



August 22, 2025

Julie Kirkpatrick
Town of Castlerock
100 N. Wilcox St.
Castle Rock, CO 80104

Dear Ms. Kirkpatrick,

It is our pleasure to provide this letter of introduction on behalf of Westbridge Development for the Limelight mixed-use commercial project. The project location (the site) is three vacant lots located at the southeast corner of Meadows Parkway and Prairie Hawk Drive. The project encompasses all of Meadows Filing 17, Area 4, Amendment 14 Lots 6-A-1A, 6-A-1B, and 6-1A-1C and is zoned PD (The Meadows). The proposed uses are two, one-story, mixed use commercial buildings. The square footages are shown in the attached site plan.

The site will be developed with density similar to the surrounding properties. The site does not abut a residential zone.

Full spectrum detention and water quality are provided off site. This project will be tying into the existing storm line at the southeast corner of the project. There are no other known environmental considerations on this site.

We have designed the site and landscape improvements to conform to the requirements set forth in the Meadows PD and the Land Development Ordinance (LDO).

The site achieves internal efficiency with convenient and landscaped pedestrian pathways to the building entries. The buildings are surrounded by a fire lane providing access for mail delivery and pickup, metering services. There is also a service yard for trash and recycling.

The site is proposing three accesses points to split traffic and to provide adequate life safety access. A fire lane and associate easement are provided around the buildings and to the intersecting existing access points/easements.

Please see below for property owner and design team contact information:

Owner
Westbridge Development
Phone: 312-925-5922



Engineer/Applicant

Roth Lang Engineering Group
6855 S. Havana Street., Suite 600
Centennial, CO 80112
Phone: 303-841-9365

Architect

G3 Architecture, Inc.
7730 E. Bellview Ave., Suite A-100
Greenwood Village, CO 80111
Phone: 720-457-1458

On behalf of ownership and the design team, we look forward to working with the Town of Castle Rock. Please do not hesitate to reach out to any member of team with questions.

Sincerely,

Tyler Sandt, P.E.
Roth Lang Engineering Group

CC:
Edward Franke, Westbridge Development
Kevin Roth, P.E., Roth Lang Engineering Group