

Please note, minor changes to square footages and parking space count have occurred as this was submitted in April, 2019. Please see page 2 for narrative on additional story request.

PIVOTAL

ARCHITECTURE, PC

ENCORE PROJECT NARRATIVE

Encore
18112

We are pleased to present the enclosed package of information for the proposed re-development of 8, 14 and 20 N. Wilcox Street in downtown Castle Rock. The following narrative describes the proposed Site Development Plan, and it identifies characteristics of the plan that support the Town's Vision 2020 and Comprehensive Master Plan. The narrative also discusses the overall benefits of the development for downtown Castle Rock.

Encore - Castle Rock

Recognizing the demand for people wanting to live in downtown Castle Rock, Confluence Companies is proposing to re-develop block 32 of downtown Castle Rock with Encore – a vibrant and transformative mixed-use development of residential condominiums, retail, restaurant, office space and a public/private parking garage. Situated just south of Castle Rock Town Hall and Sellers Gulch along Wilcox Street, Encore will continue the mission of the Riverwalk project by providing housing opportunities and walkability that further enhance South Downtown Castle Rock. The developer's goal is to attract homebuyers who desire to live in a walkable downtown as well as increase opportunities for people to work, dine, and shop in Downtown Castle Rock. Encore will also be able to provide an extension of Festival Park and a grander landscaped plaza entrance to Town Hall.

The site currently contains a liquor store and two auto maintenance shop buildings. It is in the Downtown Overlay, South District and the zoning allows for a mixed-use project. As Riverwalk nears completion, it is apparent there is a greater need for housing options in Downtown Castle Rock, more small business office space, and additional restaurant choices. Another major component of this project is parking. Encore will have the ability to not only park its own residents and visitors, but it will be able to provide an additional 300 public parking spaces for Town visitors. All of these parking spaces as well as the public plaza will be funded by funds the project will generate. No additional public financing will be needed.

Encore is proposed as a seven story building in two parts; the residential/retail building to the west and the parking garage to the east. The ground floor of the residential/retail building will contain 15,726 sf of retail space and 12,762 sf of office space. Floors two through seven will house 124 for-sale residential units encompassing 150,762 sf. Parking would be accommodated by the parking garage on the east side of the site. The garage would provide 599 parking spaces; 300 of those will be allocated for public use dedicated to visitors of downtown Castle Rock. The remaining spaces will be allocated to the residents and visitors to Encore.

7 Story Building

Confluence Companies, LLC closed on the property in July of 2018 after acquiring the property interest from the original developer who responded to the Town's RFP. In evaluating the financing structure for the project, which included a General Improvement District (GID) and Tax Increment Financing (TIF), Confluence found there needs to be a minimum of 124 for-sale residential condominiums and 27,000 square feet of commercial space to be able to pay for the parking structure. Without going to 6 floors of residential units over 1 floor of retail, the project would not generate enough tax revenue to pay for itself without further subsidies or other public financing. As a 7 story project, this new development not only generates enough revenue to pay for the 300 public parking spaces, but it also creates and pays for a new Town Plaza adjacent to Town Hall for the benefit of residents and visitors to Castle Rock.

Vehicle Logistics - Deliveries and Waste Removal Services

In response to a review comment from Public Works/Streets regarding the handling of waste and delivery trucks, please see the drawings in the resubmittal package for reference. Delivery vehicles for both commercial and residential service are to park in the proposed loading spaces on South Street. Delivery personnel are to access the building via the pedestrian route that is adjacent to and west of the drive aisle for the parking garage.

Waste removal vehicles are to park in the proposed loading spaces on South Street. Waste removal personnel are to maneuver wheeled dumpsters from within the enclosed trash room via double doors directly to the sidewalk, and maneuver them across the sidewalk on South Street to the parked waste removal vehicle.

Additional design changes that have occurred since the initial submittal:

- Window size and arrangements have been revised in several locations.
- Retail entry pilaster spacing and widths have been revised.
- Configuration of brick faced facades have been revised.
- The enclosures of the garage stairs have been revised.
- Garage façade has been revised.