



# Design Review Board Agenda - Final

Boardmember Chris LeEVERS  
Boardmember John Johnson  
Boardmember Kevin McHugh  
Boardmember Susan Thayer  
Boardmember Robin Warnke  
Boardmember Josie Adler  
Boardmember David Miles

Wednesday, June 24, 2026

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

**\*\* ALL TIMES ARE APPROXIMATE \*\***

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town’s accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](http://CRgov.com/A11yRequest).

**5:30 pm DINNER FOR BOARD MEMBERS**

**6:00 pm CALL TO ORDER / ROLL CALL**

**6:05 pm CERTIFICATION OF MEETING**

**6:10 pm APPROVAL OF MINUTES**

[DRB](#)  
[2026-003](#)

September 24, 2025, Design Review Board Meeting Minutes

**Attachments:** [September 24, 2026 Design Review Board Meeting Minutes](#)

**6:15 pm ELECTION OF OFFICERS, ETC.**

[DRB](#)  
[2026-004](#)

Election of Design Review Board 2026 - 2027 Chair

[DRB](#)  
[2026-005](#)

Election of the 2026 - 2027 Design Review Board Vice-Chair

**6:15 pm RESOLUTION OF APPRECIATION**

[DRB](#)  
[2026-001](#)

Resolution of Appreciation Dan Ahrens

**Attachments:** [Resolution of Appreciation](#)

[DRB](#)  
[2026-002](#)

Resolution of Appreciation Robert Lange

**Attachments:** [Resolution of Appreciation](#)

**6:25 pm TOWN COUNCIL UPDATE**

**6:30 pm PUBLIC HEARING ITEMS**

[DRB](#)  
[2026-006](#)

**333 N. Perry Street - Pilates Addiction Canopy Sign**

**Attachments:**      [Staff Report](#)

[DRB](#)  
[2026-007](#)

**Castle Rock Bike & Ski Mural (25 S Wilcox St)**

**Attachments:**      [Staff Report](#)  
                                 [Attachment A: Mural Proposal](#)

**7:30 pm BOARD MEMBER ITEMS**

**Check for quorum for upcoming meetings:  
July 8th and July 22nd**

**7:45 pm ITEMS FROM STAFF**

**8:00 pm ADJOURN**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 6/24/2026

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**Item #:** **File #:** DRB 2026-003

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**To:** Members of the Design Review Board

**From:** Design Review Board Administrator

**September 24, 2025, Design Review Board Meeting Minutes**

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### **Executive Summary**

Attached are the meeting minutes from September 24, 2025, Design Review Board meeting for your review and approval.



## Design Review Board Meeting Minutes - FINAL

Chair Chris Leever  
Vice Chair Kevin McHugh  
Boardmember Josie Adler  
Boardmember John Johnson  
Boardmember Robert Lange  
Boardmember David Miles  
Boardmember Dan Ahrens

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Wednesday, September 24, 2025

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

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**\*\* ALL TIMES ARE APPROXIMATE \*\***

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](http://CRgov.com/A11yRequest).

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

- Present** 6 - Chair Chris Leever, Vice-Chair Kevin McHugh, Boardmember Josie Adler, Boardmember John Johnson, Boardmember David Miles, and Boardmember Dan Ahrens
- Not Present** 1 - Boardmember Robert Lange

### CERTIFICATION OF MEETING

### APPROVAL OF MINUTES

[DRB 2025-007](#)

July 23, 2025, Design Review Board Meeting Minutes

Moved by Honorary Member McHugh, seconded by Boardmember Ahrens, to Approve DRB Topic DRB 2025-007 as presented. The motion passed by a vote of:

- Yes:** 6 - Chair Leever, Vice-Chair McHugh, Boardmember Adler, Boardmember Johnson, Boardmember Miles, and Boardmember Ahrens

### ELECTION OF OFFICERS, ETC.

### TOWN COUNCIL UPDATE

### PUBLIC HEARING ITEMS

[DRB 2025-008](#)

