

Neighborhood Meeting Summary – Chateau Valley
Neighborhood Meeting #1 – November 9, 2021

Russell Hall with Highline Engineering held a neighborhood meeting to discuss a proposed Site Development Plan for a 113 acre, 423-unit subdivision in the Young American PUD (see attached vicinity map)

This meeting represented the second required neighborhood meeting. The meeting was conducted in a hybrid format, both in-person and virtual via Zoom. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site. Prior to the neighborhood meeting, the neighbors were provided with a vicinity map, a project narrative, and site plan. The meeting was scheduled for Nov. 9, 2021 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Russell Hall, Highline Engineering
- Chris Meeks, Highline Engineering
- Roy Mason, Malcor
- Adam Maxwell, SM Rocha

Town Representatives:

- Councilmember Johnson
- Tara Vargish, PE Director of Development Services
- Tony Felts, AICP, Assistant Director of Development Services
- Brad Boland, AICP, Planner II
- Cara Reed, Neighborhood Liaison
- Camden Bender, Community Outreach Program Manager

In-person Participants:

1. Darcy Macknight
2. Andelynn Davis
3. Angela Fezza
4. Judith Svegel
5. John Lipe
6. Heather Garcia
7. Jill Casas
8. Susan Paulsen
9. Donna Murray
10. Phyllis Tumey
11. Maria Gallegos
12. James Gallegos
13. Garry Heffty
14. Amy Heffty
15. Pete Ruhl
16. Sheryl Hopkins
17. Jennifer Reed
18. Amy Hommel
19. Rulane Merz
20. Carol Ferguson

21. Pam Houser
22. Joy Manarik
23. Lanne Cammack
24. Terry McEntee
25. Eileen Broer
26. John Greene
27. Jessica Greene
28. Terry Beh
29. Travis Holland
30. Jill Holland
31. Josh Hay
32. Courtney Hay
33. Raelyn Lee
34. Holly Parkhurst
35. Leon Gaynor
36. Gina Smith
37. Justin Smith
38. Dave Hoy
39. Nikki Hoy
40. Jodi Jackson
41. Marla Sullivan
42. Jesse Pedroni
43. Lynnae Johnson
44. LanceJohnson
45. Annamarie Engelhard
46. Laura Hancock
47. Jill Cheek
48. Tim Garcia
49. Gary Ellison
50. Yoland Ellison
51. Natalie Weber
52. Richard van Seemus
53. Charles Rees
54. Jason Mahoney
55. Steve Hidalgo
56. Karen Schultz
57. Richard Baird

Virtual Participants

1. Andrea Daihl
2. A Davis
3. Andree
4. Anita
5. Anne Beh
6. Barb
7. Cindy
8. David
9. Elena Emets Henson
10. fatcatfan@junior

11. Joy
12. Julie
13. Kaitlyn Kelley
14. Kate Muus
15. Kathy
16. Kimberly Park
17. Kevin
18. Kevin
19. Lisa
20. Marie
21. Mike
22. Mzelt
23. Rickd
24. Tim Buschar
25. Tom

The applicant presentation discussed the following:

- Property is 113 acres in size
- Property was zoned in 1980s as Planned Unit Development (Young American)
- South Ridge Townhomes is part of the Planned Unit Development
- Baldwin Park Estates is part of the Planned Unit Development
- Remaining allowed units in the Planned Unit Development is 567 units
- Proposed unit count is 423 units and is a mixture of single family detached and paired homes
- 14 acres has already been dedicated to the Town
- Proposing 37 percent open space (not including already dedicated 14 acres)

Attendees had the following comments:

