

Time is Running Out

We need your help! Please attend the following meetings and show your support for Castle Pines North. Listed below are tentative dates for these meetings. Please sign up with the Concerned Citizens Committee to be apprised of current meeting times. To receive the latest information, send your name and e-mail address to: buycc20@cpnhoa.org.

Douglas County Planning Commission Meeting
TENTATIVE DATE: Monday, April 25th
7:00 p.m.

Douglas County Commissioners Meeting
TENTATIVE DATE: Mid-May

MEETING LOCATION:
Commissioner's Hearing Room
100 Third Street
Castle Rock
303.660.7460

File #SB04-064
Castle Pines North Sketch Plan #29

Contacts

For more information, or to volunteer your time, please contact:

Concerned Citizens Committee

e-mail: buycc20@cpnhoa.org
Contact: Vickie Dozois 303-548-9426
Kim Hoffman 303-506-8322

Other Important Numbers (including parks questions):

Castle Pines North Master Association 303-482-3078
Castle Pines North Metro District 303-688-8550



STOP Commercial Development in the Heart of Our Community

What's the Impact on Castle Pines North?

TRAFFIC - SAFETY - PROPERTY VALUES - ENVIRONMENTAL

Village Homes and Pinark, LLC, are the owners of the undeveloped land at the northwest corner of Castle Pines Parkway and Monarch Blvd.

Known as "CC-20," the 15.7 acres of land is located between Timber Trail Elementary School and the sledding hill.

The land owners have submitted plans to Douglas County to subdivide the lot and sell it to potential commercial developers. Only the owner of this land can control what is developed on the property.

(See inside for details)

*Created by Concerned Citizens for
Redirecting Proposed Commercial Development in CPN*

Our Concerns

• Declining Property Values

Many Real Estate professionals confirm that people choose to move to CPN for our natural environment, generous open space, and safety. Castle Pines North is a unique bedroom community, with all of our commercially developed areas next to I-25.

Castle Pines North needs to maintain our trees and naturally wooded and scrub oak areas. They are all an important part of what differentiates CPN from other planned communities.

By bringing in busy commercial sites into the heart of our neighborhood, Village Homes and Pinark, LLC, will create constant unsettling noise, bright lights, and traffic congestion.

• Safety & Traffic Concerns

As with any new commercial development comes traffic. Plans filed by Village Homes and Pinark, LLC, have prompted the County to require the widening of Monarch Boulevard and adding an access road through the 15.7 acres of land.

Any increased traffic in this area poses a threat to children attending Timber Trail Elementary School, to many families who utilize the sledding hill, and to everyone who uses the trails in CPN.

Who will Village Homes and Pinark invite into our neighborhood? The increase in transient population near our homes and neighborhood schools could result in high crime rates, right in the heart of our community.

Approximately 2,500 homes will be developed east of I-25 without any planned commercial services. This will force new communities to visit CPN's commercial areas, further increasing traffic along Castle Pines Parkway and Monarch Blvd.

• Environmental Concerns

This property is home to deer, mating pairs of Great Horned owls, Swainson hawks, elk, and a family of red tail fox.

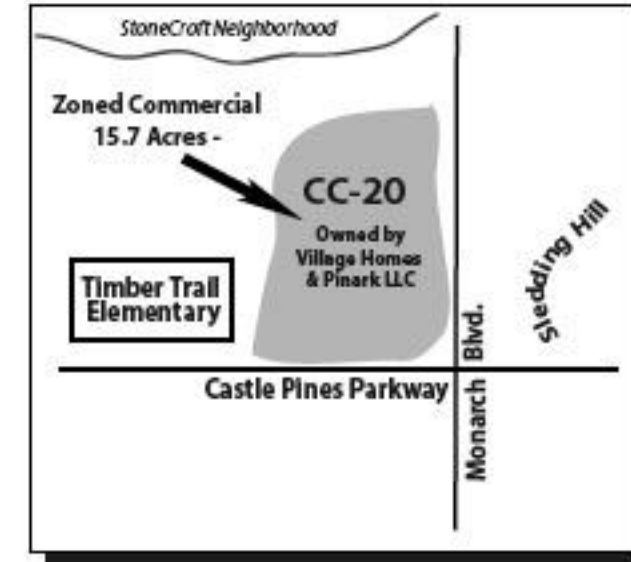
In addition to traffic congestion, commercial development brings contaminated water runoff, trash, noise and air pollution to our community.

What Can We Do?

How can we prevent commercial development on CC-20?

How can we protect our overall quality of life in CPN?

ONLY the owner of the land can control what is developed on the property.



To protect our community, we must encourage the Castle Pines North Metro District to purchase the land to preserve it for the benefit of our entire community. A group of local residents has formed a Concerned Citizens Committee to research several options including:

Using Metro District funds to purchase the land from Village Homes & Pinark, LLC, and re-zone the land to open space and/or a park. Metro District monies could include:

- Obtaining additional financing to purchase the land at an average cost of \$6-\$8 per month, per household.
- Reallocating or redirecting some of the existing parks funds. Currently, 70 percent of our Master Association yearly HOA dues (nearly a half million dollars per year), goes to the Parks Authority to build new parks. The Parks Authority has funds that are currently reserved for building Castle View Park. Redirecting park funds, if possible, would slow down the progress of Castle View Park for several years. We want Castle View Park to continue, but now is the time to purchase this land before it becomes developed.
- Locating grants and other money options to help defer the cost of purchasing the land and, if some of the parks funds are redirected, to help find replacement parks funds.