

Neighborhood Meeting Summary – Castle Rock branch library
Neighborhood Meeting #1 – August 5, 2021

Douglas County Libraries held a neighborhood meeting to discuss a proposed Site Development Plan (SDP) project to replace the existing Castle Rock branch library (AKA Phillip S. Miller Library). The project site is 3.5-acres in size and located at the southeast corner of Wilcox and Phelps.

This meeting represented the first required neighborhood meeting. The meeting was conducted in a hybrid format, offering both in-person and virtual participation. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a vicinity map, project narrative, site plan, and building elevations. The meeting was scheduled for August 5, 2021 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Bob Pasiecznyuk, Director, Douglas County Libraries
- Patti Owen-DeLay, Executive, Douglas County Libraries
- Rick O'Dell, Facilities, Douglas County Libraries
- Jesse Polti, IT Manager, Douglas County Libraries
- Toby Olsen, Project Manager, OPN
- Mathew Steward, Project Architect, OPN
- Bill Bowen, Principal, Back 40 Landscape
- Jeff Borger, Principal, Jirsa Hendrick
- Nick Brown, Project Manager, Jirsa Hendrick
- Sharon Procopio, Project Manager JVA
- Mark Brown, Project Manager, MEP
- Kevin Przytarski, Project Manager, MEP
- Jeff Pittman, Project Manager, Fransen Pittman

Town Representatives:

- Councilmember Johnson
- Kevin Wrede, Planning Manager
- Donna Ferguson, AICP, Senior Planner
- Cara Reed, Neighborhood Liaison
- Jenifer Doane, DS Community Outreach Program Manager

In-person Participants

1. Hillary Everest, Foundation Director
2. Kate Prestwood, Collections, Douglas County Libraries
3. Patti Handby, Program Director, Douglas County Libraries

Virtual Participants

4. Kevin Tilson, Director, Castle Rock DDA
5. Michael King, Associate, Douglas County Libraries

The applicant presentation discussed the following:

- Introduction of project team and background on the project.

- New 2 story building at 62,000 sq. feet (Existing building is 1 story at 45,000 sq. ft.)
- Existing building to remain until new building is constructed.
- Library to be shifted toward Wilcox.
- Two entrances; one entrance to Wilcox (west), one entrance to parking lot (east)
- Book drop on the south side of the building.
- Two open space areas for patrons.
- Review of library offerings floor by floor.
- Architectural materials include weathered corrugated steel, glass, and wood in a vertical pattern as well as, “Douglas County Library brick” on façade of first floor. Solar shading panels for windows are also being considered.

Attendees had the following comments:

- Question about the existing gazebo. Applicant stated they are looking for a new home for the gazebo.
- Question about Town involvement. Applicant stated they have been working with the Town throughout the entire process.
- Question about project timing. Applicant stated they anticipate starting construction within the 1st to 2nd quarter of 2022 with completion in late 2023.
- Question about the project budget. Applicant stated the board has approved a budget of \$23+ million for the project.

The project is located in Councilmember LaFleur’s district.

The meeting adjourned at 7:00 p.m.