



Castle Rock Downtown Alliance

A partnership between the Downtown Development Authority and Downtown Merchants Association

Downtown Development Authority Mid-Year Report to Town Council 2022

Background

The Castle Rock Downtown Alliance is a partnership between the Downtown Merchants Association and Downtown Development Authority. This partnership unifies the Downtown organizations under one roof. The two organizations share one office and one staff helping to further the collective vision of a vibrant and prosperous Downtown.

The **Downtown Development Authority (DDA)** is a governmental entity that functions as an extension of the Town guided by a seven-member board that is appointed by Town Council. The DDA is charged with furthering development and place-making in Downtown Castle Rock using Tax Increment Financing (TIF) and is guided by a Plan of Development. The Plan of Development provides guidance from Town Council on the mission of the DDA and encourages the DDA to pursue “development projects” which include projects to beautify Downtown, increase commerce in Downtown and development projects which bring physical construction of buildings to Downtown.

Report

In 2022, several trends are apparent in Downtown Castle Rock, notably difficulty hiring workers, inflation and record interest among Downtown business and property owners to invest in their buildings. At the start of 2022, most Downtown businesses had a desire to hire workers but found a shortage of workers available. As we entered the second quarter of the year, inflation was the most widely discussed topic in both the news and in conversation with a small business owner. The raw materials needed to create a goods are undoubtedly more expensive in July of 2022 than they were even 6 months ago. Despite these challenges, staff has had more businesses than ever interested in investing in their buildings, including everything to façade improvements to major expansion projects.

With the announcement at the end of 2021 that the View project was moving forward, and with the recent approval of a redevelopment agreement that will allow the project at 221 Wilcox Street to move forward, staff is witnessing excitement from smaller scale projects who are looking to make their own investments based on the belief that the future of Downtown Castle Rock is bright. In 2022, the DDA also set out to make investments in Downtown, including major upgrades to some of the DDA Patios in partnership with the Town.

This report documents many of the efforts, program and projects that staff has worked on this year in pursuit of creating and maintaining an active and vibrant Downtown.

Downtown Projects and Programs

The following section of this report provides information on DDA projects and programs.

Façade Improvement Program

The DDA actively encourages private sector partners to utilize the Façade Improvement Grant Program. This program encourages Downtown property and businesses owners to renovate facades to improve the overall appearance of Downtown Castle Rock. While Town code does not require that facades in

Downtown Castle Rock have a specific appearance, the DDA Façade Improvement Program encourages attractive facades that fit with historic architecture and bring a quality look to Downtown.

In the first half of 2022, staff received four façade grant requests from downtown business and property owners.

- In February, staff received a request to pursue a façade grant for improvements at 421 Perry St. known as Bearded Man Coffee. Updates to this property included new exterior paint that highlights the brick accents, new signage, a raised patio, and new light fixtures. The request was presented to the DDA Board and received overwhelming support for the project updates.
- In March, a façade grant request was introduced to the DDA Board for 611 Wilcox Street, known as The Silo (formerly Victorian Center). This project will include updated paint on all 4 sides of the building, new signage, a new black asphalt shingle roof, updated lighting, removal of current railing and updated paint on the portion of the railing that will remain, new paint for all tenant doors and trim, and updated tenant address letters. The DDA Board voted to support the façade grant financially with up to \$1,000 for design and \$5,000 for construction once the project is complete.
- In June the board received two applications to the Façade Grant Program. The first application was for the project known as The Perry Street Social District located at 404 Perry Street. This project will be completed in multiple phases and the application was just for the first phase of construction. Phase One of the project includes the façade improvements for The Whittier House. This phase will convert the historic house into a high-end wine and cellared-beer establishment, coupled with a bistro concept that will showcase old-world Italian delicatessen. The former garage will be converted to a sunroom/conservatory area on the north side of the building. The new structure will more faithfully show the original building's northern façade, while also allowing extra seating with a view into the pavilion area. Materials that will be used will be wood, steel, glass, and other materials relevant to restoration and new-build projects.
- The second façade grant application received in June was for historic Castle Café, located at 403 Wilcox Street. This application includes making improvements to the space directly adjacent to 217 4th Street on the west side of the restaurant by adding an outdoor dining patio to service customers of a new restaurant concept. The patio will add a unique addition to Downtown Castle Rock in a space that was unsightly and more importantly, unused. The new patio will feature an outdoor fireplace and lounge area that will feature hanging chairs along with table service seating for 30 guests. Materials will include stucco, stonework, pavers, entry and exit doors along with a wooden pergola and up-lighting highlighting the west side vines.