- Concerns about traffic
 - Concerns about Valley being connected due to traffic volume, speed, and safety on the street. Could there be another connection into the development? *Applicant stated they would look at possible traffic calming options and potential other connections.*
 - Concerns about connection to Ash. *Applicant will discuss the need for that connection with the Town.*
 - Concerns about the 5th and Valley intersection. *Applicant stated that they were not aware of or proposing any traffic control at the time but will work with Public Works to identify any proposed traffic control being proposed in the future.*
- Concerns over open/space park
 - Private or Public Open Space? *Applicant responded that it is proposed as private but will work with Town on what should be public and what should be private.*
 - How will it connect into the existing Memmen Park. *Applicant will look further into that.*
 - Are there any parks severing the proposed subdivision? *There will be neighborhood hood park in the center of the development that will have a playground that will be HOA maintained.*

- What about trails? *There will be a maintenance road/trail that will run along the drainage way. Will work with parks department to identify connections including to the proposed Founders Vista/Memmen Young open space and Memmen Park and across Plum Creek Parkway.*
- Concerns about the trees in the northwest part of the property adjacent to Memmen Park being removed. *Applicant acknowledged concern and will look at mitigation options.*
- Concerns about the drainage way flooding. *Per the applicant a drainage study was performed and proposes improvements. Will follow all Town requirements.*
- Concerns about the impacts on wildlife. *Per the applicant, Colorado Parks and Wildlife will receive a referral during the review process.*
- What will the impact be on the surrounding schools? *Per the applicant, Douglas County Schools will receive a referral during the review process.*
- Several comments about buffering/transitions to adjoining neighborhoods. *Applicant stated they will look at mitigation options such as grading/landscaping.*
- Will the boundary of the development be fenced to prevent trespassing on to adjacent properties? *No boundary fencing is proposed at this time.*
- General concerns about overall development in the Town were expressed.

The meeting ended at approximately 8:45 PM

A video of the presentation can be found at the following link

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: 113 M LLC C/O Derek Memmen

Meeting #: 2

Date/Time: Tuesday, January 9, 2024, 6:00p.m. (Adjourned at 8:30p.m.)

Meeting Location: Mesa Middle School

Councilmember District: Councilmember Brooks

Applicant's Proposal:

Highline Engineering & Surveying has submitted an application for the Chateau Valley Site Development Plan (SDP) proposing a 415-unit residential subdivision on 112 acres. The 415 units are composed of 257 single family detached homes and 158 single family attached units. The property, which is within the Young American Planned Development (PD), is generally located east of Memmen Park, north of the Baldwin Park subdivision, and south of the Southridge Townhome subdivision. The Site Development Plan includes a total of 50.4 acres of public open space.

Attendees

Applicant Representatives:

1. Rusty Hall, Highline Engineering
2. Chris Meeks, Hope Homes Co

Public Attendees:

In-person Attendees:

1. Rulane Merz
2. Phyllis Tumey
3. Nikki Hoy
4. Dave Hoy
5. Lloyd Patterson
6. Sue Patterson
7. Sara Kern
8. Matt Oneal
9. Scott Gricks
10. Ron Kingery
11. Austin Roberts
12. Kirk Roberts
13. Caryn Johnson
14. Maureen O'Reilly
15. Patrick Crumal
16. Sheryl Hopkins
17. Jim Watson
18. Jill Holland
19. Peter Johnston
20. Brian Dvegel
21. Rachel Ritman

22. Pat Dies
23. Patty Wright
24. Mark Witte
25. Andrea Hart
26. Keiko Kruger
27. Jennifer Reed
28. Amy Hommel
29. Caleb McLaughlin
30. Gary Reed
31. Larry Banister
32. Sarah Manassee
33. Faith Hollingsworth
34. Leon Gaynor
35. Amanda Gaynor
36. Brian Schultz
37. Karen Schultz
38. Chris Koepl
39. Nick Puleo
40. Heriberto Sanchez
41. Casi Reynolds
42. Anna Engelhard

Online/Phone Attendees:

