

Neighborhood Meeting Summary – Alana at Castle Rock (formerly known as Promenade Apartments)  
Neighborhood Meeting #3 – July 19, 2021

Forum held a neighborhood meeting to discuss a proposed Site Development Plan (SDP) project known as Alana at Castle Rock, formally known as Promenade Apartment. The project site is 10-acres in size and generally located in the center of the Promenade between Promenade Parkway and Castlegate Drive West.

This meeting represented the third required neighborhood meeting. The meeting was conducted virtually via Zoom. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site. Prior to the virtual meeting, all neighbors were provided with a vicinity map, a project narrative, site plan, and building elevations. The meeting was scheduled for July 19, 2021 from 5:00 p.m. to 6:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- David Pilz, Senior Associate, Forum Investment Group
- Kristin Link, Director, Forum Investment Group

Town Representatives:

- Councilmember Johnson
- Councilmember Dietz
- Donna Ferguson, AICP, Senior Planner
- Jenifer Doane, DS Community Outreach Program Manager

Public Participants:

1. None

The applicant presentation discussed the following:

- The project team and the Forum philosophy for development.
- Four apartment buildings, 4 to 5 stories high.
- Two 60-unit buildings; two 90-unit buildings.
- 300 apartment units total.
- Clubhouse amenity to include a communal kitchen, fitness studios, co-working pods as well as a pool and dog run.
- Parking to be a mix of attached, detached, and surface.
- High quality 360-degree architecture described as, “a modern take on Colorado mountain history”. Architecture materials to include masonry, board and baton, and steel railings.
- Construct in fall/winter of 2021.
- Occupy in spring 2023.

Attendees had the following comments:

- Question about elevation difference between La Loma Restaurant and apartments. Applicant pointed this out on the site plan.
- Question about elevation difference between La Loma restaurant and the adjacent commercial area. Applicant will email this information to applicant.
- Question about parking. Applicant referenced the site plan to show parking is a mix of attached and detached garages, carports, tandem parking and surface parking.

- Question about where the entrance to the commercial area will be. Applicant responded it will be off the same drive as the apartments.

The project is located in Councilmember LaFleur's district.

The meeting adjourned at 5:32 p.m.

The applicant's presentation is attached. In addition, a recording of the meeting is available via the link below:

[https://zoom.us/rec/share/BWV7qud3WEEzMXcsHTFboGVnI2iGlkVVYhFEKYQh\\_pfBLzypvuyamrcSEgp6m2w.2v\\_izEfaf\\_TApO1m](https://zoom.us/rec/share/BWV7qud3WEEzMXcsHTFboGVnI2iGlkVVYhFEKYQh_pfBLzypvuyamrcSEgp6m2w.2v_izEfaf_TApO1m) Passcode: 49X!\*C8x