

Neighborhood Meeting Summary – 404 N. Perry St. (Perry Street Social District)
First Neighborhood Meeting, 6-7 pm 5/17/2021
Remotely via Microsoft Teams

Perry Street Social District/Perry Street Collective LLC would like to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini “entertainment district,” which would include a craft beer taproom, three additional food and beverage concepts, and a common covered area pavilion. The pavilion would be used as a beer garden for the majority of the year and an ice rink during the winter months. This meeting represented the first neighborhood meeting prior to formal submittal of the 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 remote meeting took place from 6-7 pm on May 17, 2021. A recording of the meeting is available. Attached is a vicinity map and applicant’s presentation.

The following represents a summary of the neighborhood meeting:

Applicant Representatives:

- Byron Wheeler, owner
- Paul Myhill, owner
- Krysta Houtchens, PE, Entitlements & Engineering Solutions
- Michael Drago, Entitlements & Engineering Solutions
- Craig Cahen, architect

Town Representatives:

- Cara Reed, Neighborhood Liaison
- Julie Kirkpatrick, PLA, Long Range Project Manager
- Tom Reiff, Transportation Planner
- Councilmember Dietz

Public Participants:

1. KC Neel
2. Gary Godfrey
3. Andy Herscher
4. Kristen Wheeler
5. Lana Wagner
6. Patricia Riber
7. John Levee
8. 2 callers with no identification

The applicant presentation discussed the following:

- Krysta Houtchens gave introductions, Byron Wheeler and Paul Myhill gave project overview
- Recently purchased property, ice skating rink also been purchased
- Mini entertainment district, family-friendly

- Applicant wants to celebrate Castle Rock since they are long-term residents, want to preserve downtown history, developing concepts that pay homage to Castle Rock
- Craig Cahen presented renderings:
 - Four structures proposed
 - Remove/demolish existing residence to north to build a new taproom
 - Rink structure would remain, will be beer garden in summer and privately-owned skating rink in winter
 - “Mountain Man” building to remain
 - Adding rooftop deck for new restaurant where CR Bike and Ski is
 - 3-concept restaurants
- Want to keep buildings lower, less stories than the other buildings in downtown

Attendees asked questions regarding the following:

- Adjacent property owner excited for project, but wonders about parking that will be required and what they will provide – response: will be meeting code requirements and in walking area of other parking spaces
- Timing of project – response: want to get Site Development Plan submitted soon and start process
- Since they are not adding parking, they will use on-street and public parking spaces for the patrons
 - May explore shuttling people from other locations without further impacting parking
- Concerned with increased capacity, people using the new space since they are not adding parking
 - Biggest increase in occupancy will be the new building/taproom on north
 - Architect doesn’t feel that the overall development will have an impact on parking
- Concerned with noise impacts to adjacent neighbors – response: will comply with Town’s noise ordinance but may request a variance for special events
- Street access concerns during construction – response: don’t foresee needing to close streets for construction since all of the utilities exist on site, construction traffic likely off the alley versus on N. Perry Street
- One email received in support, no opposition – when they submitted for a liquor license, only one showed concerns with approximately 100 respondents
- Excited to see project move forward

The project is located in Councilmember LaFleur’s district. The meeting adjourned at 6:26 pm.

Neighborhood Meeting Summary – Perry Street Social Neighborhood Meeting #2 – June 2, 2022

The Perry St Social development team held a neighborhood meeting to discuss a potential Site Development Plan to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini “entertainment district,” which would include a craft beer taproom, three additional food and beverage concepts, and a common covered area pavilion. The pavilion would be used as a beer garden for the majority of the year and an ice rink during the winter months.

This meeting represented the second required neighborhood meeting. The meeting was held in a virtual format via Teams. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a vicinity map, project narrative and conceptual site plan. The meeting was scheduled for June 2, 2022 at 6:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Krysta Houtchens, Entitlement and Engineering Solutions, Inc.
- Craig Cahen, Cahen Architectural Group
- Mike Rocha, SM Rocha LLC
- Paul Myhill, Perry Street Social
- Byron Wheeler, Perry Street Social
- Andy Herscher, Perry Street Social
- Wes, Perry Street Social

Town Representatives:

- Tara Vargish, P.E., Director of Development Services
- Brad Boland, AICP, Long Range Project Manager
- Cara Reed, Neighborhood Liaison

Virtual Participants

1. None

The applicant presentation discussed the following:

- No presentation was given as no members of the public attended.

Attendees had the following comments:

- No comments were provided as no members of the public attended.

The project is located in Councilmember LaFleur’s district.

The meeting adjourned at approximately 6:15 p.m.