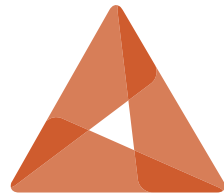


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C A S T L E R O C K



CONFLUENCE

c o m p a n i e s

Creating Exceptional Places®

# 2014 - How Do We Keep Downtown From Dying?

- Higher quality places for people to live, work, & dine
- Targeted Redevelopment
- Keep a mix of old & new
- Charm through cultivating retail, local businesses
- Re-Center Downtown/Festival Park as a catalyst



# Dying or Vibrant?



## New Urbanist Principles



- Walkable
- Mix of Uses
- Break Building Scale Down
- Parking Concealed
- Active Retail, Creative Office
- High Quality, Amenity Rich Living



**GREAT  
DIVIDE**  
BREWERY  
ROADHOUSE



**hollis + miller**  
architects

**CRAFT**  
COWORKING



**RIVERWALK**  
DENTAL ARTS

**tribe**  
at Riverwalk



# Downtown Economic (Re)Development

**\$168,000,000** of Private Capital Invested, **\$900,000** to Quiet Zone

**382** New Residential Units ( $\approx$ 750 new full time residents)

**933** New Parking Spaces (637 Public Spaces)

**100,000** sf of Commercial Space (22 new Retail & 43 new Office Businesses)

**\$10,000,000** generated for Castle Rock - Fees (parks, police, fire, schools, etc)

**\$41,176,402** in property & sales tax generation (over next 25 years)



# 221 wilcox

CASTLE ROCK



221 wilcox

CASTLE ROCK





# 221 wilcox



221 wilcox



# 221 wilcox

CASTLE ROCK



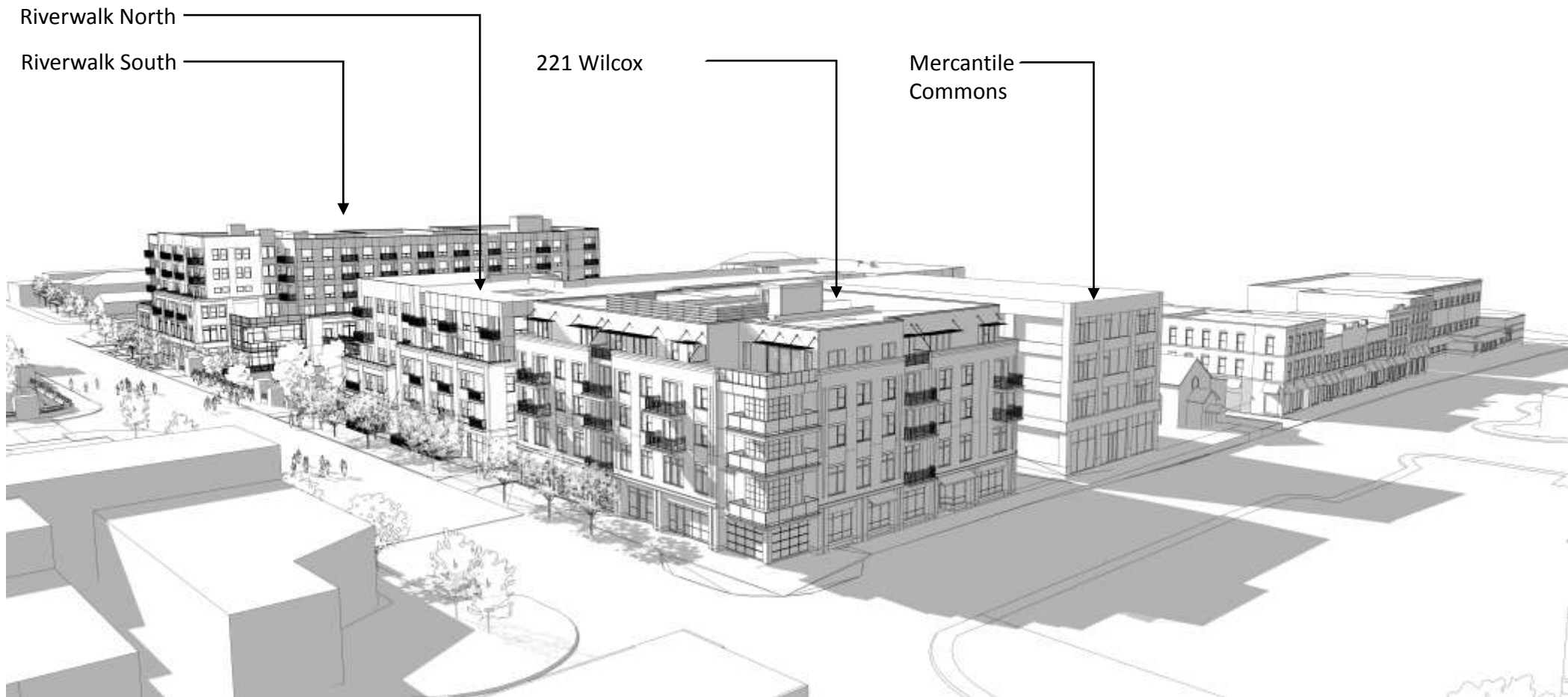
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CASTLE ROCK