The DDA also offers a Micro Façade Grant Program that provides a reimbursement award of up to \$1,000 for small businesses. The Micro Grant Program was designed to provide a streamlined process for smaller improvements. For example, the program may eliminate more complex application requirements such as elevations/renderings, Design Review Board approval, etc., depending on the scope of the desired work. No Micro Façade Grant Applications were received in 2022.

Flowerbox Program

The DDA flowerbox program aims to add to the sense of small-town charm and enhance the look and feel of the Downtown streetscape. Efforts such as this have been shown to have an impact on business

success and economic activity. This program does not use any Town General Fund tax dollars and is paid for through DDA Funds, private businesses, and property owners. The DDA coordinates the pickup and delivery of all flower boxes with Town Staff.

For the 2022 season, the DDA partnered with Tagawa Gardens for the planting of all flower boxes. Tagawa Gardens provided such full and colorful boxes for the 2021 season the decision was made to continue with their services. Tagawa Gardens planted many of the boxes from seed in March at their greenhouse so that the boxes would be in full bloom at delivery in May. The DDA also offered watering service for the flower boxes to businesses who opted into the service. A total of 39 businesses ordered boxes, with 10 small boxes, 155 medium and 47 large boxes rented. Watering service was provided to 23 businesses. Flower boxes are also placed around 9 Downtown patios to provide beautification and protection around the patios.

Patio Program

Before the DDA was created, the Town, in partnership with several interested business owners, brought in Walkable Communities Inc. to evaluate Downtown Castle Rock. This organization provided guidance to the group on building a thriving downtown which built on years of research and studies conducted by Walkable Communities Inc. One of the recommendations from this exercise was to invest in the infrastructure of wider sidewalks to encourage pedestrian activity with street-side patios. Using this research, the DDA designed a way to construct temporary street-side patios similar to those utilized by other neighboring communities.

This now long-standing program has continued to have great success in Downtown Castle Rock. The program allows for restaurants to utilize sidewalk and patio space for additional dining options which has increased the vibrancy and interest for pedestrian activity. After allowing patios to remain in place during the 2020-2021 winter due to the COVID-19 pandemic, feedback was positive, and the decision was made to allow patios to remain in place year-round. This was once again successful during the winter of 2021-2022. The agreements with the DDA and Town have been updated to reflect this decision and will automatically renew each year. In the Spring of 2022, DDA Staff worked with Town Staff and Town Liquor Authority to update documentation filed with the State for each business utilizing a DDA Patio and serving liquor so that documentation reflects the desire to keep the patio and liquor boundary in place year-round. This change eliminates unnecessary DDA and Town Staff time to renew agreements and documentation each year and saves the business owners filing fees at both the Town and State, saving as much as \$600+ a year for each business.

The wear and tear on wooden patios that have been in place, in some cases since 2014 and that have recently remained out year-round for two years straight, has impacted the quality of the patios. As such, DDA Staff evaluated patios in early 2022, and with DDA Board support initiated the plan outlined below for each existing patio.

Wait To Rebuild

Crowfoot Coffee:

- **Plan:** DDA is waiting to make repair/build new until 2023.

Castle Rock Bike and Ski:

- **Plan:** DDA is waiting to repair/build new until later.

Fix Repairs

Scileppi's:

- This is the newest patio in Downton. The east side was hit by a car during a snowstorm in early 2022.
- **Plan:** Repairs were completed in Q2 2022. This patio will remain in place for 2022.

Widen Sidewalk in Concrete (Partner with The Town)

B&B Café:

- This patio was in the worst shape. The DDA has made repairs each year for the last 3 years and the piece meal repairs are not holding up.
- **Plan:** In Q2 2022, utilizing State Grant dollars, the Town of Castle Rock poured concrete, effectively widening the sidewalk in front the B&B Café in place of the previous wooden patio.

Castle Café:

- This patio was also in bad shape.
- **Plan:** In Q2 2022, utilizing State Grant dollars, the Town of Castle Rock poured concrete, effectively widening the sidewalk in front the Castle Café in place of the previous wooden patio.

Pedestal Pavers

Z'Abbracci:

- This patio had drainage issues and wobbled when walked on and several boards were broken.
- **Plan:** DDA brought in a contractor who built a new patio using a pedestal paver system. Work was completed in Q2 2022.