1. Ann
2. Annamarie Engelhard
3. Anthony Dalla
4. Ashlynn Ray
5. Ben
6. C
7. Chris
8. Crgranny's iPad
9. David Barr
10. Deb Ventrello
11. Dejeræ
12. Hibba's iPhone
13. Holmes
14. iPhone
15. Jennifer Hanley
16. Joy A's iPad
17. Julie
18. Justin Van Sickle
19. Kayd
20. Kevin's iPad
21. Kiki

22. Kim Trowell
23. K MUUS
24. Kristin
25. Laurie Dargert
26. Lisa
27. Lynn Conner
28. Marla
29. Matthew Tonge
30. Nash Verano
31. Ron Fresquez
32. Scott
33. Sean S
34. Stacy Wagner
35. Tom
36. VazquezCD
37. 13037175954
38. 17202171448
39. Heide

Town Staff Attendees:

1. TJ Kucewesky, Asst Director of Development Service, Town of Castle Rock
2. BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant provided a presentation summarizing the zoning approved in 1983 and how the proposed site development plan provides 45 percent open space. The applicant also discussed proposed trail connections, potential locations for club house amenities, water for the development and drainage pond locations. The applicant also provided a summary of the Traffic Impact Analysis currently under review, along with anticipated traffic trips from the proposed development.

Questions Presented to Applicant:

Q: Can the existing roadway network handle the additional traffic?

A: The applicant stated the Traffic Impact Analysis looks at the existing street connections.

Q: What traffic calming measures will be put in place on Elm Avenue or Ash Avenue?

A: The applicant stated the connections from Chateau Valley are residential local streets to residential local streets. There are no speed reduction measures proposed at this time on these streets. The north and south end of Valley Drive narrows and has medians to provide traffic calming measures.

Q: What is the distance between the south boundary line and the closest structure?

A: The applicant stated a 30-foot tract with a trail separates the southern property line and the adjacent lots on the Chateau Valley development.

Q: The property and ridgeline has many large and mature trees. What areas will be impacted?

A: The applicant showed on the map what areas of open space will not be disturbed and what areas will be impacted by grading. The applicant also identified where trees that are eligible for transplant will be relocated.

Q: In the North-West corner of the development, is there an opportunity for the Town to partner with the developer to purchase that area in order to preserve the ridge and existing vegetation?

A: The applicant stated conversations with the Town have not been had as it relates to purchasing this area of the development.

Q: How is the development mitigating wildlife on the site including the burrowing owl, elk, antelope, etc.?

A: A Wildlife and Habitat Study was completed on the property. This development was referred to Colorado Parks and Wildlife to review the existing wildlife and potential impacts of the proposed development. The applicant also stated construction would not take place when the burrowing owl is nesting.

Q: The pond at the South-West corner of the development will be released onto Elm Street. Have studies been completed on the existing run-off on Elm Street?

A: A drainage study was completed for the existing development when it was developed. This project has a drainage report that is being reviewed by the Town professionals. The applicant will review and look into the outflows and soils of the pond at that location.

Q: Will an additional school be built in this development? How will schools be addressed with this new development?

A: The applicant stated the Douglas County Schools has reviewed the proposed development and have stated capacity is available for these residents.

Q: When is construction anticipated to start?

A: The applicant stated the earliest infrastructure construction would start would be a year from now.

Q: Is there a way for residents to be more involved in the review of the materials for this application?

A: The applicant stated the materials for this application are public record and available online. Residents should contact Town staff to get a direct link to the information.

Q: How often will the adjacent residents receive updates on the Development? Will updates be provided during construction?

A: The applicant stated this is the second neighborhood meeting. There will be one more neighborhood meeting, along with future Planning Commission and Town Council public meetings. Notice on these meetings will be provided as outlined in the Town's code. The applicant also stated no updates will be provided by the developer once construction starts.