**2 Phelps Street, Eternal Rock Evangelical Lutheran Church  
Lot 2, Block 1, Phelps Subdivision**

Mr. Brad Boland presented the proposal for 2 Phelps Street, Eternal Rock Evangelical Lutheran Church, located on Lot 2, Block 1 of the Phelps Subdivision. A site development plan (SDP) was originally approved in 2018, with the understanding that the applicant would return with a detailed landscaping and parking plan. The current site plan meets all conditions for approval, ensuring that parking design standards are satisfied. The existing building includes a concrete area designated for the proposed 31-space parking lot. Three variances are

requested: a reduction in the parking lot setback, permission for parking abutting the street, and a reduction in the number of required trees. The right-of-way is sufficient to accommodate a wide sidewalk instead of extra landscaping, and the request is considered reasonable. The existing condition already includes street-abutting parking adjacent to the building. Due to a gas line running through the property, tree planting is limited, making the proposed landscaping plan featuring coloradoscape and a mix of trees and shrubs, appropriate for the site. Staff recommended approval of both the SDP and the requested variances. The applicant discussed the building’s history, noting that they purchased the property in 2018, reinstated the church, and refined the site and landscape plans. During the review, Boardmember Ahrens asked whether the parking lot extends to the street and whether the sidewalk would compensate for the reduced setback. The applicant explained that on the south side of the building, a raised sidewalk and curved gutter would create designated pedestrian areas, improving safety. Public Works requested an 11-foot sidewalk to support Town events and pedestrian traffic in lieu of additional landscaping. Boardmember Miles inquired about overflow parking. The applicant responded that church members use all surrounding parking areas and, while the lot is not actively monitored, it remains open and monitored during Castle Rock events. Boardmember Johnson raised concerns about line-of-sight at the corner of Perry Street. Mr. Boland clarified that the existing landscaping is on Town-owned property and line-of-sight has been deemed acceptable by Public Works.

**Moved by Boardmember Miles, seconded by Boardmember Johnson, to Approve DRB Topic DRB 2025-008 as presented. The motion passed by a vote of:**

**Yes:** 6 - Chair Leever, Vice-Chair McHugh, Boardmember Adler, Boardmember Johnson, Boardmember Miles, and Boardmember Ahrens

**BOARD MEMBER ITEMS**

**Check for quorum for upcoming meetings**

**ITEMS FROM STAFF**

**ADJOURN**

**Moved by Chair Leever, seconded by Boardmember Miles, to Approve adjourn as presented. The motion passed by a vote of:**

**Yes:** 6 - Chair Leever, Vice-Chair McHugh, Boardmember Adler, Boardmember Johnson, Boardmember Miles, and Boardmember Ahrens

\*\*\*\*\*  
**Minutes approved by the Design Review Board on \_\_\_\_\_ by a vote of \_\_\_\_ in favor, \_\_\_\_ opposed, with \_\_\_\_ abstentions.**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 6/24/2026

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**Item #:** **File #:** DRB 2026-004

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**To:** Members of the Design Review Board

**From:** Brad Boland, Planning Manager

**Election of Design Review Board 2026 - 2027 Chair**

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### Executive Summary

Election of Design Review Board 2026 - 2027 Chair



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 6/24/2026

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**Item #:** **File #:** DRB 2026-005

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**To:** Members of the Design Review Board

**From:** Brad Boland, Planning Manager

**Election of the 2026 - 2027 Design Review Board Vice-Chair**

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### Executive Summary

**Election of the 2026 - 2027 Design Review Board Vice-Chair**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 6/24/2026

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**Item #:** **File #:** DRB 2026-001

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**To:** Members of the Design Review Board

### **Resolution of Appreciation Dan Ahrens**

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#### **Attachments**

Attachment A      Resolution of Appreciation

**RESOLUTION NO. DRB RESO 2026-001**

**A RESOLUTION OF APPRECIATION  
HONORING THE SERVICE OF  
DAN AHRENS  
AS A MEMBER OF THE DESIGN REVIEW BOARD**

*WHEREAS, Dan Ahrens as a member of the Design Review Board for the Town of Castle Rock, serving June 1, 2025, through May 31, 2026, significantly contributed to the implementation of recommendations concerning development applications in downtown Castle Rock;*

*WHEREAS the performance of his duties and responsibilities was characterized by dedication to the planning and development of the Town of Castle Rock and he has contributed his experiences, time, and interest to this advisory group;*

***NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF CASTLE ROCK, COLORADO DESIGN REVIEW BOARD THAT THE SERVICE OF DAN AHRENS AS A MEMBER OF THE DESIGN REVIEW BOARD IS DEEPLY APPRECIATED.***

*PASSED, APPROVED, AND ADOPTED this 24<sup>th</sup> day of June 2026, by the Design Review Board of the Town of Castle Rock, Colorado, on first and final reading, by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.*

**TOWN OF CASTLE ROCK  
DEVELOPMENT SERVICES**

**TOWN OF CASTLE ROCK  
DESIGN REVIEW BOARD**

\_\_\_\_\_  
*Tara Vargish, Director*

\_\_\_\_\_  
*Design Review Board Chair*



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 6/24/2026

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**Item #:** **File #:** DRB 2026-002

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**To:** Members of the Design Review Board