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CASTLE ROCK



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CASTLE ROCK

## Contextual Design Elements

Precast Sill and Lintel

“Stepped Back” 5<sup>th</sup> Floor

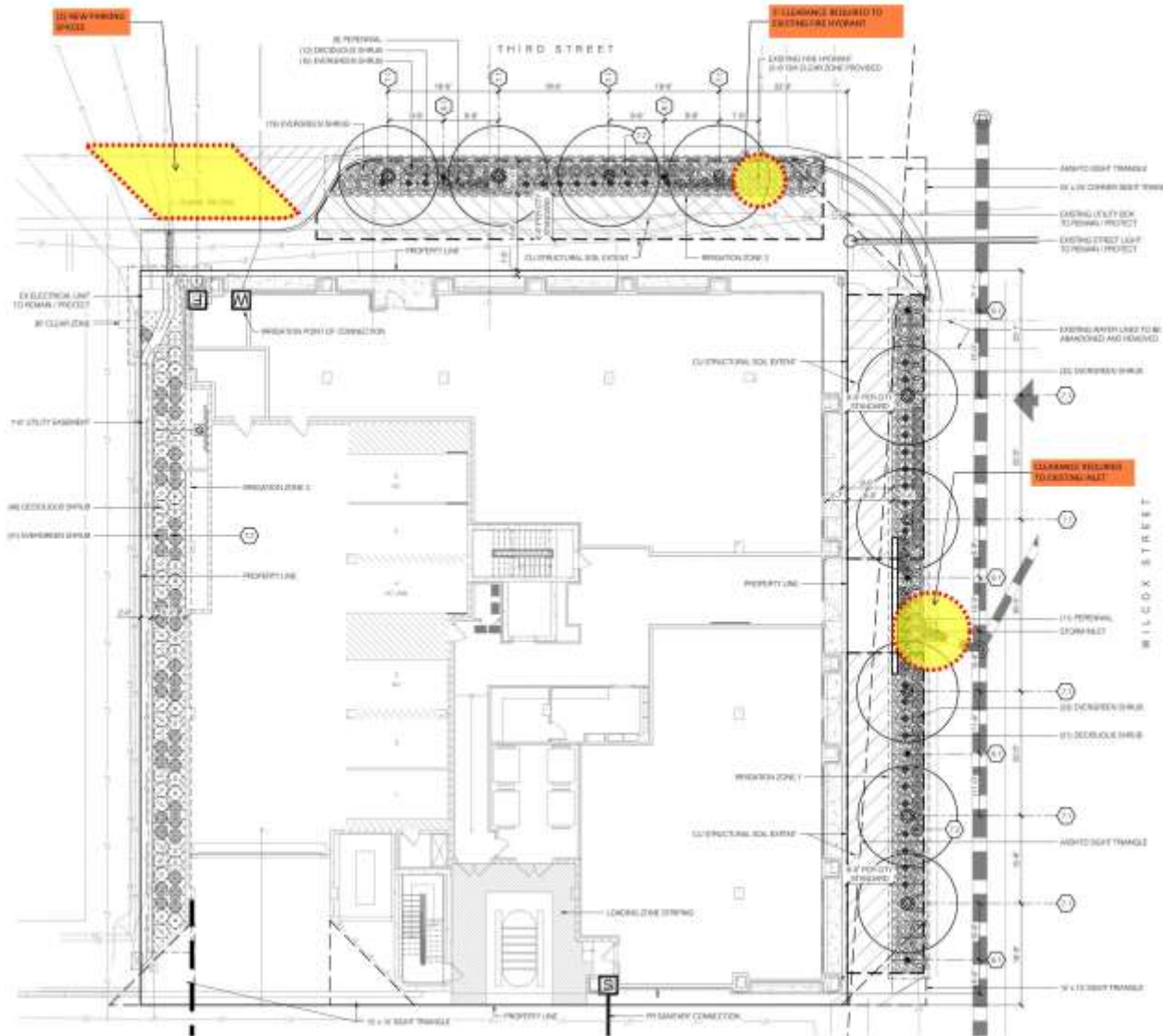
Brick Detailing



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Variance Request



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## Questions?

### Program

- Level 1 – Retail Space
  - Corner Restaurant
  - Bakery
- Level 2 – 10,000 SF Office Space
  - 27 offsite parking spaces provided.
- Level 3-5
  - 28 Residential Units
  - Below grade parking provided.

