

Neighborhood Meeting Summary - The View at Castle Rock (205 Sixth & 610 Jerry Street)

Fourth Neighborhood Meeting, 6 – 8 pm 3/4/2021

Remotely via Zoom

Castle Rock Development, LLC, (comprised of Treanor Investments, LLC, Douglas County Properties, LLC, and Rock View Holdings, LLC, et al) held a neighborhood meeting to discuss a proposed mixed-use redevelopment at the northeast corner of Sixth and Jerry Streets, also known as 205 Sixth Street and 610 Jerry Street. The existing storage units would be demolished. This meeting represented a fourth neighborhood meeting for this Site Development Plan application. The applicant mailed notices to property owners within 500 feet for the proposed project, signs were posted on the property advertising the meeting, and a notice was posted on the Town's website. The proposed six-story building would include 221 residential units, office space, retail space, residential amenities, and 399 garage parking spaces with 33 additional on-street parking spaces. The Town would own 100 parking spaces for public use. The remote meeting took place from 6-8 pm on March 4, 2021. A recording of the meeting and applicant presentation is available.

The following represents a summary of the neighborhood meeting:

Applicants:

- Connor Treanor – ct design development (architect, presented)
- Banks Floodman – Sunflower Development Group (developer, presented)
- Matt Murphy – TreanorHL (engineer)

Downtown Alliance:

- Kevin Tilson
- Kristen Bowling

Town Representatives:

- Dave Corliss, Town Manager
- Tara Vargish, PE, Director of Development Services
- Cara Reed, Neighborhood Liaison
- Julie Kirkpatrick, PLA, Long Range Project Manager & DRB Liaison
- Mayor Gray
- Mayor Pro Tem Bracken
- Councilmember Johnson

Public Participants:

1. Annamarie Engelhard (HP Board member)
2. Brett Ogden
3. Chris Cunningham
4. David Blakely
5. Diane Evans
6. DJ Tedesco
7. Jill

8. Kim Heideman
9. KC Neel
10. Patricia Riber
11. John Shepherd
12. Mark Schenecker
13. Jason Warrick
14. James Weckbaugh
15. 720-530-7558
16. 402-350-0599
17. 443-418-8021

The applicant presentation discussed the following:

- Presented overall plans, floor plans
- Roughly 400 parking spaces in garage, 29 on-street spaces
- Town parking – 100 spaces on the 3rd floor
- Atrium-style amenity area for residents facing west
- Showed existing pictures of site
- Showed renderings of view from Jerry Street and parking metal screening w/historic photos
- Discussed secured parking for residents and lease language stating that parking on 3rd floor, public parking not allowed
- Discussed dog park, dog clean-up, etc.
- Showed renderings from pedestrian perspective
- Architecture discussed: peaked roofs, wing walls of stone (reminiscent of rhyolite in color, etc.), garage screening includes historic photos of Castle Rock

Attendees asked questions regarding the following:

- Concerned with impacts to community (traffic, water resources, more students) and what developer is giving back: providing Town public parking @ a discount, supporting small businesses with downtown residents, increase in property tax and tax revenues, project would quadruple the taxes on the site that would go towards roads, tap fees, etc.
- Dave Corliss discussed Redevelopment Agreement to help answer question from public re: funds, fees, property taxes, etc. April 6 Town Council hearing, Downtown Development Authority hearing for agreement, Design Review Board March 10
- Road infrastructure improvements: 5th and Jerry roundabout contribution based on project's pro-rata share, improvements to alley & Sixth Street (burying utilities, etc.)
- Concerns with alley access and possible thru-traffic using adjacent property on Wilcox: 1st and 2nd floor garage access Jerry Street, 3rd floor garage has access off alley
- 8th and Wilcox intersection concerns
- 6th and Wilcox intersection concerns
- Questioned distance of new building to existing diesel shop: 10' to property line from northern edge of proposed building
- Will adjacent properties be notified when utility work occurs: absolutely
- Adjacent property owner (500 block of Wilcox) is excited for project

- View of architecture from Victorian Center/Wilcox concerns
- Like historic pictures at pedestrian level of garage
- Mountain lodge feel, limestone veneer, what are rest of materials: fiber-cement siding for most of façade that looks like natural wood but more durable, metal panel
- Downtown Master Plan: Western-feel, taste of urbanity, quality building materials, was brick considered, building has a modern-feel: looked at brick at the beginning, decided not to use because it didn't look right with building design
- Color-scheme is now white-brown versus orange as was first presented: changed to white-brown after neighborhood meeting input

The project is located in Councilmember LaFleur's district. The meeting adjourned at 7:10 pm.