### **Resolution of Appreciation Robert Lange**

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#### **Attachments**

Attachment A      Resolution of Appreciation

**RESOLUTION NO. DRB RESO 2026-002**

**A RESOLUTION OF APPRECIATION  
HONORING THE SERVICE OF  
ROBERT LANGE  
AS A MEMBER OF THE DESIGN REVIEW BOARD**

*WHEREAS Robert Lange as a member of the Design Review Board for the Town of Castle Rock, serving June 1, 2021, through May 31, 2026, significantly contributed to the implementation of recommendations concerning development applications in downtown Castle Rock;*

*WHEREAS the performance of his duties and responsibilities was characterized by dedication to the planning and development of the Town of Castle Rock and he has contributed his experiences, time, and interest to this advisory group;*

***NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF CASTLE ROCK, COLORADO DESIGN REVIEW BOARD THAT THE SERVICE OF ROBERT LANGE AS A MEMBER OF THE DESIGN REVIEW BOARD IS DEEPLY APPRECIATED.***

*PASSED, APPROVED, AND ADOPTED this 24<sup>th</sup> day of June 2026, by the Design Review Board of the Town of Castle Rock, Colorado, on first and final reading, by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.*

**TOWN OF CASTLE ROCK  
DEVELOPMENT SERVICES**

**TOWN OF CASTLE ROCK  
DESIGN REVIEW BOARD**

\_\_\_\_\_  
*Tara Vargish, Director*

\_\_\_\_\_  
*Design Review Board Chair*



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 6/24/2026

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**Item #:** **File #:** DRB 2026-006

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**To:** Members of the Design Review Board

**From:** **Brad Boland, AICP, Planning Manager**

**333 N. Perry Street - Pilates Addiction Canopy Sign**

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### Executive Summary

Prior to issuance of a sign permit, the Design Review Board must review and approve the proposed canopy sign changes based on the applicable criteria in Section 19.04.053I of the Castle Rock Municipal Code (CRMC), Signs in the Downtown Overlay District. The tenant of 333 N. Perry Street, Suite B, Pilates Addiction, is proposing to replace the existing unbranded light tan fabric awnings with new black fabric awnings that include tenant identification and business branding. Because the awnings incorporate business signage and are located within the Downtown Overlay District, the proposed canopy sign requires Design Review Board review and approval, as per Section 19.04.053H of the CRMC.

### Attachments

Staff Report



Meeting Date: June 24, 2026

## AGENDA MEMORANDUM

**To:** Design Review Board

**From:** Brad Boland, AICP, Planning Manager

**Title:** **333 N. Perry Street – Pilates Addiction Canopy Sign**

### Executive Summary

Prior to issuance of a sign permit, the Design Review Board must review and approve the proposed canopy sign changes based on the applicable criteria in Section 19.04.053I of the Castle Rock Municipal Code (CRMC), Signs in the Downtown Overlay District. The tenant of 333 N. Perry Street, Suite B, Pilates Addiction, is proposing to replace the existing unbranded light tan fabric awnings with new black fabric awnings that include tenant identification and business branding. Because the awnings incorporate business signage and are located within the Downtown Overlay District, the proposed canopy sign requires Design Review Board review and approval, as per Section 19.04.053H of the CRMC.

