

Neighborhood Meeting Summary – CVR Filing 18, Tract C SDP [Proposed Mixed Use] – 4 acres
Neighborhood Meeting #2 – December 14, 2021, 6:00 p.m. to 7:40 p.m.
Location and Format – CVR The Pinnacle Recreation Center, Hybrid
Councilmember Dietz's District # 6

Kaufmann Homes held the 2nd neighborhood meeting to discuss a proposed Site Development Plan (SDP) and revisions made since the last neighborhood meeting. The property is located in Councilman Dietz's district. The project site is four acres and is located at the southeast corner of Crystal Valley Parkway and West Loop Road in Crystal Valley Ranch. The site plan presented is representative of the plan discussed at the first neighborhood meeting. The proposal is for a mixed-use project that includes 24 townhomes and one, two-story office/commercial building. The single point of public access will be from Magwitch Street on the south side of the site, and an EVA to Crystal Valley Parkway is planned to north.

Mr. Kaufmann described the purpose and benefits of the commercial/office building. The office space will provide an opportunity for local start-up small businesses and provide office and conference room space for residents currently working from home. The location allows for bike/walk to work options and reduces commutes, traffic and environmental impacts such as gasoline emissions. The neighborhood commercial planned for the first floor would feature locally owned personal service businesses. The outdoor patio space would offer neighbors a place to gather or visit. A dog park is also planned nearby.

Based on feedback from the surrounding residents that the architectural style was too modern and not compatible with the surrounding neighborhoods, the architecture of the townhomes has been revised to a traditional craftsman style with pitched rooflines, gable brackets, shutters, awnings and lap-siding and brick. The style of the commercial building remains as previously presented, as does the proposed ground floor neighborhood commercial and second floor office uses. The townhomes are not low-income housing.

Mr. Kaufmann concluded the formal presentation by following up on the comments and questions he has received since the first neighborhood meeting. A slide in the PowerPoint presentation included the comments and answers summarized below.

1. Q: Does zoning allow the uses? The uses are not compatible with adjacent neighborhood. A: *Zoning is PD allowing for Commercial (C-1) uses and single-family attached units. Property is zoned in the Town and not Douglas County. The proposed uses comply with the zoning.*
2. Q: Two-story homes are not compatible with single-story housing type to the east. A: *For perspective, the adjacent neighborhood to the east sits at a higher elevation. Two-story homes exist to the north of Crystal Valley Parkway, and to the west of West Loop Road.*
3. Q: Modern architectural style is not compatible and lacks cohesiveness with surrounding neighborhoods. A: *Style of the townhomes has been revised to be more traditional craftsman reflecting architectural elements common in the surrounding neighborhoods.*
4. Q: This will diminish our property values. A: *The for-sale townhomes expected to be priced in the \$500,000's. A different housing type offering and neighborhood commercial within walking distance for residents is expected should draw potential homebuyers to the neighborhood.*
5. Q: Compatibility of Commercial and square footage and number of tenant space? A: *Neighborhood commercial was part of the vision for Crystal Valley Ranch, as such is included in the approved zoning. The proposed development creates a unique space that focuses on the residents of Crystal Valley, and the Town of Castle Rock. The commercial building contains 7160 square feet = 27 office spaces on the second floor and 7140 square feet of tenant space in eight units on the first floor.*
6. Q: Management of the commercial, leasing and lease rate? A: *The commercial/office building will be professionally managed. Leasing will be by the management company. Lease rates have not been determined.*
7. Q: Marketing to date, potential clients, level of interest. A: *Have not begun marketing efforts yet.*
8. Q: Size of the Townhomes and pricing? A: *The townhomes are two bedrooms with a loft/den, or three*

bedrooms. Main floor living includes a dining area, kitchen, and great room. Each home has an attached two car garage. Square footage of the homes range from 1800 SF to 2000 SF. Pricing has not been finalized and will be determined when they are ready to go market.

9. Q: Construction timeline, phasing? Which will be constructed first – commercial or Townhomes? A: *Market conditions will determine phasing.*
10. Q: Commercial will change the family-oriented character of the neighborhood and should be located near the fire station. A: *We plan on putting commercial space in Crystal Valley that will bring families together and strengthen the character of the neighborhood. Through design, we want to create an area where the community can come together in indoor and outdoor settings, further strengthening the bond that a community needs to thrive.*
11. Density of the townhomes? A: *The density of the townhomes is per the approved zoning and appropriate given the location along CVR Parkway. The townhome density will provide a transition from the single family homes to commercial property.*

The formal presentation concluded and the remainder of the meeting was devoted to a question and answer period. Many of the comments and questions were raised in the first neighborhood meeting, or covered in the presentation and follow up summarized above.

