238 families in this area! Adding a road between Aloha drive and Valley View Drive would only increase traffic and put unnecessary traffic into Terrain. Has the town or developer conversed with Terrain about Terrain's "master plan"? Last time I checked it showed open space in the proposed project area not apartments. Now I realize that this area is zoned as residential from when the town was founded. Now move ahead one hundred and twenty years with the current development that has already happened in the surrounding area maybe it's time that Castle Rock think about reconsidering the zoning in areas like this, preferably not by a town representative or developer that has dollar signs in their eyes.

Thank you for your considerations to my concerns, I hope that the Town of Castle Rock will make the decisions regarding this project based on the resident's who love this town and call it home and not the under the rubber stamp of over development because of a greedy developer.

Thanks,  
Graham

## Donna Ferguson

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**From:** D Paul <[REDACTED]>  
**Sent:** Sunday, April 26, 2020 7:21 PM  
**To:** Donna Ferguson  
**Subject:** Caliber Apartments

Good Afternoon Ms. Ferguson,

This will be my second email concerning the apartment buildings being proposed in the Terrain neighborhood. The first one I did express my concern for over crowding, safety and the like. This time, I would like to pose some questions (as well as reiterate my previous concerns) as to WHO will be required to cover costs caused by this particular development.

First, it is inevitable that this complex will create further crowding in this already tightly compacted area of Founders Pkwy. What new taxes or costs will this impose on the Terrain community? Who will have to “cover” the cost of road widening, additional infrastructure, and maintenance of said additions?

Second, the first proposal for this community specifically stated that they would not build over two stories high as to not obstruct the view of current properties of which the complex will abut. However, in their new proposal they stated three-story buildings and more units! This is unacceptable. I would also like to know HOW this company is going to SQUEEZE these apartment buildings into such a small space. Are there any safety precautions in place for our community since these buildings will be so close to power lines?

Additionally, are these “affordable, luxury” apartments going to include Section 8 or low-income housing? If so, statistics show more crimes occur in lower income developments, property values decrease, and insurance costs rise for current homeowners. Again, who will have to cover these costs? The additional cost of increased emergency responses in the area? Who will make up MY lost profit of lowered home value?

Lastly, the appalling and rather sad truth is that I know the answers to these questions. It is for that exact reason that I don’t want this complex going in our neighborhood. Because, I will have to cover those costs, along with my fellow Terrain homeowners. I strongly urge you and the rest of the members of this community to reconsider this development. PLEASE. Please use that space for neighborhood use. Install an additional park! Turn it into a sledding park! A skate park! An outdoor obstacle course! A preschool aged park! PLEASE BUILD ANYTHING ELSE USEFUL TO OUR COMMUNITY. One of the reasons I love our community/town is because you promote and encourage community pride and spirit. Building apartments will not promote that. Build amenities for our children and their children to enjoy. I love my community and town and I would hate to see it go down the drain. I urge you all to reconsider this development.

Ms. Ferguson, thank you so much for taking the time to read and consider my comments as a member of this great city. I truly hope you will take it all into consideration. If there is anything further you’ll need from me, please do not hesitate to reach out.

Sincerely,

Rachel Paul (Terrain)

## Donna Ferguson

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**From:** BJ/EF Dash <[REDACTED]>  
**Sent:** Monday, May 4, 2020 3:36 PM  
**To:** Donna Ferguson  
**Subject:** Request: May 7th Garrett Neighborhood Meeting

Hi Donna -

I have a request of you for the neighborhood meeting scheduled this Thursday, May 7th at 6:00 PM via webinar / Zoom for further discussion of the proposed Garrett high density apartment complex in the Terrain.

Since this land is infill development subject to existing land entitlements made decades ago, I think it would be important for you to have a little time on the agenda to explain to meeting participants what those are and how they impact what happens with the property in question. I'm wondering, too, whether there has ever been any effort to work with the Town Attorney to modify these old legal agreements that were made at a time when it would have been impossible to know how Castle Rock would grow and the efficacy of such agreements 30 or 40 years later. I don't recall any of this being discussed in previous neighborhood meetings about this proposed development but it seems to be relevant and may be of interest to meeting participants.

Would you be willing to do that?

Thank you,  
Barbara Dash

## Donna Ferguson

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**From:** Tammy King  
**Sent:** Thursday, April 11, 2019 2:29 PM  
**To:** Brad Boland; Donna Ferguson; Julie Kirkpatrick; Kevin Wrede; Pam Hall; Sandy Vossler  
**Subject:** Apartment complex proposal

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

From: Alexandria Nestelroad <[REDACTED]>  
Sent: Thursday, April 11, 2019 2:28 PM  
To: Planning Mailbox <planning@crgov.com>  
Subject: Apartment complex proposal

To whom it may concern

My name is Alexandria Nestelroad and I am a resident in the terrain neighborhood. I am writing to express my immense concern and dissatisfaction for the current apartment complex proposal for our neighborhood.

My biggest objection to this project is the strain that it will put on to our already overcrowded elementary school. Sage Canyon Elementary is already bursting at the seams. It is one of the largest zoned for schools in the Douglas county area and the class sizes only continue to increase. SGCE is overcrowded to the point that they have eliminated their preschool program for the 2019/2020 school year due to a lack of adequate space. If this complex were to be built it has the potential to add upwards of 200 new elementary aged students to our neighborhood that would need to be accounted for in our school system. Where are these kids going to go? I am unwilling to let my children's education suffer because of the developers higher interests in its own pocketbook over the towns interest in the well being of its tax paying citizens.

Additionally an apartment complex of this size will increase traffic, crime, and light pollution in our neighborhood while decreasing our property values. We moved to this neighborhood because of a love for the area and desire to raise our family in the castle rock community. However if our property values and our tax paying citizen ship is so indispensable to the Castle Rock planning committees and the town we will not hesitate to take our family out of the Douglas county area to a county that will have a greater regard for our livelihoods. I fear you will find many families that echo this strong sentiment the neighborhood as a whole largely opposes this proposal.

We as a community are asking the developer along with the Town Of Castle Rock to retract this proposal and NOT move forward with this. This will greatly impact the quality of life for all tax paying citizens and their children who reside in this community. The town of Castle Rock CONTINUOUSLY pushes through proposals that their tax paying citizens and registered voters are ADAMANTLY against. We DO NOT have the infrastructure to support another influx of people. We have no money for additional schools. Just because they CAN go to other schools because those class sizes aren't at 30 or 40 DOESN'T MEAN THEY SHOULD. ENOUGH with the constant development. Unless the city has a magic fix for the overcrowding of schools you have ZERO business continuing to allow these projects to be pushed through. Our elected officials are a detriment to our property values. ENOUGH. Listen to your citizens for once!

Please do not hesitate to contact me with any further questions regarding my absolute opposition of this project.