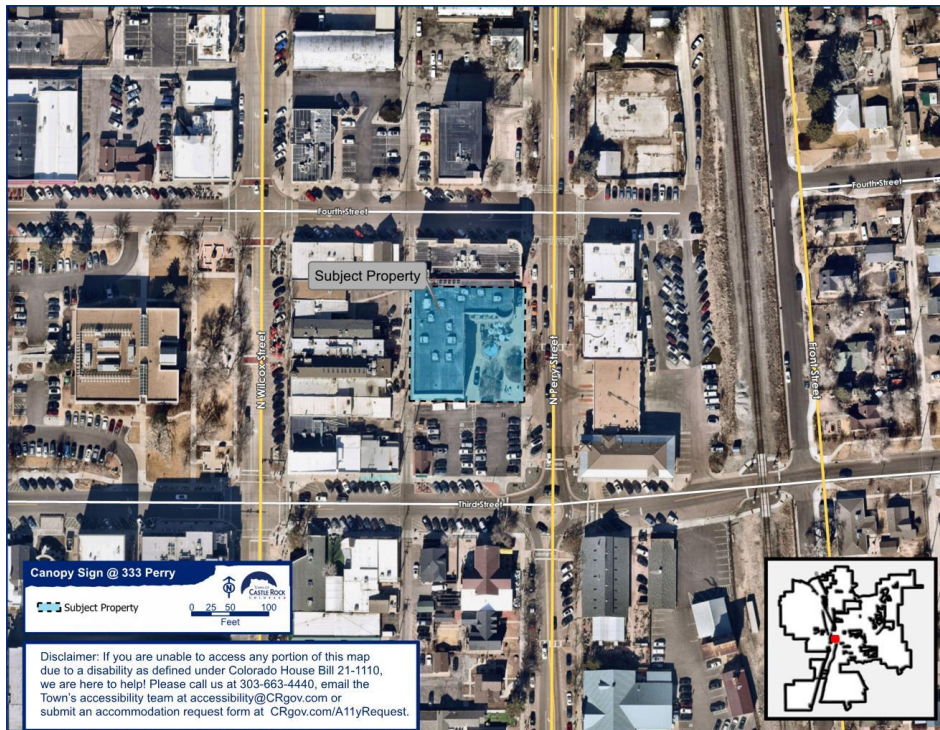


Figure 1: Vicinity Map

## **Discussion**

### **Existing Conditions**

Located at the southwest corner of N. Perry Street and Third Street, 333 Perry Street is a three-story mixed-use commercial building located within the downtown commercial core, with pedestrian access to nearby restaurants, shops, civic destinations, and public parking. The building was constructed in 2005 and is approximately 36,927 square feet in size on a 0.48-acre parcel. Current tenants include a mix of restaurant, food service, health and wellness, counseling, legal, insurance, engineers, and other professional office uses.

The building is a contemporary main-street style infill project designed for ground-floor commercial activity with upper-floor office use. The building includes storefront glazing, awnings, masonry and light-colored exterior materials, upper-story windows and balconies, and a rounded corner tower element. The development is organized around an internal courtyard with a fountain and outdoor seating. Suite B is located on the ground floor of the building, fronting Perry Street within the main commercial storefront area. The suite includes an entry door and adjacent storefront window area beneath the existing awnings, with tenant spaces located on both sides.

Existing fabric canopies are located above several ground-floor storefronts and vary in color, including purple, black, and tan. Many of the canopies also incorporate tenant signage, contributing to the building's pedestrian-oriented commercial character and storefront identification.



**Figure 2: Existing Canopies**

### Proposed SDP, Façade/Canopy Improvements

The proposed work would replace the existing light tan fabric awnings over the storefront with new black fabric awnings, a canopy color that is already used elsewhere on the building. The existing awnings are unbranded, while adjacent tenant awnings on both sides include business signage. The proposed awnings would retain the same general sloped canopy form and storefront location, while updating the appearance with black fabric and integrated Pilates Addiction branding, including a gold logo over the entry awning and white “PILATES ADDICTION” lettering on the adjacent storefront awning.



### Notification and Outreach Efforts

The proposed Site Development Plan was noticed in accordance with the Town of Castle Rock Municipal Code. Signs were posted on the property, and letters were mailed to property owners within 500 feet of the site. Town staff published the hearing notice on the Town’s website. The application could also be found online on the Town’s Development Activity Map.

### Review and Approval Criteria

#### Signs in the Downtown Overlay District, CRMC Chapter 19.04.053I

The following Downtown Overlay District sign criteria apply to this application:

*Signs shall be compatible with the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels and adjoining uses.*

Staff Analysis – The proposed awnings are compatible with the character of the surrounding downtown district and adjacent architecture. Awnings and canopies are common on downtown commercial storefronts, and black fabric canopies are already used elsewhere on the building. The proposed black fabric material, sloped canopy form, and storefront location are consistent with the existing pattern of awnings on the building and in the downtown area. The gold logo and white tenant lettering provide business identification in a manner consistent with other tenant awnings. No new lighting is proposed.

Signs shall be expressive of the business or activity for which they are displayed.

Staff Analysis – The proposed awnings are expressive of the business for which they are displayed through the use of the Pilates Addiction name and logo. The white tenant lettering and gold logo provide clear business identification and reflect the tenant's branding while remaining integrated into the overall awning design.

*Signs shall be oriented or illuminated so as not to adversely affect the surrounding area or existing nearby residential uses or structures. Examples of adverse effects are glare from intense illumination and large signs or structures, which visually dominate an area.*

Staff Analysis – No new lighting is proposed with the canopy application.

*Signs may be creative in the use of two- and three-dimensional forms, iconographic representations, lighting and graphic design, including the use of color, pattern, typography and materials.*

Staff Analysis – The proposed awnings incorporate a simple graphic design through the use of black fabric, white tenant lettering, and a gold business logo above the entry. The use of contrasting colors and tenant-specific branding provides clear business identification while maintaining a design that is compatible with the existing storefront and surrounding downtown commercial character.

