

205 Sixth - 610 Jerry Street neighborhood meeting #1 (prior to SDP submittal)

3/4/2020 @ 5:00-6:30 pm @ library

Project name: The View at Castle Rock

ATTENDEES:

Development Team

Connor Treanor – TreanorHL, architect and design lead, Kansas office

Banks Floodman – Sunflower Development Group

Robert Green – First Construction

Jason Swords – Sunflower Group

Property Owners (sold to developer in late January 2020)

Mark & Julie Heath

EDC/DDA

Frank Gray

Kevin Tilson

Chamber of Commerce

Pam Ridler

Town Staff

Dave Corliss

Cara Reed

Julie Kirkpatrick

Mayor Gray

10 additional attendees – not everyone signed in

PRESENTATION:

Banks Floodman made introductions of development team

Connor Treanor presented project background and project proposal

- Site plan
 - Mixed use building proposed, existing storage units to be demolished
 - angled parking on Jerry in front of site
 - 2 levels of parking
 - 2 terraces on top of parking structure for residents, 3rd floor of building (including dog park on-site and pool, etc.)
 - Retail on SW corner of 6th & Jerry on first level
 - Office on SW corner of 2nd level – approximately 14,500 SF, possible amenity space on 2nd floor unknown

- Apartments – studios, 1,2,3 bedrooms (demand for 3-bedrooms in CR is higher than their other projects due to market demand), possible lofts on top floor
- Building sections in relation to site grades and adjacent buildings shown, angled rooflines depicted
- Color renderings of “The View at Castle Rock”
 - Views of The Rock and the mountains
 - 6 stories
 - Using old western town storefronts as inspiration
 - Every unit (except studio apartments) have a balcony
 - How many units? 194 units
 - How many parking spaces? 357 parking spots, will likely include public parking but still being worked out
 - How close will building be to property line? No building setback, allowed by zoning, but may be set back a few feet from property line
 - Open space/parks provided for citizens? Streetscape plantings per requirements, no public land/parks required for downtown projects but will need to pay cash-in-lieu for PLD like all projects, terrace amenities for residents of the building
 - Dogs allowed? Dog run on-site on one of the terraces
 - Entrances to parking lot? Parking lot entrances (2nd level off Sixth, 1st level off Jerry)
 - Light at 8th and Wilcox? Traffic study will determine need, if any, for street improvements such as lights, etc.
 - Looks like a 4-story building from Wilcox Street due to site grade changes
 - Will alley be improved, will there be parking off alley? Alley is Town ROW not privately owned, no entrances or exits into parking from alley
 - Still working on parking structure details to possibly include an interior ramp, etc.
 - Still determining materials, but will be high-quality materials
 - Striving for 4-sided architecture, all facades are primary/important
 - Parking structure construction type, concrete podium then wood building above? 2-level concrete podium with 4 levels of wood frame above

What’s the timeframe – hope to start construction end of 2020

Dave – view from Wilcox will likely be of most interest from public, consider more renderings

Will developer keep ownership after built? Would like to build and retain/hold ownership

BHE attendee discussed energy efficiency and willingness to work with development team