Applicant Representatives:

- Dan Kaufmann, Kaufmann Homes
- Jacob Kaufmann, Kaufmann Homes
- Kelly Wilson, Kaufmann Homes
- Madison Kaufmann, Kaufmann Homes
- Karen Henry, Henry Design Group

Town Representatives:

- Camden Bender, Community Outreach Program Manager - Virtual
- Sandy Vossler, Senior Planner - Virtual

In-person Attendees (per sign-in sheets)

- Jordan Ortega
- Wanda Randall
- Brandon & Sunny Raybern
- Mike White
- Andy & Lisa Schrems (?)
- Matt Scarda
- Jim & Tai Scheurer (?)
- Len Schafer
- Kathy Johnson
- Janette Moody
- Tom Edwards
- Maurinda Moondan
- Jerry Drachenderg
- Pane Kramer
- Mike Johnson
- CheyAnne Ivis
- Aaron Ruiz
- Janet Parnarelli

Virtual Participants

- Tom

- Sheila Carsono
- Diane
- Tom Reid
- Call-in User 2

The following questions were raised by the residents attending, both in-person and online.

- Has parking been looked at. *A: Yes, the Town has standards to be met and this will be reviewed by the Town.*
- Where is main entrance? *A: Off of Magwitch Street at the south end of the property.*
- What's the plan to attract businesses? Pedestrians crossing Crystal Valley Parkway is a safety concern. *A: The commercial building has been oriented for visibility on Crystal Valley Parkway and from Rhyolite Park, as well as other neighborhood. Marketing the leasable space has not yet begun.*
- Traffic and crossing concerns. What will happen to safety on CVR? *A: The uses will be consistent with neighborhood oriented commercial. A pedestrian crossing beacon is currently located at the corner of Loop Road and Crystal Valley Parkway now. Staff indicated that traffic signals are planned for Crystal Valley Parkway when the traffic volume warrants. Staff will confirm with Public Works the current traffic counts and anticipated installation of the signals.*
- The will cause an increase in traffic added to the already busy Crystal Valley Parkway. *A: Crystal Valley Parkway was designed to accommodate traffic from this site when the zoning allowed 10.7 acres of commercial development. The current mixed use proposal is on 4 acres.*
- The preference is to have a park, likes Rhyolite Park so much. *A: The outside patio area will provide outdoor space which is designed to draw people to the seating area.*
- Will the office space offer different sizes? *Yes. The office sizes will vary, there will be small conference rooms and a common area to greet clients.*
- Walkability to the park. An attendee suggested that residents concerned with pedestrian crossing of Crystal Valley Parkway should attend Public Work Commission and voice their concerns; this was not the applicant's responsibility.
- Will there be dumpsters? *A: Yes, and they will be screened.*
- Commercial building outdoor area. *A: The commercial building has covered patios on the east and west ends, with outdoor tables, chairs and seating area.*
- Parking for the retail space is not enough and what about handicapped spaces? Get rid of a townhouse building and add more parking. *A: The on-site parking will comply with the Town's parking requirements, as will the ADA spaces.*
- This development will lower our property values. *A: The townhomes are expected to be in the \$500,000's.*
- [Inaudible] Concerned with tables and chairs in front of the commercial building obstructing the walkway. Can they see more dimensions of patio space and gathering area? *A: The conceptual rendering is not to scale or dimensioned. The width of the walkway will be shown on the site plan. ADA requirements for unobstructed walkway will be applied.*
- What are the parking requirements for the proposed uses? *A: Office – 4 spaces / 1,000 sf of gross leasable area, Restaurant - 10 spaces/1,000 sf of gross floor area, Retail / Personal Service – 5 spaces / 1,000 sf of gross floor area, Townhome – 2 spaces / dwelling.*
- Concerned why there aren't two entrances, residential traffic and commercial traffic will interfere with each other, the internal street is too narrow, it's an accident waiting to happen. *A: Parking is restricted on the internal street. Street width will comply with Town criteria and peak traffic hours will vary between commercial and residential uses.*
- What is the timeline? *A: Approximately 6 months for review and public hearings.*
- This is a crowded development. Anyone who wants to buy in there will think twice about it. There is only one access in one point, and no emergency exit. The parking is not sufficient, where are people going to park? *A: Parking will comply with the Town requirements. There is an EVA on to Crystal Valley Parkway, and Town Fire will review the site plan.*

- Second point of public access on Crystal Valley Parkway. Several attendees promoted the need for a second access from Crystal Valley Parkway. The applicant is supportive. Staff has brought the inquiry to Public Works and asked them to reconsider.

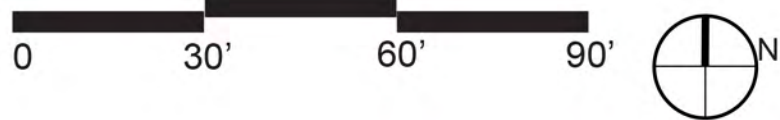
The meeting adjourned at 7:40 pm.

Attachments:

Vicinity Map
Conceptual Site Plan
Conceptual Renderings



Illustrative Site Plan





Conceptual Mixed-Use Rendering



Conceptual Townhome Rendering



Vicinity Map