*Signs shall be constructed utilizing high quality, durable materials that meet the physical demands of an urban setting.*

Staff Analysis - The proposed awnings would be constructed of fabric material, which is a common and durable material used for commercial storefront canopies in downtown settings. The awnings would be installed over the ground-floor

storefront in the same general location as the existing awnings and will be required to meet all applicable building code requirements.

### **Summary of Findings**

Staff recommends approval of this project based on:

- The project meets the intent of signs in the DOD;
- The project helps further the goals and objectives set out for downtown Castle Rock through its Master Plan.

### **Motion Options**

#### **Option 1: Approval of Canopy Sign**

*“I move to approve the canopy sign for 333 N. Perry Street as shown.”*

#### **Option 2: Approval with Conditions**

*“I move to approve the canopy for 333 N. Perry Street with the following conditions:  
(list conditions)”*

#### **Option 2: Continue item to next hearing (need more information to make decision)**

*“I move to continue this item to the next regular Design Review Board meeting on July 8, 2026.”*



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 6/24/2026

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**Item #:** **File #:** DRB 2026-007

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**To:** Members of the Design Review Board

**From:** Brad Boland, AICP, Planning Manager

### **Castle Rock Bike & Ski Mural (25 S Wilcox St)**

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#### **Executive Summary**

Public art is an important component of a vibrant and unique downtown. Murals, in particular, can enhance the pedestrian experience by transforming blank walls into colorful and engaging scenes that contribute to the visual character of the district.

Within the Downtown Overlay District, murals that include messaging related to a business require approval from the Design Review Board at a public prior to their installation. The proposed mural sign reviewed in this staff report is located at 25 S. Wilcox Street and is associated with Castle Rock Bike & Ski.

#### **Attachments**

Attachment A      Mural Proposal



Meeting Date: June 24, 2026

## AGENDA MEMORANDUM

**To:** Design Review Board

**From:** Brad Boland, AICP, Planning Manager

**Title:** Castle Rock Bike & Ski Mural (25 S. Wilcox St)

### Executive Summary

Public art is an important component of a vibrant and unique downtown. Murals, in particular, can enhance the pedestrian experience by transforming blank walls into colorful and engaging scenes that contribute to the visual character of the district.

Within the Downtown Overlay District, murals that include messaging related to a business require approval from the Design Review Board at a public prior to their installation. The proposed mural sign reviewed in this staff report is located at 25 S. Wilcox Street and is associated with Castle Rock Bike & Ski.

