

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

Second Neighborhood Meeting, 5:30 – 7 pm MDT 9/17/2020

Remotely via RingCentral

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. The existing storage units would be demolished. This meeting represented the second required 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 218 residential units, office space, retail space, residential amenities, and 400 parking spaces with 29 additional on-street parking spaces. The Town would own 100 parking spaces for public use. The remote meeting took place from 5:30 – 7 pm on September 17, 2020. A recording of the meeting and applicant presentation is available.

The following represents a summary of the neighborhood meeting:

Applicants:

- Connor Treanor – TreanorHL (architect, presented)
- Banks Floodman – Sunflower Development Group (developer, presented)
- Jason Swords – Sunflower Development Group
- Mark & Julie Heath – 50% ownership

DDA:

- Kevin Tilson
- Kristen Bowling

Town Representatives:

- Dave Corliss, Town Manager
- Matt Gohl, Special Projects Manager
- Tara Vargish, PE, Director of Development Services
- Cara Reed, Neighborhood Liaison
- Julie Kirkpatrick, PLA, Long Range Project Manager & DRB Liaison

Town Council Attendees:

- Jason Gray, Mayor
- Caryn Johnson, Councilmember

Public Participants:

1. Andrew Wasson
2. Aidan Gray
3. Annamarie Engelhard (Historic Preservation Board member)
4. Brett Ogden

5. KC Neel
6. Cynthia (no last name given)
7. Diane Evans
8. Donna Ferguson
9. Gary Godfrey
10. Jeff Drabing
11. Jeremy Begley (Planning Commissioner, Design Review Board member)
12. Johns (no last name given)
13. Joshua (no last name given)
14. Kelly Miller
15. Larissa Sharbori
16. Laura Cauey
17. Lauren Davis
18. RK Rull (didn't give name)
19. Will Heikes
20. Unknown caller 816-465-5666

The applicant presentation discussed the following:

- Inspired by Castle Rock history
- Floor plans shown of each level
- Retail space at SW corner, 1st floor
- Parking 1st and 2nd floors
- Office space 2nd floor
- Residential on upper floors
- Parking exceeds code, over 400 total spaces in structure and 29 angled on Jerry Street (100 spaces would be for Town for public use)
- Discussed amenity programming for residents
- 218 units (317 beds) on upper floors (20 studio, 110 one-bed, 59 two-bed, 13 two-bed loft, 16 three-bed includes lofts)
- Discussed, showed building sections and elevations as they relate to neighboring properties
- Using rhyolite as inspiration on part of building façade, wood tones as well
- 4 ½ stories (approx.. 55') as viewed from Wilcox due to elevation change of site
- 6 stories on Jerry Street
- Applicants shared their email addresses for attendees to contact them with questions

Attendees expressed concerns for the following:

- Parking
- Public parking remaining available to public
- Maintenance of dog park
- Traffic impacts
- Road improvements that may be required due to this development
- Color of building seems to stand out (dislikes Mirage Dental building colors)
- Architecture is not unique to Castle Rock

- Town's financial support of project, potential subsidy
- Open Space dedication since no land on site to dedicate
- Dave Corliss' relationship with the developer

Attendees expressed appreciation for the following:

- Project is encouraging long term strategy for a healthy and vibrant downtown
- More people downtown for businesses and to add vibrancy
- 100 public parking spaces for Town
- Building is considerate of history
- Excited for project

Comments received by staff prior to the meeting:

- Three emails opposed to the project
- One email in support of the project

The project is located in Mayor Pro Tem Bower's district. The meeting adjourned at 6:52 pm.