Angie's:

- This was the oldest patio in use and was experiencing drainage issues. This patio was made from remnant patio pieces.
- **Plan:** DDA brought in a contractor who built a new patio using a pedestal paver system. Work was completed in Q2 2022.

Provision:

- With the success of the Z'Abbracci's and Angie's new pedestal paver patio, Provision reached out the DDA to see if they too, could partner with the DDA to have a pedestal paver patio installed.
- **Plan:** Using savings from coming in under budget with the Z'Abbracci's and Angie's patios, DDA staff were able to bring a contractor back out in late Q2 2022 who built a new patio using the same pedestal paver system at Provision.

In 2022, the DDA and Town have made the most significant upgrade to DDA Patios in the Town Right of Way since the start of the program in 2011. In many cases, a summer visitor to Castle Rock may spend the majority of their time on a Downtown patio, and their impression of the health of the community, of Downtown Castle Rock, will be based on their experience sitting on a DDA Patio. These investments are just a small part of being a world class community and contribute to the experience of visitors and strength of the local economy. In late July, there are 7 DDA patios in Downtown, B&B Café, Castle Café, Z'Abbracci Pizza, Pasta & Taphouse, Scileppi's at the Old Stone Church, Angie's Restaurant, Crowfoot Coffee and Castle Rock Bike and Ski. In addition, the DDA coordinates to assist with the patios at Union Bistro, Vista Vino, and Ecclesia.

Downtown Engagement

The Downtown Alliance often acts as the ‘voice of Downtown’. Staff spends time to meet one on one with Downtown businesses, property owners and residents to provide information about what is going on in Downtown and collect feedback in order to represent the Downtown business perspective. Staff also shares information on Downtown programs, such as the Flowerbox Program, Façade Improvement Grant Program, and Patio Program, as well as information about DDA initiatives such as development projects, and Town initiatives.

In addition, the Downtown Alliance hosted several tours of Downtown Castle Rock from neighboring Colorado communities this year who have desires to “be more like Castle Rock”. DDA Staff was also asked to present at the Downtown Colorado Inc Conference in Colorado Springs in April in a session about DDAs, URAs and Tax Increment Financing. Castle Rock is receiving statewide recognition for its vibrant downtown.

In March, the Downtown Alliance wrote a letter of support to the US Department of Transportation to support the Town’s application for funding for the Crystal Valley Interchange, noting the positive impact this interchange will have Downtown Castle Rock and the community as a whole.

In April, the Downtown Alliance wrote a letter of support to the Town of Castle Rock to support using funding for a Quiet Zone in Downtown Castle Rock.

In July, DDA Chair and Staff made a presentation to the Castle Rock Rotary about what is going on in Downtown Castle Rock, and about future plans for Downtown.

Banners Program

The Castle Rock DDA Light Pole Banner Program uses decorative banners to publicize special events and enhance the streetscape by adding color and vitality to Downtown. During the COVID-19 pandemic, “CommUNITY” banners were included in the mix of banners to provide uplifting and positive community spirit. Currently, the Spring/Summer banners along with the “CommUNITY” banners line the streets of Downtown. This winter, the banners will be replaced with the Winter/Holiday themed banners.

B:Side Capital (formerly Colorado Lending Source) Micro-Loan Program

The DDA continues to partner with B:Side Capital (formerly Colorado Lending Source) through the Main Street Loan Program, to provide entrepreneurs access to affordable financing to start or grow their business. The DDA acts as the initial contact and education point for applicants and will send eligible applications to B:Side Capital for further review from the loan committee. Loan amounts range from as low as \$5,000 and up to \$50,000. The DDA has not received any applications for the micro-loan program in 2022.

Parking

The Parking Committee meets quarterly to discuss the management, maintenance and operations of downtown parking including community policing, parking sign policies as well as use and allocation of parking spaces. The committee makes strategic decisions to create a positive experience for downtown customers. Policies enacted in the first half of 2022 include:

- Consideration of a request to remove the 2-hour parking restriction on the east side of Jerry Street.
- Changes made to the parking lot east of Perry Street between 6th and 7th Street. Changes include the addition of an ADA-accessible parking space and addition of signage restricting overnight

parking to ensure the lot is used to meet nearby business' needs and not for storage or unintended purposes.