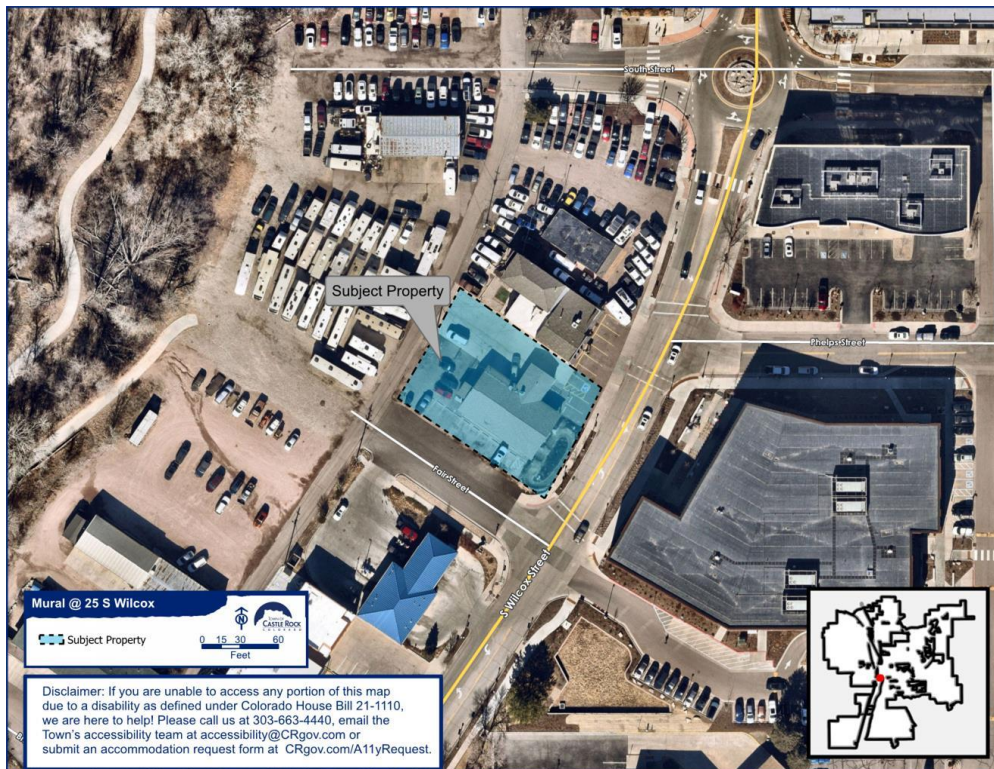


Figure 1: Vicinity Map

## **Discussion**

### **Existing Conditions**

Located at the northwest corner of S. Wilcox St. and Fair St., 25 S. Wilcox St. is occupied by Castle Rock Bike & Ski, a retail and service business offering bicycles, ski and snowboard equipment, rentals, repairs, and related outdoor recreation products. The property is located within the downtown commercial core, with pedestrian access to nearby restaurants, shops, offices, civic destinations, and public parking. The building was constructed in 1971 and contains approximately 2,900 square feet of commercial space on a 0.32-acre parcel.

The building is a one-story commercial structure with stucco-clad exterior walls, stone veneer accents, and a low-pitched gabled roof. The front elevation includes a projecting covered entry/porch canopy, supported by square posts, that creates a sheltered walkway beneath the main gable. The side elevation presents a long, largely uninterrupted wall plane that is proposed to receive the mural treatment.



**Figure 2: Existing Building**

### Proposed Mural

The proposed mural sign is associated with Castle Rock Bike & Ski and would be located on the south wall of the building at 25 S. Wilcox Street. The mural is proposed to measure approximately 7 feet in height by 48 feet in width and would cover the majority of the south wall. Due to the textured exterior surface of the building, the applicant proposes to install treated wood panels on the wall, which would be primed and painted to create a suitable surface for the mural.

The mural design incorporates bold colors, layered patterns, mountain imagery, and outdoor recreation themes, including references to biking, skiing, snow, and Colorado's natural landscape. The composition is intended to create a visually engaging public art feature that contributes to the character of Downtown Castle Rock while also reflecting the identity of Castle Rock Bike & Ski.

The mural was designed by local artist Christine Rose Curry. Ms. Curry has completed several public murals in Castle Rock and the surrounding area, including a previous mural for Castle Rock Bike & Ski at its former location at 411 4th Street. Town Council, through the Public Art Commission, recently awarded a grant in support of the proposed mural, recognizing the project's contribution to public art within the Downtown District.



Figure 3: Proposed Mural

### Notification and Outreach Efforts

The proposed Site Development Plan was noticed in accordance with the Town of Castle Rock Municipal Code. Signs were posted on the property, and letters were mailed to property owners within 500 feet of the site. Town staff published the hearing notice on the Town's website. The application could also be found online on the Town's Development Activity Map.

### Review and Approval Criteria

#### *Signs in the Downtown Overlay District, CRMC Chapter 19.04.053!*

The following Downtown Overlay District sign criteria apply to this application:

*Signs shall be compatible with the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels and adjoining uses.*

Staff Analysis – The proposed mural sign is compatible with the character of the Downtown Overlay District and the adjacent architecture when considered in terms of scale, color, materials, lighting levels and adjoining uses. The mural would be located on the south wall of the building at 25 S. Wilcox Street and would transform a largely blank wall into a colorful public art feature. The proposed mural is approximately 7 feet high by 48 feet wide and would cover the majority of the south wall. The design incorporates bright colors, mountain imagery, outdoor recreation themes, and playful graphic elements that are consistent with the active, pedestrian-oriented character of downtown Castle Rock.

Signs shall be expressive of the business or activity for which they are displayed.

Staff Analysis – The proposed mural sign is expressive of the business for which it is displayed. Castle Rock Bike & Ski is an outdoor recreation-oriented business, and the mural includes imagery related to biking, skiing, mountains, snow, and Colorado outdoor culture. The mural also incorporates whimsical and locally inspired design elements that reinforce the identity of the business while contributing to the broader downtown environment as public art.

*Signs shall be oriented or illuminated so as not to adversely affect the surrounding area or existing nearby residential uses or structures. Examples of adverse effects are glare from intense illumination and large signs or structures, which visually dominate an area.*

Staff Analysis – The proposed mural sign is oriented on the south wall of the building and is not proposed to include illumination. As a result, the mural is not expected to create glare, excessive lighting, or other illumination-related impacts on the surrounding area or nearby residential uses or structures. Although the mural is large in scale, it is located on a broad wall surface and is designed as a horizontal composition that is integrated with the building façade rather than as a freestanding or projecting structure. Staff does not find that the mural would visually dominate the area in a manner that would adversely affect the surrounding district.