Best,  
Alexandria Nestelroad



Sent from my iPhone

## Donna Ferguson

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**From:** Ariel Wise <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 2:00 PM  
**To:** Donna Ferguson; [REDACTED]  
**Subject:** Proposed Apartments in Terrain, Castle Rock, Colorado

Hi Donna and Josh,

I am sure you have heard from other Terrain homeowners on this project and I would like my concerns added to the application file as well, if you would be so kind.

We built our new home and moved to Sidewinder Circle in Terrain in June 2018. We watched our house being built everyday for almost a year driving from Northern Parker so excited to have a safe, clean, friendly, open spaces for hiking, and wholesome community tucked away from most of the hustle and bustle. We were told by DR Horton that we would have a park behind our house (we back up to Autumn Sage) They stated along with others that the area behind the water shed and proposed park (where plans are requested for) was for drainage; it was unable to be built on.

With this application for the 21 apartment buildings with huge parking areas to be squished into 26 acres of drainage area I am sure you can understand our concerns. I would like to list them out as I think that would be easier to follow.

- Drainage: My house already has flooding/ drainage issues in the backyard and we are at a higher elevation than these apartments will be. How will this effect our neighborhood drainage? Who will pay for these changes? What happens if it isn't handled correctly?

- Roads and Traffic: We have so many speeding issues here on our neighborhood roads. I have witnessed many road rage incidents, children walking being put into danger from traffic issues, and bike riders in danger as well. Our HOA pays for many of our roads being cared after. Our neighborhood is not finished being built and we are already having traffic issues and speeding problems. I have called CR police many times about these issues; do they really have time to deal with more from renters that really don't care?

- Schools: Our schools are already over crowded. Best year they won't have room for preschool any longer and have portable classrooms already. With the already approved houses being added these apartments have no place to put their children for schooling. And our children will suffer from this issue.

- Landscaping: our HOA spends hundreds of thousands of dollars every year to maintain our beautiful landscapes along with homeowners on their own land. We have volunteers that spend their time cleaning and maintaining these spaces as well. It would be unfair to our community to "share" our hard work and money with this apartment community. We already have issues we meet about quarterly that would be 10x worse with renters that don't have an investment to care and respect this area. Dog waste is a huge topic already this will also be worse.

Electrical, gas, internet, water lines: There is a huge cost to move, maintain, and be responsible for keeping these utilities going. That area is full of these lines. How are they to be moved? How can we keep our same qualities with his many new users?

Eyesore: As I relax and look over the proposed area every evening I can't imaging staring at parking lots and buildings. This is not what we dreamed of when paying over 1/2 million for our house.

Light and noise pollution: The bright parking lights shining into our bedrooms are an uncalled for disturbance. The noise from more cars, people, and building. I just can't see any peace coming from this for myself and my neighbors.

Wild Animal Population: with all the building the deer, antelope, Hawks, owls, birds, coyotes, prairie dogs, bobcats, and others have very limited places to go at this point. We really need to take this area away too? We have grown to love all these animals and again moved here to get away from these types of building projects.

Grocery shopping: Our grocery store is already over used with just us so far. Items are always sold out and parking lot full. This is just another resource that doesn't have the ability to serve these people.

I am sure there are other things I haven't thought of, but I wanted to voice my concerns as this process plays out.

I understand the rights to build. I am not an unreasonable person and I am open to hearing the other side on April 24th Meeting. But, I really think there are so many other places that would be less expensive for the builder and better place for the apartment community to go.

Respectfully,

Ariel Wise

A solid black rectangular box used to redact the signature of Ariel Wise.

## Donna Ferguson

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**From:** Bo Bacon <[REDACTED]>  
**Sent:** Saturday, May 2, 2020 7:24 AM  
**To:** [REDACTED] Donna Ferguson  
**Cc:** Justin McKinney; Sara McKinney; Mikaela Sanders; Will Sanders; HOT WIFE!  
**Subject:** Caliber @ Terrain Questions

Good morning Josh and Donna

My name is Bo Bacon, and I reside at [REDACTED] I received the announcement of the 3rd public meeting (virtual), along with revised drawings - thank you.

I have some questions that I hope you can answer by reply to this email because, due to scheduling conflicts, I may be unable to attend the meeting.

1. With reference to the North property buffer, can you tell me specifically the quantity and species of trees proposed to be planted along that buffer? - Most Importantly, the area immediately North of the proposed trash compactor and dog park? As proposed, the dog park and trash compactor both appear to be within 160' or less of my neighbors' decks, and my concern for them is both noise and unsightliness.
2. What is the waste removal and management plan? I note a large trash compactor onsite - will each building have its own dumpsters or will all residents be required to walk their trash directly to the compactor? If dumpsters will be provided, where are those located and will appropriate visual screening be assured?
3. Will there be open public road access through the Caliber Community via Aloha? I thought I had previously read that the community would be gated? Perhaps that is at the entrances.?
4. What is your current projected timeline for construction and opening?

I'd like to close with a comment. My primary disappointment with this project is that despite being zoned mixed use, there is no commercial element that would benefit the existing Terrain community, to help offset its displeasure about the project. Downtown Castle Rock is effectively developing apartments and condos with first floor commercial spaces that provide restaurants, bars, coffee shops, boutiques, personal services and other desirable amenities. The Terrain has zero amenities that can be accessed conveniently and/or safely on foot or by bicycle. In my view, not taking advantage of a mixed use property to blend residential living with walkable amenities is a HUGE missed opportunity, and a great disappointment.

Thank you for taking time to consider my questions.

Respectfully,

Bo Bacon

[REDACTED]

## Donna Ferguson

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**From:** Bill Detweiler  
**Sent:** Monday, December 2, 2019 4:47 PM  
**To:** Daniel Sailer; Planning Section Meeting  
**Subject:** Re: Serious Traffic and Public Safety Concerns Re: Proposed Garrett Site Development Plan

Thanks Dan, copied staff on the email.

Sent from my iPad

On Dec 2, 2019, at 4:37 PM, Daniel Sailer <DSailer@crgov.com> wrote:

Hi Bill,

Just passing this along for your information and the file as appropriate.

-Dan

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**From:** Daniel Sailer  
**Sent:** Monday, December 2, 2019 4:37 PM  
**To:** 'BJ/EF Dash' <[REDACTED]>  
**Subject:** RE: Serious Traffic and Public Safety Concerns Re: Proposed Garrett Site Development Plan

Hi Barbara,

It was great seeing you too. I appreciate you coming out to the Transit Open House. We appreciate input from engaged residents like yourself.

Thanks also for providing your feedback below on the proposed site development plan. I'll be sure to pass this summary along to our Development Services Department. As a Town staff, we work with property owners that have vested zoning rights that were approved many decades earlier in some cases to strive for quality development projects. Based on existing zoning rights, there are some aspects that are out of the Town's control. You are likely familiar with some of these during your time on the Planning Commission. However, I appreciate you providing your input and I'll be sure to get this to the correct case manager for part of the Town's review.

If you have any follow up questions or comments in the meantime, please let me know.

