

**Neighborhood Meeting Summary for Mrs. Amy's Tot's Academy – Downtown SDP
December 15, 2021 6:00 PM Virtual format**

Virtual Meeting to discuss the applicant's proposed daycare at 203 N. Perry Street. They are proposing to renovate the existing building, add an addition to it, and fence the play area. They are still working on the size of the addition, although they plan to stay under 2,000 sq. ft. of added area.

Applicant Representatives:

Taylor and Amy Lewiston (Owners)
Scott Boduch (Architect)
Marc Lewison (Land Owner)

Town Representative:

Kevin Wrede (Town of Castle Rock)

Public Participants: 4 public attendees/1 current use owner

Mariah Cordova (Resident)
Erica and Nick Spencer (Resident)
Victoria Abel (Bark and Clips Owner)
Scott Weyand (Resident)

The applicant presented the following items:

- Their proposal to operate a state approved daycare use that has a parent's night out option to drop kids off at night. (45 kid cap based on State requirements).
- Believe the proposed location is an amazing opportunity.
- Presented their design intent for the new updated structure, intent to change red to more muted historical colors, will need to go to public hearings with Historic Preservation Board and Design Review Board.
- Traffic discussion and how it will be handled based upon them being a daycare and not a school, the impact will be dispersed.

Attendees had the following comments:

Question- What is the total capacity of the daycare with and without proposed expansion?

Answer: 45 Child Cap by the State Licensing Authority.

Question - Has there been a study of the need for the daycare for residents within the town?

Answer: No study has been conducted but they believe there is a need for this in Town.

Question- How much traffic will the facility bring to that area in general and how much traffic at specific times of day?

Answer: No specific counts but this daycare will have disbursed traffic throughout the day as their cliental drop and pick up at various times. As well they plan to talk to adjacent properties to coordinate the limited drop off impacts.

Question- What are the operating hours?

Answer: 7:00am-6:00pm to included certain "Parent Night Out" nights a few times per year.

Question- Has there been alternate spaces better suited for a daycare facility investigated?

Answer: The applicant stated they have investigated other spaces and found this location to be their best option.

Comment: Do not think it is an appropriate use for downtown.

Comment: Worried cars will be backed up all over downtown.

Comment: Don't think the use next to the park is a good idea.

**Neighborhood Meeting Summary – Ms. Amy’s Tot Academy [203 N. Perry St. – Daycare, .24 ac.]
Historic Landmark Alteration (Historic Preservation Board)
Neighborhood Meeting #2 – Jan. 25, 6:00 pm
Virtual Only**

Owners of Ms. Amy’s Tot Academy, Amy and Taylor Lewison, held the second of three neighborhood meetings to present information about the proposed commercial daycare facility to be located at 203 N. Perry Street, in downtown Castle Rock. The property is directly north of Festival Park on the northwest corner of Perry St. and 2nd St. The first neighborhood meeting was held on Dec. 15, 2021. Both meetings were conducted in a virtual format. The meeting notice was sent to all property owners within 500 feet of the site and included a description of the proposal, a vicinity map, site plan and building color renderings. Seven members of the public attended this second meeting.

Proposal

The Lewisons have operated Ms. Amy’s Tot Academy as an in-home daycare for approximately four years at their home in the Meadows. Town Council approved a Use by Special Review in August 2020 allowing them to operate as a large in-home daycare.

The Lewisons are proposing to relocate Ms. Amy’s Tot Academy to the existing building located at 203 N. Perry St and renovate the interior and exterior of the primary structure and garage. Classrooms, a kitchen and office areas will be configured in the two existing building, and a building addition is proposed to add classroom space and connect the primary building and the garage. Two fences and gated outdoor play areas are proposed.

The property is zoned Business/Commercial (B) and within the Downtown Overlay District. Daycare is a permitted use by-right per the Downtown Overlay District regulations. The application will be reviewed first by the Historic Preservation Board for compliance with the Landmark Alteration criteria, and subsequently the Downtown Review Board who will consider the proposed site plan. Both meetings will be public hearings.

Attendance

Applicant Representatives:

- Taylor and Amy Lewison
- Marc Lewison

Town Representatives

- Cara Reed, Neighborhood Liaison
- Sandy Vossler, Senior Planner

Public Participants (7)

- Jay Kearney, Craig and Gould resident
- Jenn Kearney, Craig and Gould resident
- Scott Weyand, Downtown resident
- Alisha Kmezich, Craig and Gould resident
- Terry Grulke, Downtown resident
- Deb Beck, Craig and Gould resident
- Henrique Lang, Castle Rock resident

Presentation

The Lewisons presented the following information:

- An introduction of the proposal as summarized above, described the location and surrounding properties and noted the meeting was being recorded.
- Ms. Lewison summarized her professional background which includes special education preschool through high school, operation of Ms. Amy's Tot Academy for last four years, and various nanny positions.
- The existing buildings on the property, the conceptual floor plan and exterior elevation.
- Historical background. Only a portion of the primary building is landmarked. Later additions were added to the east and west side of the building.
- Preservation of the existing buildings to include restoration of the lap siding and repainting with historically accurate colors. The addition will be gray to tie into the garage and set apart the historic building.
- Anticipated number of children is 45 to 49.
- There will be separate play area for preschoolers, and infant/toddlers. Fencing of the play areas will be appropriate for the historical time period, and sufficient to meet state requirements.
- Drop-in for parent's night out and during downtown events will be offered.
- Each room is designed with an exterior door. The main entrance is planned on the west side of the main building adjacent to the parking lot.
- Parking: Employees will be encouraged to use public parking garage south of Festival Park. Parents may use on-site parking, street parking or the public garage for drop off and pick up.