- A review of potentially adding “snow route” signage at specific locations in Downtown to allow snow removal in parking spaces during large weather events to prevent ice buildup and safe pedestrian parking areas on the north side of buildings.
- Adjustment to the 30-minute Town Hall parking spots in the Encore garage replacing current signage with new green signage that specifies the 30-minute restriction is 8am-5pm Mon.- Fri.
- Changes to the on-street parking in the two spots behind the new Olinger funeral home building driveway. The two spots behind the driveway will be removed and new signage installed to direct proper use.
- Changes were made to the Downtown Parking Change Request Form on the Town’s website to add an option to request that a parking space be converted to ADA.
- The addition of “No Overnight Parking” signs in the Town lots near the Museum and Fire Station lot.
- Review of the signage for EV spots and concerns about the seventh floor of the Encore parking garage was discussed. Fencing is being looked at for the seventh floor.
- Parking for the View construction workers was reviewed, and parking was approved on the east side of Jerry Street on the diagonal b/w the northern end of the View property and 8th street.

Development Projects

In partnership with the Town of Castle Rock and the Castle Rock EDC, several development projects have been negotiated with the private sector, with the goal to encourage mixed use projects that follow good planning policies, contribute to vibrancy, and create a stronger economy for Downtown small businesses, as well as Castle Rock as a whole:

Encore – 8 Wilcox, 14 Wilcox, 20 Wilcox and the Town Hall Parking Lot

In May of 2018, the DDA and Town Council approved a non-binding MOU for the Festival Park Commons Project, now known as the Encore Project. In January of 2020, the Encore Project broke ground and made tremendous progress in the first 12 months. Despite the COVID-19 pandemic, 100% of the residential and commercial condo units were pre-sold even before the project was completed or could be toured by prospective buyers.

Confluence Companies has shared data on the project noting that it has been the penthouse and higher end residential units that sold first, even noting that two professional athletes have purchased residential condos. Confluence also shared that of Encore condo sales, 79% of the buyers are from Douglas County, 28% of those are from the Meadows, 16% from Castle Pines, the rest are from Terrain, Downtown, Larkspur and Elizabeth.

The public parking garage in Encore opened to the public in June of 2021. Building construction was completed at the end of 2021 and many tenants moved in. In the first half of 2022 all but one remaining tenant had moved into the building, with B’s Craft Deli (fka Slab) being the last tenant still to move into the building. Current tenants include: Nixon & Co. Salon & Boutique, The Skin Company, Dos Santos, NavPoint Real Estate, Well States Healthcare, Coff33, Land Title, Fidelis Wealth Advisors, Paczosa and Associates, and Block & Bottle (who opened the last week in July).

The View at Castle Rock – 610 Jerry Street

The View project was introduced to the DDA Board and Town Council in 2020. The project held 4 neighborhood meetings and in April of 2021 the project was presented to Town Council who approved a

redevelopment agreement for the project. The project will build 221 apartments, 14,250SF of office space and 5,000SF of restaurant space. The project will construct 399 parking spaces in the building and the Town of Castle Rock will own 100 of the 399 spaces for public parking, which will be purchased by the DDA Special Fund with the payment of project fees for the developer. There will also be 33 street parking spaces constructed where there are currently 22 spaces. This project represents a significant, strategic investment in parking for current and future parking needs of the community.

As we have learned with the previous projects in Downtown, and as demonstrated by redevelopment projects across the nation over the last 30 years, vibrancy comes from people. People that work in Downtown during the day and live, dine, shop, and find entertainment in Downtown during the evening and weekend that make a downtown successful. This project has the ability to strengthen the Downtown economy in a major way and staff is optimistic for the progress of this project. This project was allowed by code without DDA involvement however with DDA involvement first floor retail, additional office space and 100 public parking spaces were required to be built in the project.

In February of 2022, construction on the View project broke ground. Construction is expected to be complete in 2024.

221 Wilcox Street

In 2015, Niebur Development purchased the property at 221 Wilcox St. and proposed a mixed-use project at the site. They evaluated potential projects ranging from 3-5 stories, and the need for parking associated with its likely tenants. A redevelopment agreement, that has since expired, for a 5-story project was approved by the DDA Board and Town Council which provided assistance for some of the fees, and a share back with some of the property and sales tax that would be generated by the project. Ultimately, Niebur Development was unable to make this project work, due to several challenges including the inability to provide parking at a reasonable cost. Niebur Development came back to the DDA Board and proposed an idea to add a floor to the then current building with a plan to utilize the boarded-up drive through for a quick serve / fast food tenant. This concept was not supported by the DDA Board.