*Signs may be creative in the use of two- and three-dimensional forms, iconographic representations, lighting and graphic design, including the use of color, pattern, typography and materials.*

Staff Analysis – The proposed mural sign demonstrates creativity through its use of color, pattern, iconographic imagery, and graphic composition. The mural includes two-dimensional painted imagery with layered patterns, mountain forms,

recreational imagery, and playful visual references. The design by local artist Christine Rose Curry uses bold colors and dynamic movement to create an engaging visual experience for residents, visitors, employees, and pedestrians in the Downtown District.

*Signs shall be constructed utilizing high quality, durable materials that meet the physical demands of an urban setting.*

Staff Analysis - The proposed mural sign would be constructed using treated wood panels installed on the building, which would then be primed and painted. The applicant has indicated that the panel system is proposed due to the textured exterior surface of the building, allowing the mural to be applied to a more appropriate and durable surface. Based on the proposed materials and installation method, the mural is expected to meet the physical demands of an urban setting, provided that the mural is maintained in good condition over time.

### **Summary of Findings**

Staff recommends approval of this project based on:

- The project meets the intent of signs in the DOD;
- The project helps further the goals and objectives set out for downtown Castle Rock through its Master Plan.

### **Motion Options**

#### **Option 1: Approval of Mural**

*"I move to approve the mural for Castle Rock Bike & Ski as shown."*

#### **Option 2: Approval of Mural with Conditions**

*"I move to approve the mural for Castle Rock Bike & Ski with the following conditions: (list conditions)"*

#### **Option 3: Continue item to next hearing (need more information to make decision)**

*"I move to continue this item to the next regular Design Review Board meeting on July 8, 2026."*

### **Attachments**

Attachment A: Mural Proposal



# Public Art Commission Grant Proposal



# Executive Summary

Castle Rock Bike & Ski's mural art project is designed to transform an ordinary wall into a vibrant visual story. The mural combines bold color, layered imagery, and local tidbits to create a visually engaging and welcoming entry into the Downtown District.

The design by local artist Christine Rose Curry draws inspiration from local culture, natural landscapes, and shared human experiences, using symbolism and flowing composition to guide viewers through the mural. It's also fun.

Public art is an essential aspect of a healthy and welcoming community, and our mural will be the perfect complement to the fabulous murals that already beautify and entertain residents, visitors, and those who work in the Downtown District every day. Bright colors and dynamic movement will help the piece stand out creating an uplifting atmosphere that says "Welcome to Downtown Castle Rock".

Ultimately, the mural will create a lasting landmark that reflects the cultural diversity of the Downtown District and will encourage pride in the neighborhood. This mural is designed to draw people into town and give them something to smile about.

# The Artist

Christine Rose Curry grew up and still lives in Douglas County. Many of her art projects are or have been created and are located in Castle Rock including a mural Castle Rock Bike & Ski contracted her to create in 2018.

Some notable murals in Castle Rock include Meadowview Elementary, Crowfoot Valley Coffee & Crowbar, and Maddie's Biergarten.

Christine has also painted backyard and street-facing utility boxes around Castle Rock and other Denver metro communities.



Castle Rock Bike & Ski 411 4th St.

But her art is appreciated beyond Castle Rock's borders. Her murals and mixed media art can be found all around the Denver metro area. Christine has been the featured artist at several galleries over the years. (See her resume on Page x.)



Evolution Hair Design, Littleton, CO

# Methods & Timeline

## 01

This mural project is shovel-ready and can get underway as weather permits. We expect the venture to be completed by the end of Summer 2026. It is expected to take several weeks to complete.



## 02

Due to the extreme exterior texture of the building at 25 S. Wilcox St., Castle Rock Bike & Ski will install high-quality treated wood panels on the building, which will be primed and painted. The existing mural panel, which was part of Castle Rock Bike & Ski's original mural at 411 4th St. in Downtown Castle Rock before the building was demolished in 2023, will be moved to another location on the building.