Regards,  
Dan

**Dan Sailer, P.E.** | Interim Director  
**Town of Castle Rock** | Public Works Department  
4175 N. Castleton Ct. | Castle Rock, CO 80109  
Direct 720.733.2470 | main 303.660.1020

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**From:** BJ/EF Dash <[REDACTED]>  
**Sent:** Monday, December 2, 2019 4:23 PM  
**To:** Daniel Sailer <[DSailer@crgov.com](mailto:DSailer@crgov.com)>  
**Subject:** Serious Traffic and Public Safety Concerns Re: Proposed Garrett Site Development Plan

Hi Dan -

It was good to see you at the recent open house on transit.

As a Castle Rock resident, I have not taken a position on planned development in the Town until now. However, as a home owner in Escavera, an area that will be impacted by a planned development for which the application was just submitted on November 20th, I am contacting you and others to make my concerns known in hopes that they will be factored into your review of the application referenced below.

Thank you,  
Barbara Dash

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Reference: Garrett Companies Site Development Plan and Application for Proposed Caliber at Terrain High Density Apartments

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  - **Too many homes.**
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### **Neighborhood Meetings**

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- **Nearly all of those in attendance at both meetings expressed strong opposition to the proposed high density apartments being built at the proposed Terrain location.**
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- **Traffic volume and speed along Founders Parkway in that area already far exceeds capacity and is way out of control.** For example, on August 10, there was such a horrific wreck at the intersection of Founders / Copper Cloud / Black Pine Drive that Jaws of Life had to be called in.
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### **Opportunity for Alternative Action**

**If Castle Rock is truly interested in listening to community members and showing good faith in addressing our concerns, to oppose construction of this high density apartment complex in the proposed location is a perfect opportunity to demonstrate that.**

- Please consider a development plan for town homes in that area that is zoned for multi-family housing as a better alternative.
- Encourage Garrett Companies to continue high density apartment development in mixed use, office or retail areas, not single family residential areas.

Thank you for your consideration.

Barbara Dash



## Donna Ferguson

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**From:** Frank Burcham <[REDACTED]>  
**Sent:** Monday, May 4, 2020 7:04 PM  
**To:** Donna Ferguson  
**Subject:** Garrett plan

The idea of adding around another slew of people, and cars to one of the busiest intersections in Castle Rock is just appalling. The school is already overcrowded, the traffic will back up all the way to Black Pine, I-25 will slow down another 5 mph. The Kings store is already overcrowded. I know the zoning says this is OK, but that was established 38 YEARS ago. Let's use some common sense. Things change.

One detail in the plan,,,,it shows 8 garages in each of the SEVENTEEN buildings but Garrett quotes 10 per building. No floorplans on how many of each and how many floors. Any handicapped provisions? I presume there is a much more detailed plan that you will have to approve. Please don't.

Bill Burcham

## Donna Ferguson

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**From:** Caroline <[REDACTED]>  
**Sent:** Monday, May 4, 2020 10:17 AM  
**To:** Donna Ferguson  
**Subject:** Caliber at Terrain approval

Good morning Donna –

I live in Terrain about 500 feet from where these proposed apartments would go and had a few questions.

When are the future public hearings noted in the letter? Do the residents of Terrain have any decision making authority or influence in whether these apartments are approved or are these meetings just a notification? Who has to approve it – the planning and zoning commission? And who sits on that commission? If it is approved, when are the builders proposing to break ground? As you might imagine, those of us who live close to this space have some serious concerns about impact to our neighborhood, water, schools and property value among other things. If they're proposing to break ground this summer, I am seriously considering getting my home listed before that happens.

Has any consideration been given to building patio homes or paired homes or something that wouldn't involved renters? It still wouldn't be ideal for those who back up to the 'open space', but would be better than 238 rental apartments. Those individuals who live in Ghost Dance and back up to open space paid a lot premium of upwards of \$30,000 to live on open space. How are they to be compensated for that and their lost home value?

Thank you for your time –  
Caroline

Sent from [Mail](#) for Windows 10

## Donna Ferguson

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**From:** Donna Ferguson  
**Sent:** Tuesday, September 17, 2019 3:27 PM  
**To:** [REDACTED]  
**Subject:** RE: Public hearings

Hello Dawn,

In response to your inquiry below. Meeting #89 is a "Neighborhood Meeting" which is organized and held by the developer to share and discuss their land use applications with neighbors. Town representatives, other than a Planner who takes notes, do not attend these meetings. However, Town representatives attend Public Hearings like Town Council and Planning Commission hearings.

If you would like more information on the plans to improve the intersection at HWY 86 and Founders Parkway / N Ridge Rd. please contact the Town's Transportation Planner, Tom Reiff, by email at [T.Reiff@CR.gov](mailto:T.Reiff@CR.gov) or via telephone at 720-733-2483

**From:** Roth Family <[REDACTED]>  
**Sent:** Thursday, September 12, 2019 4:32 PM  
**To:** Roads Mailbox <[roads@crgov.com](mailto:roads@crgov.com)>  
**Subject:** Public hearings

Hello,

I'm trying to find out if city representatives in road works or transportation attend Public Hearing meetings?

Meeting #89 is scheduled for September 25th to discuss the Proposed site development plan - Caliber at Terrian apartment Complex.

I'm trying to gather information on any plans the city has for the intersection at HWY 86 and Founders Parkway / N Ridge Rd.. Can you point me in the right direction?

Thank you,  
Dawn Roth  
[REDACTED]

## Donna Ferguson

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**From:** GARRY CRASKE <[REDACTED]>  
**Sent:** Sunday, April 14, 2019 4:31 PM  
**To:** Donna Ferguson  
**Subject:** Poplar Investments: Caliber At Terrain

I am writing to object about the proposed 226 units and 463 parking spaces new build that is being planned for by Poplar Investments (The Garrett Companies) 1051 Greenwood Springs Blvd, Greenwood IN 46143 .

The proposed drawing would suggest that building work will be behind Ghost Dance Drive, Terrain, and that the new buildings will indeed cover the recently finished retention pond? What sense doe this make after the City have spent millions erecting the retention pond in the first place?

I would like a reply regarding this proposal and wish to state my objection to this proposed build for the following reasons:

Overcrowding

Added Pollution

Increased Traffic

Reduced Property Values

Increased Crime

Increased Taxation

Would someone please reply to this communication, and provide a more specific building plan than the one that is currently available, and secondly set out a plan for a meeting with the City, builder and residents of Terrain.

Regards,

Garry Craske

[REDACTED]

Castle Rock CO

80108

[REDACTED]

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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

**Donna Ferguson**

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**From:** Bill Detweiler  
**Sent:** Monday, September 30, 2019 8:18 AM  
**To:** Dave Corliss; Bob Slentz; Kevin Wrede; Donna Ferguson; Kristin Zagurski; Melissa Hoelting  
**Subject:** FW: Over development needs to stop!

Passing along an email received this morning. I will respond.