In 2016, Confluence Companies purchased the 221 Wilcox Street site from Niebur Development to protect their investment at Riverwalk after hearing about the proposed two-story renovation of the existing building with use of a drive through. Confluence Companies introduced a project in February of 2018 to the DDA Board proposing a mixed-use project at the site. A hotel was also considered and evaluated for this location. As Confluence evaluated the potential of the site, opportunity with the Encore project down the street was identified and Confluence, in partnership with the Town and DDA, structured an agreement for the Encore project. Among many positive outcomes of this project, this allowed Town Staff to park at 221 Wilcox while Encore was built. Of note, when this partnership was created, the DDA, Town and developer discussed that the end goal for 221 Wilcox Street was not to remain as a parking lot.

Staff conversations at the end of 2021 included discussion of the code requirement to park residential units onsite, and about architecture that is a "fit" for this property. This led to an updated proposal from Confluence Companies in Q1 of 2022, which would park the residential space on site one floor below grade and would park the commercial components of the building in the extra spaces privately owned in the Riverwalk North building adjacent to the property with a shared alley. Architectural changes were made to the exterior design of the building incorporating some historical design features such as historical looking sills on the windows. In May, a proposed redevelopment agreement was presented to the DDA Board and was approved and in June the agreement was presented to the Town Council and

was approved. Construction documents have been submitted to the Town and construction is expected to begin in late 2022.

Perry Street Social District

The Perry Street Social District project proposed at 414 Perry Street continues to make progress. This proposed project will not only accomplish the goal of keeping the Rink at the Rock in Downtown but will add much desired dining options and a beer garden to Downtown Castle Rock.

As mentioned earlier in this document, the DDA has had a goal for several years to keep the Rink at the Rock in Downtown Castle Rock beyond the expiration of the Rink at the Rock's land lease. Working closely with the new owner/developer at 414 Perry Street, an agreement was structured in 2021 to sell the Sprung Structure (white canopy) and rink equipment owned by the DDA, at a significantly reduced price as long as a rink is operated in Downtown in each of the following 10 years.

As new buildings with higher density and public parking are proposed and built in Downtown Castle Rock, it is exciting to see smaller scale, adaptive reuse projects also being proposed. A strong synergy exists between the two types of projects. Often smaller scale, adaptive reuse projects contribute to the preservation of character and history with the reuse of buildings, but do not always have the capacity for onsite parking even though a new vibrant use is likely to increase parking demand. With a goal to have successful reuse projects and have the visitor parking experience in Downtown be a positive one, Downtown Castle Rock will need to continue to identify strategic public private partnerships when larger development is proposed.

This project continues to make progress in the public process required to make this project come to fruition. The first phase of this projects is to invest in the historic Whittier House at 404 Perry Street as described in the Façade Grant section of this report. The project plans to present their plans to the Design Review Board in the fall of 2022 and begin the first phase of project construction in late 2022.

Olinger Funeral Home

After years of discussing a potential expansion and remodel, the Olinger Funeral Home at 4th and Jerry Street began construction of a new facility. Located adjacent to the Wilcox Square Douglas County property, this new facility brings a fresh look to an important property.

There are communities where property owners invest in their properties, and there are communities where property owners don't see it as "worth it" to invest in their properties and those communities deteriorate as a whole. Community momentum can develop in either direction. Every property in Downtown Castle Rock that invests in a fresh coat of paint, new awnings or in this case, a brand-new building, helps propel Downtown Castle Rock to be a place where there is pride of ownership and occupancy. This project is a sign that we are moving in the right direction.

In Q2 2022, the construction on this project was completed. The new building includes a new chapel with improved accessibility, increased energy efficiency and a building that is designed to better meet the needs of the community.

Philip S Miller Library Expansion

Over the last 10 years, the Douglas County Libraries have invested in most of the libraries in their network including Highlands Ranch, Castle Pines, Lone Tree, Parker and Roxborough. One of the last libraries on this list, where they have discussed and planned for investment, is the Castle Rock Philip S. Miller Library.