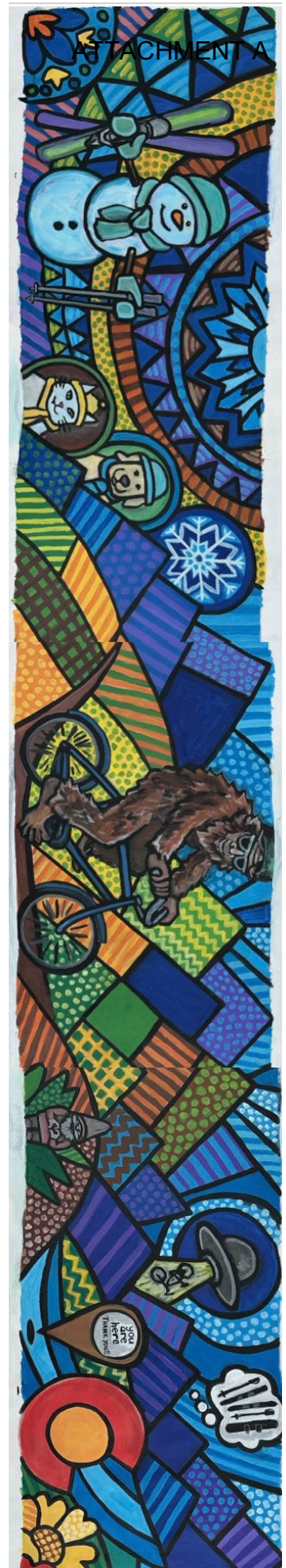
25 S. Wilcox St., Castle Rock, CO

## 03

The mural will measure 7 feet high by 48 feet wide. It will cover the majority of the south wall of the building.



# The Mural



# Budget/Request

## Grant Request:

Castle Rock Bike & Ski is requesting a project grant of \$5,000.00 to commission a mural on the south side of the building located at 25 S. Wilcox St. in Downtown Castle Rock.

### **Materials:**

- |   |            |
|---|------------|
| • Building Materials                                    | \$1,200.00 |
| • Paint (11 colors), brushes, drop cloths, rollers, gas | \$1,700.00 |

### **Labor:**

- |              |            |
|--------------|------------|
| • Design     | \$350.00   |
| • 160+ hours | \$5,000.00 |

<b>Total:</b>	<b>\$8,250.00</b>
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Date: March 12, 2026  
To: Jen Perry, Chairman, Castle Rock Public Art Commission  
From: Dan Berkenkotter, Berkenkotter Holdings  
Re: Castle Rock Bike & Ski Mural Grant Proposal

Dear Ms. Perry,

I am the owner of the building located at 25 S. Wilcox St., Castle Rock, CO. I have reviewed the art installation project proposed by my leasee, Castle Rock Bike & Ski, and I believe this mural project will be a benefit to the property and the town.

I am not helping fund this project; however, I am endorsing it. Please do not hesitate to reach out with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Berkenkotter', with a long horizontal flourish extending to the right.

Dan Berkenkotter  
Berkenkotter Holdings

# Attachment A

Christine Rose Curry  
 artist@ChristineRoseCurry.com  
 720.273.6861  
 PO BOX 272  
 Louviers, CO.  
 www.ChristineRoseCurry.com  
 Facebook: ArtBy:ChristineRoseCurry  
 Instagram: @ChristineRoseCurry

## **Public Murals**

- 2025: Meadow View Elementary, Castle Rock, CO.
- 2025: Evolution Hair Studio, Littleton, CO.
- 2021: Panaderia Luna, Aurora, CO.
- 2019: Pioneer Hills Shopping Center, Aurora, CO.
- 2018: Castle Rock Bike & Ski, outdoor public mural, Castle Rock, CO.
- 2017: CrowBar, dining/sitting area mural, Castle Rock, CO.
- 2017: Crowfoot Valley Coffee, public bathroom mural, Castle Rock, CO.
- 2015: Maddie's Biergarten, fence mural, on music stage, Castle Rock, CO.
- 2014: True Appearances Salon, shampoo room mural, Castle Rock, CO.
- 2013: Dickason Chiropractic, treatment room mural, Castle Rock, CO.
- 2011: Littleton Academy Charter School, Library Mural, Littleton, CO.
- 2010: Bethany Rehabilitation Center, Lakewood, CO.

## **Private Residence Murals**

- 2014: Denver, CO, 2 murals in window wells of the home
- 2013: Castle Rock, CO, 2 utility boxes in front yard
- 2013: Castle Rock, CO, kitchen window mural
- 2013: Littleton, CO, baby nursery
- 2013: Littleton, CO, kid's playroom
- 2011: Castle Rock, CO, backyard utility boxes
- 2010: Castle Rock, CO, street utility boxes
- 2009: Lone Tree, CO, living room mural

## **Art Exhibitions**

(A full list of exhibitions available upon request)

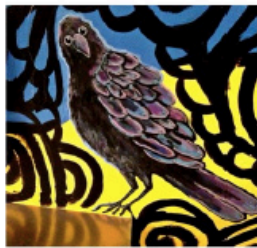
# Attachment B

## Examples of Christine Rose Curry's Art:

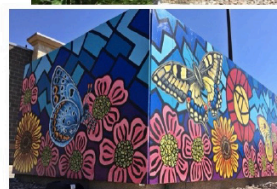
**Crowfoot Valley Coffee and CrowBar Mural**



**Madi's Biergarten Colorado Flag**



**Pioneer Hills Shopping Center Enclosure Murals**



**Castle Rock Bike & Ski**