## ***Implementing Community Vision Through Development Activities***

*Bill Detweiler, A.S.L.A.  
Director of Development Services  
100 North Wilcox  
Castle Rock, Colorado 80104  
[bdetweiler@crgov.com](mailto:bdetweiler@crgov.com)*

[REDACTED]

**From:** G D <[REDACTED]>  
**Sent:** Sunday, September 29, 2019 11:18 PM  
**To:** Bill Detweiler <BDetweiler@crgov.com>  
**Subject:** Over development needs to stop!

Hi Bill, I've lived here in Castle Rock since 2001 and have loved this town since moving here. However our "town" is starting to feel like less of a town and more like a city, and that's why I moved here to get away from the city. This proposed project of high density low income between the water station and Copper Cloud is an atrocity to not only to the community of Terrain but to the "city" of Castle Rock. One of the last undeveloped natural sopts is about be decimated by the fine folks at the Garret Companies. I'm starting to wonder if there is any hope left for the natural land that isn't designated a park or "open space"? Castle Rock needs stop rubber stamping developers that want to build something in this town or city or whatever or we are now? The bottom line I am not against people moving to Castle Rock or growing our economy that being said I find shoe horning housing developments and gas stations on every square inch of this town absurd we need to preserve the "Town" aspect of Castle Rock and respect it's natural beauty and the night sky in my back yard which is now in danger from developer's with big dollar signs in their eyes and a town commission with lack of respect for the citizens of this town and lack of respect for it's natural beauty.

Concerned & Saddened

Graham

## Donna Ferguson

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**From:** elly harper <[REDACTED]>  
**Sent:** Thursday, April 23, 2020 6:37 PM  
**To:** Donna Ferguson  
**Subject:** Caliber at Terrain

Are you and yours crazy?? Enough already!

## Donna Ferguson

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**From:** IAN LENTZ <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 1:51 PM  
**To:** Donna Ferguson  
**Subject:** Proposed Apartment Complexes in Terrain

I am a resident in Terrain and would like to voice my concerns about the apartment complex proposal.

Outside of all the other reasons why this is a bad idea, the biggest reason is the school district. We have NOWHERE for more kids to go to school. The school in Terrain is already overcrowded and cannot accommodate another influx of children. The detrimental overcrowded classrooms have on children is well documented and researched.

I encourage the developer and city to research the effects this has on our children. I am tired of our kids being collateral damage for your constant need to approve projects that are unnecessary.

Another area of concern is the obvious amount of traffic, light pollution, and possible crime a complex of this size will create.

An apartment complex like this will cause depreciating property values for neighbors and greatly reduce our quality of life and cause us to lose on hard earned equity.

We as a community are asking the developer along with the Town Of Castle Rock to retract this proposal and NOT move forward with this. This will greatly impact the quality of life for all tax paying citizens and their children who reside in this community. The town of Castle Rock CONTINUOUSLY pushes through proposals that their tax paying citizens and registered voters are ADAMANTLY against. We DO NOT have the infrastructure to support another influx of people. We have no money for additional schools. Just because they CAN go to other schools because those class sizes aren't at 30 or 40 DOESN'T MEAN THEY SHOULD. ENOUGH with the constant development. Unless the city has a magic fix for the overcrowding of schools you have ZERO business continuing to allow these projects to be pushed through. Our elected officials are a detriment to our property values. ENOUGH. Listen to your citizens for once

Ian  
Lentz

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Get your own  email signature



## Donna Ferguson

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**From:** Jeff Pepper <[REDACTED]>  
**Sent:** Monday, April 27, 2020 5:14 PM  
**To:** Donna Ferguson  
**Subject:** Caliber at Terrain Meeting

Good afternoon Ms. Ferguson,

My name is Jeff Pepper and I am a resident in Terrain adjacent to the property where the Caliber at Terrain project is slated. I have attended both of the prior neighborhood meetings, and the response from the public has been overwhelmingly negative. Has the town council taken this feedback into account as they allow the developer to continue plans? The concerns raised during those meetings are centered around the additional residents in an area that is already having difficulty with population growth. This will stress the school infrastructure in an area that has seen the local elementary school shift their 6th grade population to the middle school. Sage Canyon is the one of two schools to do this in the DCHS feeder area, and the school is still near capacity. What has DCSD proposed to address this issue? The town's growth and infrastructure development have not matched pace. Are there plans to require developers to pay for fire stations in the area, or add additional police personnel? In my experience as a firefighter, areas that have increased population density will require more responses from emergency services. These responses are increased because of transient residents that are associated with apartment complexes and the increased density of these residents. Furthermore, apartment renters are typically not as invested in the community as a homeowner. The Garrett Companies have already shown that they are not invested in our community either. They have built another complex in The Meadows that was sold in a short time frame to a different management company. This does not bode well for their commitment to maintaining the "upscale" client base or the property in the manner that they depicted. There are many possible solutions to this issue that retain the multi-family designation, i.e. townhouses or condominium development. The latter being less preferred because the population increase will be on par with the apartments. Water and sewage treatment is another significant issue surrounding this and any other development. They are drilling two 2500' deep wells behind my house to keep up with current demand. Adding any new residents will continue to stress these systems. There is a trail system within The Terrain that will take significant abuse from the residents of this area. Is the town willing to reimburse our neighborhood for this maintenance?

Ms. Ferguson, my family moved to Castle Rock 17 years ago to get away from the city feel of many areas and to enjoy the open spaces that this TOWN offers. Developments such as this will detract from the feel that so many of us moved here to enjoy. Please ensure that the town council understands our displeasure with this development. Mr. Townsend has been absent from all of the public meetings that have taken place about this development, and that has not gone unnoticed by the residents. His responses and representation of the residents to the rest of the council is imperative. Thank you for your time and assistance in this matter.

Sincerely,  
Jeff Pepper  
[REDACTED]  
Castle Rock, CO 80108  
[REDACTED]

## Donna Ferguson

---

**From:** Jeff Schmidt <[REDACTED]>  
**Sent:** Friday, April 19, 2019 5:54 AM  
**To:** Donna Ferguson  
**Subject:** Apartments in The Terrain

Hello,

As a resident of The Terrian I am very concerned about the proposed apartments. Sage Canyon is already at capacity. Traffic in the area is growing it seems everyday. This area and the environment is already suffering due to growth! Why can't this land be used for a large park or open space for people to enjoy. I also looks up the individual who is proposing this development, he doesn't even live in Colorado!

Please do not allow this development to proceed Castle Rock is losing its charm!!!

