

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

Third Neighborhood Meeting, 5 – 6:30 pm MST 11/16/2020

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. The existing storage units would be demolished. This meeting represented the third 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 – 6:30 pm on November 16, 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)
- Mark & Julie Heath – 50% ownership
- Chris McGranahan – LSC Transportation Consultants (traffic engineer)
- Brian Kemp– TreanorHL (civil engineer)

DDA:

- Kevin Tilson
- Kristen Bowling

Town Representatives:

- Dave Corliss, Town Manager
- Tara Vargish, PE, Director of Development Services
- Tony Felts, AICP, Assistant Director of Development Services
- Cara Reed, Neighborhood Liaison
- Julie Kirkpatrick, PLA, Long Range Project Manager & DRB Liaison
- Sandy Vossler, Senior Planner
- Councilmember Johnson

Public Participants:

1. Andrew Wasson
2. Beth Moreau
3. KC Neel
4. Steve Scheenstra

5. Diane Evans
6. Pam Ridler
7. Mark Laptap
8. Walker Douglas
9. Lauren Davis
10. Will Heikes
11. 303.870.2234 (wasn't able to get name)
12. 303.669.0534 (wasn't able to get name)

The applicant presentation discussed the following:

1. Banks Floodman gave overview of project.
2. Connor Treanor and Banks walked through floor plans, changes to site plan from last meeting
 - a. Changes in parking entrances
 - b. Public parking on 3rd level, closer to Wilcox Street, 100 public parking spaces on that level 12 will be private
 - c. Discussed residential amenities in more detail
3. Reviewed new renderings
 - a. Showed rendering from pedestrian's perspective
 - b. Highlighted landscape planters as storm water filtration system, similar to The Move
 - c. Changed color scheme, whites and grays with wood tones, based on public input
 - d. Pool design: sunken seating area in pool for residents, area for laps
 - e. Demonstrated proposed building height to The Move

Attendees asked questions regarding the following:

- Access to 3rd level parking from alley may be challenging due to alley width and parking in alley by adjacent businesses
- Traffic impacts from development and mitigation
- Pedestrian experience and their view (mostly screened parking garage with offices above)
- Treatment of dog park refuse and smell (artificial turf with constant flow of water underneath is constantly disposing of refuse and smell)
- Concerns about existing light @ 6th and Wilcox not operating well for someone wanting to make a left turn (Julie Kirkpatrick followed up with Public Works after the meeting)
- View of north side looking south
- Possible improvements @ 8th Street intersection needed
- View of entrance to parking garage difficult to see on renderings
- Appreciation for the project and addressing community concerns expressed (via chat)
- Timing to go before the Design Review Board, response: will go before DRB once staff comments have been addressed and RDA would go before DDA and Council after DRB

The project is located in Mayor Pro Tem Bower's district. The meeting adjourned at 5:46 pm.