

Neighborhood Meeting Summary

Application: Civil/Construction Documents

Property Owner: Town of Castle Rock

Meeting #: 1

Date/Time: Monday, November 17, 2025, 6:00p.m. (Adjourned at 7:15p.m.)

Meeting Location: Castle Rock Public Safety Training Facility North

Councilmember District: Mayor Pro Tem Cavey

Applicant's Proposal:

Castle Rock Fire and Rescue is looking to build a new fire station and logistics facility on two town owned parcels. The 27,600 sq ft facility would include 6 apparatus bays split between fire station and logistics maintenance functions, with living quarters for the firefighters and logistics offices. The proposed project is located southeast of the intersection of Castle Oaks Drive and Pleasant View Drive.

Attendees

Applicant and Town Staff Representatives:

Norris Croom, Fire Chief, Castle Rock Fire Department

Oren Bersagel-Briese, Deputy Fire Chief, Castle Rock Fire Department

Gary Cahill, Dunakilly, Owner's Representative

Tino Leone, RS&H, Architect

Matt Gohl, Asst. Town Manager, Town of Castle Rock

BrieAnna Grany, Senior Planner, Town of Castle Rock

Public Attendees:

34 In-person Attendee:

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the need and benefits of the proposed Fire Station 156 and Logistics Facility. The applicant also provided a presentation showing the proposed design of the site including proposed bi-fold and rollup door locations, retaining walls, detention pond and emergency single locations. The applicant also went over the cost of the fire satiation and facility, along with funding sources.

Questions Presented to Applicant:

Q: What is the expected benefit of this facility to the neighborhoods adjacent to the Town of Castle Rock off Pleasant View Drive located within Douglas County.

A: The applicant stated the homes located off Pleasant View Drive located within Douglas County are located within the Town of Castle Rock Fire's service area. These homes will have significantly shorter emergency response times with this new facility. These homes will be within a three-minute service range.

Q: Will the proposed project utilize the full 44-acre property?

A: The applicant stated the proposed project will include a replat of the property. The fire station and logistic facility will be on a five-acre parcel, there will be a two-acre parcel for Castle Rock Water, and the remaining area will remain open space. This project will only have impacts and improvements on the five-acre parcel.

Q: Will this project still include a trailhead parking lot?

A: The applicant stated a trailhead is not proposed as part of this project due to the current location. The trailhead project is still being evaluated by Castle Rock Parks and Recreation but is no longer tied to this project.

Q: Will a sidewalk be constructed on the east side of Castle Oaks Drive with this project?

A: The applicant stated a sidewalk on the east side of Castle Oaks Drive is not part of the plans for this project.

Q: What will the proposed lighting be on the project?

A: The applicant stated this project is required to meet the Town of Castle Rock lighting standards that include downcast lighting and full cut off fixtures.

Q: What are the expected noise impacts of this facility to the adjacent residential developments?

A: The applicant stated the noise levels are expected to be similar to they are today. The Town of Castle Rock Fire has a siren policy that is very cognizant of its surrounding neighborhoods. The proposed site design with the large retaining wall is expected to muffle any repair and maintenance noises.

Q: What is the proposed retaining wall made out of? Will a fence be provided on the retaining wall?

A: The applicant stated the proposed retaining wall is a soil-nail wall with a stucco surface on top. This particular wall design will reduce the amount of site disturbance on the site. The applicant stated a fence will be provided along the entire retaining wall for safety.

Q: What will the water source for this project be from and where will other utilities be obtained from?

A: The applicant stated Castle Rock Water will be the water and sewer service provider for this project. These service lines and other utility lines are currently located in the roadway adjacent to this property.

Q: There is an existing water pressure problem on Missoula Trail. Will this project decrease the water pressure on Missoula Trail by connect to the Castle Rock Water system?

A: The applicant stated Castle Rock Water will have a review of this project to ensure all code requirements are met. It is not anticipated that this project will make the current issues worse.

Q: What are the anticipated roadway improvements and increased traffic projects associated with this project?

A: The applicant stated the Town of Castle Rock Public Works department will have a review of this project. There are no anticipated roadway improvement projects associated with this project. The applicant stated they expect to see approximately six to twelve additional vehicles a day in increased traffic volumes due to this project.

Q: Will Castle Oaks Drive be closed during the construction of this project?

A: The applicant stated they are not anticipating any long-term closures, however may have short-term closures during construction hours.

Q: What time of day will construction occur on the site?

A: The applicant stated construct will occur Monday through Friday while meeting the Town of Castle Rocks guidelines for construction hours.

Q: What plant materials are anticipated for this project? How will this project impact the existing street scape?

A: The applicant stated the proposed project will follow the Coloradoscape requirements set by Castle Rock Water. These plant materials will be water and weather resistant. There is no anticipated change to the existing street scape landscaping outside of the entrance to this site. Any existing material damaged during this process will be replaced.

Q: Will this project have a traffic signal?

A: The applicant stated there will be an emergency traffic signal at the entrance of this property. This traffic signal will be utilized when fire trucks are leaving for an emergency. The approach helps eliminate siren use within a residential neighborhood.

Q: Will there be flashing lights to identify a signal ahead? There is a current speeding problem on Castle Oaks drive which may impact this signal.

A: The applicant stated there will not be a flashing warning light that identifies the signal ahead. It was determined this was not needed due to sight lights on this roadway. Castle Rock Police are aware of the speed on Castle Oaks Drive.

Q: Will the proposed fire station and logistics facility be LEAD Certified?

A: The applicant stated LEAD certification is not a requirement of the Town of Castle Rock. However, the proposed project will be taking efforts to minimize impacts as much as it can.

Q: How is stormwater addressed for this project? There are existing stormwater issues in this area due to adjacent developments that have not been addressed over the years.

A: The applicant stated the proposed plan includes a detention pond on site to collect stormwater runoff prior to being discharged to the existing stormwater system in the area. Castle Rock Water will have a review of the proposed project to ensure all drainage criteria are met. The applicant stated they can reach out to Castle Rock Water to see if there is an opportunity to meet on the existing stormwater concerns in the area.

Q: Has a wildlife study been completed for this project?

A: The applicant stated a wildlife study has not been completed with this project.

Q: Will there be fuel storage on site?

A: The applicant stated there will be approximately 1,000 gallons of fuel stored on site.

Q: Will there be any meeting rooms at this facility?

A: The applicant stated there are no meeting rooms anticipated at this facility.

Q: What are the anticipated pieces of equipment at this fire station?

A: The applicant stated they anticipated to have fire engines and a brush truck. There will be no ambulance upon opening. However, the site is designed for future ambulance services at this facility.

Q: What is the anticipated timing for the start of construction on this project?

A: The applicant stated they hope to begin construction in January or February of 2026.

Q: Will there be any more public meetings on this project.

A: The applicant stated there will not be any more public meetings on this project. However, information on the project can be found on the project page at CRGov.com and the Town's Facebook page.