Jeff Schmidt

Sent using the free mail.com iPhone App

## Donna Ferguson

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**From:** Jennifer Lambert <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 2:18 PM  
**To:** Donna Ferguson  
**Subject:** Proposed apartment complex in Terrain

Ms. Ferguson,

I am a resident of the Terrain subdivision along 86 where it is being proposed to build a new apartment complex. I am asking you, pleading, do not allow this to go forward. My husband and I built our new home in this area because we want our young son (he is almost 2) to grow up in a safe beautiful neighborhood and attend a good school with the friends that he's already making here, and this will drastically impact our lives. We paid a significant amount of money for our home and planned to put down roots here in this beautiful town that we've grown to love, but this proposal affects us negatively in many ways if it goes forward. I know many other residents have brought this to your attention as well, because we all have serious concerns regarding this development. A huge apartment complex in the middle or even next to our subdivision affects our safety, increases traffic, increases noise, and pushes the already overcrowded school over the edge. The residential development here has already caused Sage Canyon to eliminate their preschool program, and this would be even more hardship on the school. We understand that the land will be developed eventually, but putting a huge apartment complex there will take away from the quality of the neighborhood, the area and the town. This would also cause many residents, even those of us who just moved here, to possibly have to consider relocating again due to the impact on our daily lives. We beg you to consider the residents of the neighborhood and the town in your decision on this proposal.

Thank you,

Jennifer Lambert

Sent from my iPhone

## Donna Ferguson

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**From:** Jessica Lentz <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 1:30 PM  
**To:** Donna Ferguson  
**Subject:** Fwd: Apartment Complex Proposal

Hi There,

I am a resident in Terrain and would like to voice my concerns about the apartment complex proposal.

Outside of all the other reasons why this is a bad idea, the biggest reason is the school district. We have NOWHERE for more kids to go to school. The school in Terrain is already overcrowded and cannot accommodate another influx of children. The detrimental overcrowded classrooms have on children is well documented and researched.

<https://nepc.colorado.edu/sites/default/files/1882.pdf>

I encourage the developer to research the effects this has on our children. I am tired of our kids being collateral damage for your constant need to approve projects that are unnecessary.

Another area of concern is the obvious amount of traffic, light pollution, and possible crime a complex of this size will create.

An apartment complex like this will cause depreciating property values for neighbors and greatly reduce our quality of life and cause us to lose on hard earned equity.

We as a community are asking the developer along with the Town Of Castle Rock to retract this proposal and NOT move forward with this. This will greatly impact the quality of life for all tax paying citizens and their children who reside in this community. The town of Castle Rock CONTINUOUSLY pushes through proposals that their tax paying citizens and registered voters are ADAMANTLY against. We DO NOT have the infrastructure to support another influx of people. We have no money for additional schools. Just because they CAN go to other schools because those class sizes aren't at 30 or 40 DOESN'T MEAN THEY SHOULD. ENOUGH with the constant development. Unless the city has a magic fix for the overcrowding of schools you have ZERO business continuing to allow these projects to be pushed through. Our elected officials are a detriment to our property values. ENOUGH. Listen to your citizens for once!

Sincerely,  
Jessica Lentz



## Donna Ferguson

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**From:** Kevin Wrede  
**Sent:** Thursday, April 25, 2019 1:42 PM  
**To:** Donna Ferguson  
**Subject:** FW: Apartment Development Near Terrain

fyi  
Kevin Wrede  
Planning Manager  
Town of Castle Rock  
720-733-3537

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**From:** Bill Detweiler  
**Sent:** Thursday, April 25, 2019 8:35 AM  
**To:** Tara Vargish <TVargish@crgov.com>; Kevin Wrede <KWrede@crgov.com>  
**Subject:** FW: Apartment Development Near Terrain

Passing along

## *Implementing Community Vision Through Development Activities*

*Bill Detweiler, A.S.L.A.  
Director of Development Services  
100 North Wilcox  
Castle Rock, Colorado 80104  
[bdetweiler@crgov.com](mailto:bdetweiler@crgov.com)  
(720) 733-3530*

**From:** James K. Townsend <[REDACTED]>  
**Sent:** Thursday, April 25, 2019 8:34 AM  
**To:** Town Council Direct <[TownCouncilDirect@crgov.com](mailto:TownCouncilDirect@crgov.com)>; Dave Corliss <[DCorliss@crgov.com](mailto:DCorliss@crgov.com)>; Department Heads <[DepartmentHeads@crgov.com](mailto:DepartmentHeads@crgov.com)>  
**Subject:** Fwd: Apartment Development Near Terrain

All:

Please see the feedback below from a town resident re the apartment complex in the terrain. I sent him a response with the talking points from Dave (Thank you for putting those together, Dave!).

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

**From:** Joe Garretson <[REDACTED]>  
**Date:** Wed, Apr 24, 2019 at 1:56 PM  
**Subject:** Apartment Development Near Terrain  
**To:** <[jtownsend@crgov.com](mailto:jtownsend@crgov.com)>

Hi James,

I am a homeowner in Terrain on Ghost Dance Dr and have serious concerns about the proposed development of 225 apartments in the ravine just south of Ghost Dance Dr and east of Founders.

I'm struggling with how building 225 apartments in this part of town is following the Vision 2020 plan. Specifically, there are development principles outlined in the plan outlining what infill projects should look like. LU-3 states

INFILL DEVELOPMENT SHALL DEMONSTRATE COMPATIBILITY WITH, AND SENSITIVITY TO, EXISTING NEIGHBORHOOD CHARACTERISTICS THAT PROMOTES HARMONIOUS TRANSITIONS BETWEEN NEIGHBORHOODS.

In Terrain, you have somewhere around 1500 single family homes. There are no town-homes, no attached dwellings and no apartments. There are currently duplexes being built south of Hwy 86 but this planned complex is not near that. There are no apartment buildings anywhere along the ridge. Shouldn't a project like this be slated near other similar type development?

There are also studies done by urban planning groups citing apartment complex development and the stigmas that come with them. They all state apartment complexes are generally positive when developed in the correct areas. These areas are defined by proximity to retail centers and places of employment as well as public transit. This proposed location offers none of that unless you consider 7-11 a retail center.

At some point, the Town Council is going to have to say enough is enough. Castle Rock has many benefits and is a truly beautiful place to raise my family. We specifically chose Terrain given its relatively small scale compared to the Meadows as well as its isolation from the main core of the Town. This apartment complex if built as is planned will be such an anomaly and in my opinion a failure in city planning.

I urge you to be a supportive voice of the residents of Terrain and push back on this project.

Regards,  
Joe Garretson

--

*James K. Townsend*

As a Town Council Representative, I remain completely independent on all quasi-judicial matters. I will not make any decisions on such matters prior to the public hearing. If you have an opinion on such matters, please do not contact me outside of the public forum; instead please come to the scheduled meeting and voice your opinion on the public record.

## Donna Ferguson

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**From:** Joe Garretson <[REDACTED]>  
**Sent:** Tuesday, April 23, 2019 12:52 PM  
**To:** Donna Ferguson  
**Subject:** Caliber @ Terrain Complex

Hi,

I'm writing to express my concern with the current application to place 226 apartments in the gully south of Ghost Dance Dr. in Terrain. I realize this development will not be part of Terrain but the proposed plan has me concerned about traffic, light pollution and water runoff issues.