General statements and comments on the project included:

- Questions on how to stop the development entirely. Statements on overall anti-growth and not needing anymore new development, that quality of life is going down.
- Concerns on the traffic impact study numbers, the methodology is not accurate, and statements that the Levels of Service are not acceptable.
- Intersection of Valley Drive and 5th Street level of service is not good.
- Questions on project location – can the development move out east and not occur here.
- The four new detention ponds will bring mosquitos and dead animals.
- The proposed development should be ½ acre lots or larger with custom homes. This area should not have this much density.
- The proposed development does not meet the Town's vision statement.
- Has Town Council evaluated the zoning of this property since the approval in 1983? The lack of development until this time is a failure of intent to follow through on the zoning and the zoning should therefore be invalidated.
- Concerns on emergency services accessing the current and new development due to traffic.
- Roundabouts do not work and are more dangerous than traffic lights. The Town should remove the roundabout at Gilbert Street and Plum Creek and replace with a traffic light.

Neighborhood Meeting Summary

Application: Chateau Valley Site Development Plan

Property Owner: 113 M LLC C/O Derek L Memmen

Meeting #: 3

Date/Time: Thursday, December 5, 2024, 6:00p.m. (Adjourned at 8:20p.m.)

Meeting Location: Town of Castle Rock, Town Hall Council Chambers

Councilmember District: Councilmember Brooks'

Applicant's Proposal:

Highline Engineering & Surveying has submitted an application for the Chateau Valley Site Development Plan (SDP) proposing a 415-unit residential subdivision on 112 acres. The 415 units are composed of 257 single family detached homes and 158 single family attached units. The property, which is within the Young American Planned Development (PD), is generally located east of Memmen Park, north of the Baldwin Park subdivision, and south of the Southridge Townhome subdivision. The Site Development Plan includes a total of 50.4 acres of public open space.

Attendees

Applicant Representatives:

Stephen Simon, SM Rocha, LLC

James Marine, Aegis Engineering

Rusty Hall, Highline CM, Inc

Chris Meeks, Hope Homes

Public Attendees:

39 In-person Attendee:

34 Online/Phone Attendees

Town Staff Attendees:

Councilmember Dietz, Town of Castle Rock

Tara Vargish, Director Development Services, Town of Castle Rock

TJ Kucewesky, Assistant Director Development Services, Town of Castle Rock

Kevin Wrede, Planning Manager, Town of Castle Rock

BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the proposed design of the site including proposed access connections, open space, and amenity center locations. The applicant outlined the details of the Traffic Impact Analysis under review with the Town of Castle Rock.

Questions Presented to Applicant:

Q: The provided Traffic Impact Analysis does not take into consideration recently approved development or recently submitted development (i.e., Founders Vista, YardHomes, or Oaks F2).

Should the Traffic Impact Analysis be considered with a larger number of residential homes in the surrounding area?

A: The applicant stated the Traffic Impact Analysis review process is ongoing with the Town and subject to revisions. The current Traffic Impact Analysis is based on data that was available at time of submittal, however it anticipates continued growth within the area that would accommodate these other projects.

Q: What traffic improvements are being provided with this development to address the additional traffic?

A: The applicant stated the Traffic Impact Analysis provides recommendations to address traffic conditions based on the projected traffic. The applicant is working with the Town to determine what mitigation requirements will be needed for this project. These will be determined before the SDP is ready for public hearing. The improvements will be constructed when the traffic generation warrants the required improvements.

Q: There are traffic safety concerns on the existing roadways. What traffic calming measures have been proposed with this development?

A: The applicant stated they have worked with the Town of Castle Rock on a number of traffic calming measures to include on-site for this development. These include medians, flashing pedestrian beacons, and speed humps. The applicant stated they will be working directly with adjacent neighborhoods through the Town's Traffic Calming Program to determine what off-site traffic calming measures are appropriate.

Q: Does the Traffic Impact Analysis take into account school traffic and congestion?

A: The applicant stated the Traffic Impact Analysis looks at both AM and PM peak traffic. The AM peak traffic estimates take into account school traffic. Since schools typically let out before the PM peak, the school traffic is not accounted for in the peak PM traffic estimates.

