

December 2nd, 2025

Sandy Vossler, Senior Planner
Development Services, Planning Division
Town of Castle Rock
100 North Wilcox Street
Castle Rock, Colorado 80104

Re: **Pre-Application Meeting**
1360 Meadows Parkway
Castle Rock, Colorado 80109

Dear Ms. Vossler,

Thompson Thrift Development, Inc. (Thompson Thrift) is a national leader in residential development, construction, and management of upscale Class A communities. Our 11 Completed projects are abundant along the Colorado front range, ranging from Fort Collins and Greeley south to Monument and Fountain. Our vision for this project is to develop, own, and manage a Class A multifamily development in the Town of Castle Rock.

The project site is approximately 12.29 acres, located at 1360 Meadows Parkway, a part of The Meadows Planned Development within Town of Castle Rock jurisdiction. The project site consists of undeveloped land with native grasses, stand of trees, soil stockpile, detention pond, well house, and East Plum Creek Trail trailhead.

A Habitat Conservation Plan is in place which preserves Preble's Meadow Jumping Mouse (PMJM) habitat via a conservation tract along the eastern edge of the project site. Approval from the US Fish and Wildlife Service will be required for potential disturbance of the PMJM habitat.

The project site is bounded generally by commercial and conservation properties, directly adjacent to the project site is Meadows Parkway to the north, East Plum Creek to the east and south, and Atchison, Topeka, and Santa Fe Railroad to the west.

Thompson Thrift is offering 322 market-rate units totaling up to 324,445 rentable square feet in two four-story buildings with surface parking (501 spaces) and detached garages (88 bays). The project site will be highly amenitized with a clubhouse, pool, fitness center, bike parking, and 4.6 acres of open space all while preserving the existing East Plum Creek Trailhead. All common areas will be owned and maintained by Thompson Thrift. Existing site access shall remain as full-movement signalized intersection opposing Regent Street and ¾-movement intersection opposing Lombard Street. A conceptual site plan and project specific questions have been provided for the Town's review.

Project Overview	
Owner:	Castle Rock Development Company
Project Site Address:	1360 Meadows Parkway, Castle Rock, Colorado 80109
Parcel Number:	2351-342-00-003
Project Site Area:	12.29 acres
Zoning:	The Meadows Planned Development; Commercial, Office, and Industrial (COI)
Future Land Use:	Town of Castle Rock 2030 Comprehensive Master Plan; Mixed Use Area: Varies by location but may include a broad range of land uses with greater intensity than Residential Areas, including, but not limited to regional, neighborhood / community town centers; freestanding office or industrial parks, office or industrial parks; and <u>multifamily residential</u>
Unit Mix:	Thompson Thrift is offering 322 market-rate units in two four-story buildings: 126 (39%) one-bedroom units 164 (51%) two-bedroom units 32 (10%) three-bedroom units
Utilities:	Water – Castle Rock Water Wastewater – Castle Rock Water Stormwater – Castle Rock Water Electricity – CORE Electric Cooperative Natural Gas – Black Hills Energy
School District:	Douglas County School District: - Clear Sky Elementary School - Castle Rock Middle School - Castle View High School
Fire Department:	Castle Rock Fire and Rescue

Thank you for your willingness to review the attached Pre-Application Meeting documents. The team is readily available should there be any immediate questions.

Sincerely,



Kyle James
DEVELOPMENT MANAGER