I'm also not sure how this development fits with the Vision 2020 plan. I lift this text directly from the document.

Principle LU-3: Residential Infill INFILL DEVELOPMENT SHALL DEMONSTRATE COMPATIBILITY WITH, AND SENSITIVITY TO, EXISTING NEIGHBORHOOD CHARACTERISTICS THAT PROMOTES HARMONIOUS TRANSITIONS BETWEEN NEIGHBORHOODS. Policies: LU-3.1 Preserve the scale and character of established neighborhoods. LU-3.2 Infill development in new and existing neighborhoods shall ensure compatibility with the surrounding neighborhoods, including the maintenance of the predominant existing setbacks and the use of complimentary building materials, colors, and forms, while allowing flexibility for distinguished design solutions

Allowing a rather large apartment complex next to solely single family homes does not come close to satisfying this principle the Town has adopted. This isn't demonstrating compatibility with or sensitivity to the existing neighborhood.

Regards,  
Joe Garretson



## **Donna Ferguson**

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**From:** John Jacobus <[REDACTED]>  
**Sent:** Wednesday, April 10, 2019 7:03 PM  
**To:** Donna Ferguson

What a continued waste of time. As long as there is any property available in castle rock, the council will continue to approve building on it.

## Donna Ferguson

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**From:** Julie Odell <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 2:58 PM  
**To:** Donna Ferguson  
**Subject:** Apartment Complex

Dear Ms. Ferguson,

I am a resident in Terrain and would like to voice my concerns about the apartment complex proposal.

Outside of all the other reasons why this is a bad idea, the biggest reason is the school district. We have NOWHERE for more kids to go to school. The school in Terrain is already overcrowded and cannot accommodate another influx of children. The detrimental overcrowded classrooms have on children is well documented and researched.

I encourage the developer and city to research the effects this has on our children. I am tired of our kids being collateral damage for your constant need to approve projects that are unnecessary.

Another area of concern is the obvious amount of traffic, light pollution, and possible crime a complex of this size will create.

An apartment complex like this will cause depreciating property values for neighbors and greatly reduce our quality of life and cause us to lose on hard earned equity.

We as a community are asking the developer along with the Town Of Castle Rock to retract this proposal and NOT move forward with this. This will greatly impact the quality of life for all tax paying citizens and their children who reside in this community. The town of Castle Rock CONTINUOUSLY pushes through proposals that their tax paying citizens and registered voters are ADAMANTLY against. We DO NOT have the infrastructure to support another influx of people. We have no money for additional schools. Just because they CAN go to other schools because those class sizes aren't at 30 or 40 DOESN'T MEAN THEY SHOULD. ENOUGH with the constant development. Unless the city has a magic fix for the overcrowding of schools you have ZERO business continuing to allow these projects to be pushed through. Our elected officials are a detriment to our property values. ENOUGH. Listen to your citizens for once!

Julie Odell  
Terrain Resident  
Sent from my iPhone

## Donna Ferguson

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**From:** Kalli Barenz <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 7:50 PM  
**To:** Donna Ferguson  
**Subject:** Terrain Apartment Complex

Hello,

I live in the Terrain and back to the open space where the Town of Castle Rock has approved multi family living. I would like to petition for you to change this zoning and not approve the current proposed plan to build apartments.

Prior to living in the Terrain, we lived in the Meadows but were forced to move because of the town of Castle Rock building in our back yard. When we were exploring where to move, we discovered the Terrain that advertises its "Room for life." We found our beautiful home that backs to open space and made several calls to ensure this would remain open. We were told that yes it is zoned for open space. Suddenly the town of Castle Rock decides to sell the land and zone for multi family living-an entire apartment complex right in our back yard.

My husband and I fell in love with Castle Rock from the day we moved here, but if this happens we will likely be moving out of this town. The growth is killing the ambiance and beauty of the city, causing insane amounts of traffic and overpopulating our schools. I understand that growth is to happen and more homes will be built, but adding 500+ people to our little neighborhood is a disgrace. Even our little King Soopers can't handle much more!

The moment we heard about this plan, we started looking to list our home. We are passionate about backing to beautiful views and I'm afraid to try to find any other house in Castle Rock that backs to open space as this town will build on any little sliver of land available! If this happens, we will sadly no longer be calling Castle Rock our home.

Please reconsider and allow a bit of beautiful land to stay that way and keep the Terrain as it is advertised-with Room for Life.

Thank you,

Kalli Barenz

Sent from my iPhone

## Donna Ferguson

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**From:** Kerrie Riker-Keller <[REDACTED]>  
**Sent:** Saturday, May 2, 2020 3:46 PM  
**To:** [REDACTED] Donna Ferguson; Ryan Germeroth  
**Subject:** traffic concerns about Caliber development

I am a homeowner that lives on one of the small side streets off of 5<sup>th</sup> St between North Ridge Road and St Francis Assisi Church. I am writing to provide comments about the Caliber apartment complex that I understand will be discussed at an upcoming Castle Rock town council meeting.

In the last several years the massive build out of not just Terrain, but other areas further east off of Highway 86 (ie Founders) has created a significant traffic issue. Pulling out of my street (Castle Crest Drive) during the prime morning commute time can now be a 7-12 minute waiting exercise due to the amount of traffic coming from all directions off of Ridge and 86. Similarly pulling onto my street when coming home in the evening can also take a significant amount of time. In both instances, it can be an extremely difficult and dangerous task just to get onto 5<sup>th</sup> Street. And when winter hits and the road is icy, traffic accidents become regular occurrences, sometimes causing 5<sup>th</sup> street to close for hours.

As a result, my concern with this new development relates to the number of units and the dramatic increase we are likely to see in additional traffic resulting from 238 new units. Since it seems unlikely that there will be any push back about the size of the development, I do hope something can be done to review the traffic that will likely be created as a result of a development of this size. As a result I would strongly urge the city to review current traffic at the intersection and do everything possible to consider changing the timing of lights, etc.

Thank you. Kerrie Riker

**Donna Ferguson**

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**From:** Laura Gentry <[REDACTED]>  
**Sent:** Tuesday, April 9, 2019 2:38 PM  
**To:** Donna Ferguson  
**Subject:** Caliber at terrain

Terrain residents are up in arms about this and seriously considering selling their homes. There is not enough space, infrastructure, or room in the school. Homes will be devalued. Residents will be lost. Light pollution, wear and tear etc will start. Please rethink this project.

Petitions, calls to the school, posts, flyers etc have already began.

Thank you.

## Donna Ferguson

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**From:** Leslie Bogar <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 3:34 PM  
**To:** Donna Ferguson  
**Subject:** Apt complex project on Founders and Terrain

Hello,

I want to voice my opinion about the high density complex that is planned in the open area behind Terrain homes and probably linking a road into the neighborhood.

As a Terrain resident, this will not only increase traffic but possibly crime and overcrowding in an already packed elementary school.