Q: The traffic counts for the Traffic Impact Analysis were completed in September of 2021. This is not an accurate representation of traffic as this was during the pandemic. How will this be addressed?

A: The applicant stated they will be conducting new traffic counts in 2025 to address these concerns and meet the Town's standards regulations for traffic counts.

Q: The Traffic Impact Analysis states there is estimated to be no change in 2025 for traffic. Since it is 2024, what is the estimated change in traffic patterns in 2028?

A: The applicant stated they will be updating the Traffic Impact Analysis and working with the Town of Castle Rock.

Q: Why was Santana Drive not included in the Traffic Impact Analysis? Could Santana Drive be included in the Traffic Impact Analysis?

A: The applicant stated they worked with the Town of Castle Rock to determine what streets needed to be included in the Traffic Impact Analysis. The applicant stated if residents

would like to see traffic calming on adjacent residential streets, they should contact the Town of Castle Rock Public Works or the project planner for this development with their concerns.

Q: Will Valley Drive have designated bike lanes or protected bike lanes?

A: The applicant stated the current plan does not propose bike lanes along Valley Drive.

Q: Would the applicant consider eliminating the connections to Elm Street and/or Ash Street?

A: The applicant stated these connections were anticipated in the Town of Castle Rock Regional Master Plan. The Town would need to direct the applicant to remove these or conduct additional traffic analysis impacts without these connections.

Q: How wide are the buffers around the development?

A: The applicant stated the minimum buffer width around the development is 30 feet.

Q: What is the estimated timeline for the completion of this development?

A: The applicant stated they anticipate the planning and platting process to be completed early fall. It is anticipated builders will have a 6-9 month construction process. The applicant estimates the first house will be constructed in 2026 and full build out will occur in 2028 or 2029.

Q: What impacts will this new development have on the existing schools and school district?

A: The applicant stated they are required to pay their pro rata share to the school district for this development.

Q: What is the plan to address the existing flooding and proposed drainage along Elm Street?

A: The applicant identified the location of each proposed detention pond. The applicant also stated the project will meet all Town standards as it relates to floodplain and drainage.

Q: The north-west corner of the property has a number of established and mature trees and vegetation on Memmen Hill. The current plan shows this vegetation being removed for proposed lots. Is there a way this area could be preserved and those homes be relocated to a different part of the development?

A: The applicant stated the zoning for the development outlines the number of homes permitted in each area. The north-west corner of the development allows for a much higher density than what is proposed. The applicant stated they will be transplanting as many trees as possible from this area to other areas of the development. The HOA will be responsible for caring for these transplanted trees or replacing these trees if they die.

Q: The property has a number of existing wildlife including beavers, elk, deer, etc. Has an environment study been completed for this project?

A: The applicant stated this project was sent as a referral to the Colorado Parks and Wildlife. The Colorado Parks and Wildlife has identified the drainage way as the

preferred wildlife corridor. This area will be maintained as open space. The applicant is currently proposing 47% of the overall development be open space.

Q: Does this project have enough water supply for the number of homes it is proposing? Will this project be subject to the renewable water regulations at the Town?

A: The applicant stated the water for this project was dedicated at the time of zoning. The Town stated this project is not subject to the Town's current renewable water regulations. The water demand in this area has been planned for in the Town's future water plans.

Q: Residents had the following comments pertaining to the project.

- Residents would like to see size of homes and lots match existing residential lots adjacent to this development.
- Residents would like to see a reduction in the proposed density. The requested density reduction would be 1/3 of what is shown on the current plan.
- Residents requested larger lots with on-site RV storage for each lot be built on this property.
- Residents would like to see a provision imposed on this property that the new development fit in with the existing residential developments.
- Residents do not want to see traffic increase on Easton Street or Ash Street.
- Residents have existing traffic and safety concerns at the Plum Creek Parkway/Gilbert Street roundabout.
- Residents have existing traffic and safety concerns entering onto Plum Creek Parkway with this roadway being a truck route.