On May 2, 2022, the Castle Rock Library broke ground on their new building in Downtown Castle Rock after nearly 3 years of discussions about design, location, function, and other details. This expansion will replace the current 45,000 SF library built in an old Safeway Grocery Store and create new vibrant spaces for youth, retreat spaces for work, event halls, conference rooms, huddle rooms and will house a new Douglas County History and Archive Center. This is exciting on many fronts. New downtown residents as well as long time Castle Rock residents will be excited to experience the new and improved library and amenities. The larger event halls and conference rooms are expected to be a draw bringing people Downtown, and the brand-new façade further demonstrates the momentum of investment into property in Downtown.

Public Investment Infrastructure

Castle Rock benefits from having a Downtown Development Authority in many ways. While having a set of staff and the financial tools to accomplish the many projects listed above, having a DDA and Statutorily authorized Special Fund can provide some relief to the Town General Fund on Downtown public investments. This frees up Town funds to be deployed to other priorities in Castle Rock. In the last year and half, the DDA has approved the use of funds from the DDA's Statutorily authorized Downtown Special Fund to the following projects:

- **Roundabout at Wilcox and South Street:**
In April of 2021, the DDA board voted to pay for up to \$750,000 from the Downtown Special Fund to pay for the roundabout at South and Wilcox Street.
- **Streetscape Materials Menu Plan:**
In April of 2021, the DDA board voted to pay for up to \$15,000 from the Downtown Special Fund to pay for a Streetscape Material Menu Plan for Downtown Castle Rock to guide future decisions about streetscape materials. This plan is expected to be completed in 2022.
- **Maintenance at the Encore Parking Garage:**
In December of 2021, the DDA Board voted to approve using up to \$150,000 for Encore Garage Maintenance from the Downtown Special Fund.
- **Town Staff Support of Downtown Events:**
In December of 2021, the DDA Board voted to use up to \$50,000 to support police, fire and parks services at events in Downtown Castle Rock.
- **Quiet Zone:**
This year, in April of 2022, the DDA Board voted to pay for up to \$900,000 out the Downtown Special Fund to implement a Train Horn Quiet Zone at the 3 crossings in Downtown Castle Rock.

Summary

The first half of 2022 continues to have some exciting momentum towards a more vibrant Downtown. Perhaps one of the more surprising and exciting aspects of 2022 in Downtown Castle Rock has been the announcement of multiple smaller scale projects and existing building façade investments that have been proposed by business and property owners in Downtown.

As was discussed earlier in this report, there is a synergy between larger scale projects that add customers and more significant public parking to a downtown, and smaller scale projects that contribute

to the preservation of character and history with the reuse of buildings. With the approval of redevelopment agreements for The View and 221 Wilcox, the anticipation for new customers and more public parking has created a strong outlook for the future of the Downtown economy, and is in part why several of the projects below have been pursued. The following list includes some of the smaller scale projects that are underway or were completed in 2022:

- Perry Street Social District
- The new Olinger Funeral Home building
- Castle Café & Next Door Bar façade investment and patio expansion
- Douglas County Library new building construction in Downtown Castle Rock
- Bearded Man Coffee – 421 Perry St façade investment
- The Silo – 611 Wilcox St. façade investment
- And at least 2 additional prominent façade improvements and expansions that are expected to be presented to the DDA Board in the second half of 2022.

This impressive list of investment in Downtown Castle Rock has drawn the attention of neighboring communities asking, “How did Castle Rock create such an exciting downtown?” In the past few months, DDA and Town Staff have hosted 3 neighboring communities who brought their Councilmembers to Downtown Castle Rock for a tour and question and answer session.

Lastly, several years ago staff began tracking the addition of outdoor dining options in Downtown as a metric of a healthy economy. The growth of patios since then has been outstanding. Since last year, several more outdoor dining options have been added to the list. The full list includes Z’Abbracci’s (major upgrade in ’22), Angie’s (major upgrade in ’22), Scileppi’s, Wild Blue Yonder, Castle Café (major upgrade in ’22), B&B café (major upgrade in ’22), The Office, Siena, The Backyard, Union Bistro, Vista Vino, Iron Mule, Ecclesia, Great Divide Brewery and Roadhouse, Glacier Ice Cream, Sugar Spoon, Tribe, and now Dos Santos, Block and Bottle, as well as a new patio anticipated at B’s Craft Deli opening soon. Only a few years ago, about one fourth of those options existed.

Contact:

Kevin Tilson

Director, Downtown Alliance

kevin@downtowncastlerock.com

303-688-7488