It will bring down the value of homes in our neighborhood and put an increased drain on water resources for the area.

This is not desired growth and irresponsible on the part of the city planners to not think ahead and plan more thoughtful multi housing units such as for sale townhomes.

Leslie Bogar  
Sent from my iPhone

## Donna Ferguson

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**From:** Tara Vargish  
**Sent:** Wednesday, May 1, 2019 12:59 PM  
**To:** Brad Boland; Donna Ferguson; Kevin Wrede  
**Cc:** Lisa Anderson  
**Subject:** FW: Message from Unknown sender ([REDACTED])  
**Attachments:** VoiceMessage.wav

Hi Kevin, Brad and Donna,

If Donna is still out, would Kevin and/or Brad be the right person to call Ms. Frye back? She had a question about the Caliber at Terrain project.

When you call her back, please let her know you are returning the call she left for Lisa.

Thank you,

**Tara Vargish, PE**, Assistant Director  
**Town of Castle Rock**, Development Services Department  
Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104  
direct 720.733.3582 mobile 303.507.3785 [tvargish@CRgov.com](mailto:tvargish@CRgov.com)

---

**From:** Lisa Anderson <landerson@crgov.com>  
**Sent:** Wednesday, May 01, 2019 11:58 AM  
**To:** Tara Vargish <TVargish@crgov.com>  
**Subject:** FW: Message from Unknown sender (+13036831597)

Not sure who I should send these inquiries to.... Wants to know about getting info on a planned development. 😊

**From:** Cisco Unity Connection Messaging System <[REDACTED]>  
**Sent:** Wednesday, May 01, 2019 11:02 AM  
**To:** [REDACTED]  
**Subject:** Message from Unknown sender ([REDACTED])

## Donna Ferguson

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**From:** Rachel Lewis <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 11:55 PM  
**To:** Donna Ferguson; [REDACTED]  
**Subject:** Terrain apartments Castle Rock CO

To whom this may concern:

My son was not accepted into sage canyon this year even though it is our home zoned school. He wasn't accepted because there was no more room, and we had to register late because we moved into terrain after the registration time frame. He now goes to another school which is a huge hassle (I have 5 kids. 2 at sage, and 1 at rock ridge). The schools here are already tearing at the seams. We purchased on this side of town, spending quite a bit more on our home than we could have else where, and one of our top reasons was to be away from the traffic, and other annoyances apartments will inevitably bring. Not to be a snoot, but we spent a pretty penny on our brand new home in terrain, and it would be a real shame to see it devalued by something that we don't need in this area. Build the apartments where other apartment buildings already exist, please. If the apartments are put up over here I will be highly disappointed in the people who make the decisions about the very place I grew up, the town of Castle Rock. Ive already dealt with my zoned school turning my child away because of there not being enough room. Isn't that one reason they cancelled the preschool program at Sage canyon too? Because of the need for more classrooms? Many will be negatively impacted by an apartment complex being put in our neighborhood, so please don't.

This same thing happened in the neighborhood we moved here from. We petitioned, and fought, but in the end we were ignored. We suffered a huge equity loss on our home because what was a nice single home family neighborhood with open space, and a nice great rated school turned into an overcrowded equity draining eye sore of a neighborhood. My kids suffered in school because their class size doubled, and they weren't getting the help they needed any more. What was a projected equity of \$100,000+ was cut in half. After that my husband and I decided to move our family to terrain (main reason we chose this side of town was to be away from all of the traffic, and in an apartment-free neighborhood). When we moved I was so relieved I didn't have to deal with the whole apartments being built down the street ruining everything any more. I was so disappointed, and quite heartbroken to find out this is happening all over again! Castle rock please listen to the very people who are affected by this, and guys at the Garrett CO please empathize. Move your project elsewhere. Thank you 🙏



## Donna Ferguson

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**From:** D Paul <[REDACTED]>  
**Sent:** Tuesday, September 24, 2019 9:19 AM  
**To:** Donna Ferguson  
**Subject:** Re: The Garrett Companies

Hello Donna,

I'd like to start by saying thank you. I appreciate you taking time to hear me out. As a home owner in the Terrain, I do feel that this development will negatively impact the community that surrounds it. My husband and I (along with many neighbors) are truly unhappy with the thought of an apartment complex being put directly in the middle of the Terrain community. Sadly, the current infrastructure that exists today cannot accommodate the already existing population. To add a multifamily development speaks of more inconvenience and crowding. The growth in Castle Rock right now is ASTOUNDING! and the infrastructure is not holding up nor accommodating and if more people move in, more construction needs to be done. This in turn leads to even more traffic and congestion and more unhappy citizens. I love Castle Rock, I don't want to dislike it.

I am also concerned for my fellow community members' privacy and safety. As I understand, this particular development will be two stories high. Unfortunately, that means that the adjacent home owner properties will be void of privacy as tenants will be able to see into their homes. This also lends to safety concerns as well. Additionally, it seems to be the trend that apartment dwellings bring down adjacent home values. Not good. I am also concerned about the particular placement of this development. Why there? Where it seems there is not enough space to accommodate such a dwelling. Also, statistically speaking, multifamily dwellings are considered more attractive when they are near public transportation. There is no public transportation anywhere near the Terrain. Which further begs my question, why there? Why not build another park? Maybe a park with a splash pad to relieve some crowding at the pools. Why not a snow tubing-like hill or park? A park similar to Bison Park (that park is mind blowing)? Our community has so many children. I am of the belief that giving children a safe place to play is truly great for their development and health. Lastly, I am aware that during the last meeting from this developer that they do not seem to hold on to their properties for very long after they are built up. Yet, they would like to assure us that they can somehow prevent or handle situations where their tenants will not cause problems with use of amenities that belong to the Terrain.

I have only lived in Castle Rock for 13 years but, during the last 3, I have seen such crowding and congestion. It is truly a disservice to the town. The town is becoming a mini-Denver. From what I understand, that is not what the residents of Castle Rock want. I do understand that the city will grow and that growth is important to the development of the city. Most growth in the city is positive. However, I am failing to see the positive impact this particular development will have on the Terrain.

Again, I truly appreciate you taking the time to review my concerns. I do hope that this will help the town decide against a multifamily development in this space now and in the future.

Sincerely,

Rachel Paul

On Mon, Sep 23, 2019 at 1:25 PM Donna Ferguson <[DFerguson@crgov.com](mailto:DFerguson@crgov.com)> wrote:

Hello Rachel,

In response to your email below. My name is Donna Ferguson and I am the Town Planner who is processing this application. I would be happy to take in and record any feedback you have regarding this project.

Thank you,

*Donna Ferguson*

Senior Planner

720-733-3566



**From:** D Paul <[REDACTED]>  
**Sent:** Monday, September 23, 2019 10:10 AM  
**To:** Planning Mailbox <[planning@crgov.com](mailto:planning@crgov.com)>  
**Subject:** The Garrett Companies

Good Morning,

I am truly concerned as a home owner in the Terrain development with the possible approval of The Garrett Companies request for approval to build an apartment complex in my area. Who may I contact to express my discontent with the pending situation?