The meeting was opened up for questions, comments and concerns.

There was general discussion and concerns raised by several attendees about additional traffic, the 2nd St./Perry St. intersection and parking. The input from several participants is summarized in the following Q and A.

Q: Very concerned about the 2nd St./Perry St. intersection. What is the plan for directing traffic? How will it affect property value of her property? There needs to be a 4-way stop, that area is a mess from 11 am to 5:00 pm. The intersection needs a pedestrian cross-walk beacon. And the Town needs to address it now. There is a SB right turn lane from Perry St. to 2nd St., where a car is waiting to turn right, on-coming through traffic cannot see pedestrians in the cross-walk. The parking garage is too far away for parents to use. *A: Anticipated vehicle circulation will be west on 2nd St., drop off and pick up at the main entrance and exiting the site north via the alley. Talking with adjacent neighbor about potential overflow parking. It's expected that families living in walking distance will not use a vehicle, but will walk instead. On-street and public garage parking may also be used. Morning and afternoon drop off and pick up windows are mostly outside of regular business hours. Unlike a school, there isn't a set arrival and dismissal time, further serving to dissipate the vehicle trips to and from the facility. Prior to enrollment he plans to market to downtown residents first, and to downtown employees. Staff will follow up with Public Works on concerns and suggestions raised about the intersection and have information for the next neighborhood meeting.*

Q: Based on input from realtors', when a daycare is in a residential neighborhood, the surrounding property values will decline. Information about the effect on surrounding property values, when located in an urban downtown area is difficult to find. There is concern with the noise children will make playing outside. There is no parking now for afternoon events like the Corn hole tournaments. If the renovation and addition is allowed and the business fails, the historic value of the existing building will be diminished forever. *A: The impact to the value of surrounding properties is difficult to quantify. A comparison can be drawn by looking at the big picture; development and renovations that*

have occurred downtown has sparked new business and steady development; Using the analogy, a rising tide raises all boats. It is hard to say what daycare impacts are to a specific property's value, but the influx of new businesses and services, property renovation and new development collectively has positive impacts on property values, including residential properties.

As to the playground noise, the children and activities in Festival Park is a good comparison. Regarding the addition's effect on the historic value of the structure, the Department of the Interior and Town Code set strict regulations for the proper way to alter a landmarked property. The Historic Preservation Board will scrutinize this very closely for compliance.

Q: What's the percentage of daytime drop ins. A: *Drop-in daycare will mainly be offered for pre-scheduled parent date night and downtown public events. Daytime drop-in will only be offered if they have capacity, and is therefore expected to be minimal.*

Q: A resident south of downtown expressed enthusiasm for the project and the proximity of a daycare to neighborhood around downtown. With four children of his own he is hoping to enroll his youngest and have the convenience of dropping off on the way to work in the morning.

The project is located in Councilwoman LaFleur's District #4.

The meeting adjourned at 7:15 p.m.

Attachments: Link <https://crgov-my.sharepoint.com/:f:/p/svossler/EsDqT9q-ZPVCvrLPaUu2HGYBAc9slcETsONEG7PWotnJpw>

- Vicinity Map
- Conceptual Site Plan, Floor Plan and Elevations
- PowerPoint Presentation (Pending receipt of PPT)

:

**Neighborhood Meeting #3 Summary – Ms. Amy’s Tot Academy
203 N. Perry St. – Daycare, .24 ac.
Historic Landmark Alteration (Historic Preservation Board)
Jan. 25, 5:00 pm, Virtual Only**

Owners of Ms. Amy’s Tot Academy, Amy and Taylor Lewison, held the third of three neighborhood meetings to present information about the proposed commercial daycare facility to be located at 203 N. Perry Street, in downtown Castle Rock. The property is directly north of Festival Park on the northwest corner of Perry St. and 2nd St. The first neighborhood meeting was held on Dec. 15, 2021. The second neighborhood meeting was held on Jan. 25. Both meetings were conducted in a virtual format. The meeting notice was sent to all property owners within 500 feet of the site and included a description of the proposal, a vicinity map, site plan and building color renderings.

No members of the public attended the meeting

Proposal

The Lewisons have operated Ms. Amy’s Tot Academy as an in-home daycare for approximately four years at their home in the Meadows. Town Council approved a Use by Special Review in August 2020 allowing them to operate as a large in-home daycare.

The Lewisons are proposing to relocate Ms. Amy’s Tot Academy to the existing building located at 203 N. Perry St and renovate the interior and exterior of the primary structure and garage. Classrooms, a kitchen and office areas will be configured in the two existing building, and a building addition is proposed to add classroom space and connect the primary building and the garage. Two fences and gated outdoor play areas are proposed.

The property is zoned Business/Commercial (B) and within the Downtown Overlay District. Daycare is a permitted use by-right per the Downtown Overlay District regulations. The application will be reviewed first by the Historic Preservation Board for compliance with the Landmark Alteration criteria, and subsequently the Downtown Review Board who will consider the proposed site plan. Both meetings will be public hearings.

Attendance

Applicant Representatives:

- Taylor and Amy Lewison, Daycare Owner/Operator
- Marc Lewison, Property Owner
- Scott Boduch, BDG Architects

Town Representatives

- Cara Reed, Neighborhood Liaison
- Sandy Vossler, Senior Planner

Public Participants (0)

Attachments: Link <https://crgov-my.sharepoint.com/:f/p/svossler/EsDqT9q-ZPVCvrLPaUu2HGYBac9slcETsONEG7PWotnJpw>

- Vicinity Map
- Conceptual Site Plan, Floor Plan and Elevations
- Neighborhood Meeting #2 PowerPoint