Thank you

Rachel Paul

## Donna Ferguson

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**From:** Ronald Hull <[REDACTED]>  
**Sent:** Wednesday, April 24, 2019 3:58 PM  
**To:** Donna Ferguson; Tara Vargish  
**Subject:** Proposed Site Development Plan - Caliber at Terrain

Ms Ferguson,

Please be advised that I am opposed to the existing Proposed Site Development Plan - Caliber at Terrain. I look forward to the Public Hearing / Neighborhood Meeting # 55 tonight. It's my understanding that there is a petition in place to oppose this development with more than 600 signatures.

Although I understand it was originally zoned as MF in the Municipal ordinance, dated August 11, 1981, incorporating the Villages at Castle Rock, the ordinance was not followed by the town and approving this would be inconsistent and incompatible with what the town has approved (single family homes) in this area. Approving this will not consider the needs of the surrounding area. This will consider the needs of the development and this development is all about making money and has nothing to do with doing what is right for the surrounding communities.

In addition, please be advised that the current terrain of the subject land is not suitable for this type of development. I believe there are a couple of better and more suitable uses for this land. These issues as well as many others will be addressed with the Planning Commission and the Town Council if necessary.

Sincerely,

Ron  
(A current resident of the Terrain Community)

**Ronald L Hull REALTOR®**  
HomeSmart Realty Group  
8300 E. Maplewood Ave, Suite 100  
Greenwood Village, CO 80111

[REDACTED]  
(Direct)

[REDACTED]  
(Office)

<http://www.greatercoloradohomes.com/>



Virus-free. [www.avast.com](http://www.avast.com)

## Donna Ferguson

---

**From:** Mikaela Sanders <[REDACTED]>  
**Sent:** Sunday, April 26, 2020 8:55 PM  
**To:** Donna Ferguson  
**Subject:** Re: Caliber at Terrain Info

Hi Donna,

So now that I've had some time to review this I'm noticing a discrepancy. The Project Summary on page one indicates "Each apartment building will contain 10 attached garage spaces....." Yet on pages 6 and 7 (Elevation I and Elevation II), the buildings only show 8 garages. Are two of the garages tandem garages to supply the other 2 garage spaces? Or is there a mistake either in the text or in the elevation documentation?

I think the changes from previous versions to this one are favorable. I appreciate the addition of what appears to be some dense landscaping along the Northern edge and the removal of parking lots that were evident in previous layouts. I have to wonder about the current (and future) economic state as a result of the Pandemic and the impact that might have to a project such as this.

Look forward to hearing from you regarding the elevation (garage) questions.

Thanks,  
Mikaela

On Fri, Apr 24, 2020 at 3:54 PM Mikaela Sanders <[REDACTED]> wrote:  
Hi Donna,

Thanks so much.

Hope you have a nice weekend,  
Mikaela

On Fri, Apr 24, 2020 at 10:03 AM Donna Ferguson <[DFerguson@cr.gov](mailto:DFerguson@cr.gov)> wrote:

Good morning Mikaela,

The Fact Sheet will be updated later today to reflect current information. Meanwhile, please see Caliber's mailing notice (attached) which includes illustrations of the plan which will be presented at the Planning Commission hearing. The neighborhood meeting is intended to be an informative meeting and prepare everyone for what will be presented at the future Planning Commission hearing. I am happy to take public opinion or feedback at any time. Please let me know if you have any other questions.

Thank you,

*Donna Ferguson*

Senior Planner



**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://crgov.com/COVID).

**From:** Mikaela Sanders <[REDACTED]>  
**Sent:** Thursday, April 23, 2020 6:44 PM  
**To:** Donna Ferguson <[DFerguson@crgov.com](mailto:DFerguson@crgov.com)>  
**Subject:** Caliber at Terrain Info

Hi Donna,

Neither of the pdfs on the development activity map seem to match the information shared in the meeting notification for the proposed Caliber at Terrain apartment project. Is there a more recent document that you can share that matches the information mentioned in the meeting info? Or can you please update the development activity map with an accurate description, layout, etc.?

The meeting notice requests that written feedback be submitted by May 4th. Like the other meetings that have been held, this is another informative meeting, correct? Is the Town seeking public opinion (for or against) in this request for feedback?

Thank you,

Mikaela Sanders

## Donna Ferguson

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**From:** Erik van Beek <[REDACTED]>  
**Sent:** Thursday, April 30, 2020 7:54 PM  
**To:** Donna Ferguson  
**Subject:** Caliber @ Terrain

Good evening,

I'm wondering if there is a proposed map of where structures would sit for the caliber development.

Best regards,  
Erik van Beek

**TO THE CITY OF CASTLE ROCK RE:  
APT DEVELOPMENT CASTLE OAK DR E OF FOUNDERS N OF 86**

We attended a meeting held by Garrett Companies for the development of subject apartments on April 24 in the Rock Ridge Elementary school library. Thank you for sending a city employee to take notes as those should be extremely comprehensive given the packed venue and the many pertinent issues raised by homeowners. My husband and I hope you will review those notes to get an idea of the breadth and depth of problems we believe this development will cause if allowed to go forward.

Since you have those notes, I will only briefly summarize here. All homeowners were concerned about the strain this complex will put on already overcrowded services and infrastructure. Our questions could not be answered at this meeting and in fact are better addressed to the city.

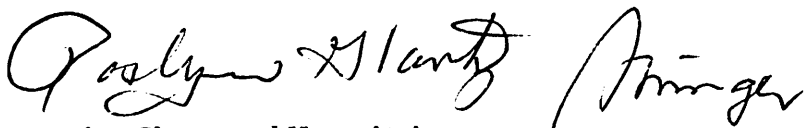
This development is an issue of great frustration and angst that will impact voters in their quality of life and their wallets when an "Affordable" apartment complex sits right in the middle of individual family housing.

We protest this development that appears to bring no benefit to our community and little apparent benefit to Castle Rock. As the surrounding area is only single-family homes, the city must answer for how the zoning of this parcel could have been allowed to stand for so long. Although single-family developers may have had knowledge of this 35-year-old zoning in their mist, this should not preclude the protection of all the current homeowners who place faith in their City government including elected officials.

We ask you not to approve Garret's application for construction until there has been a thorough review by all city departments and the city council on the potential impact this development may have across District 3 and 4.

We further request the Planning and Zoning Department and the City Council hold special hearings on this topic that is well advertised to the communities and at which community leaders are afforded time to detail the concerns of the various neighborhoods. HOA TMMC might be a good channel to notify the communities involved, in addition to the city website.

Thank you for your efforts to make fair and informed decisions on this matter.

Handwritten signatures of Roslyn Glantz and Hans Atzinger in black ink.

Roslyn Glantz and Hans Atzinger  
2206 Saddleback Drive  
719 351 0886