

## ATTACHMENT F

**From:** [Caryn Johnson](#)  
**To:** [Design Review Board](#)  
**Subject:** Encore Project - PowerPoint  
**Date:** Friday, August 2, 2019 11:59:04 AM  
**Attachments:** [Downtown architecture.pptx](#)

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Members,

Thank you for your commitment to serving our Town. I'm asking you to take a moment to look at the attached PowerPoint regarding the Encore Project. The first slides show buildings in Castle Rock that represent "Castle Rock Style".

These buildings are Castle Rock! I believe we are doing a disservice to our community if we don't ask Encore to add similar architectural features to the facade of their building. The Town's "Castle Rock Design" guidelines even make a point of stating, "New developments should utilize complimentary architectural features and materials. Design elements and features should be used that fit into the neighboring context." and "The goal is to develop new buildings that respect the past..."

In the later slides I show how similar in look the renderings of the Encore project are to existing buildings in Denver. And when I look at these I ask myself, do I want Castle Rock to look like Denver? I don't and our community doesn't either.

Our community survey says that our residents like the historic charm and eclectic nature of our downtown. I am not saying that I don't want new development in downtown. What I am saying is that we need to ask ourselves as community leaders if the design before us is complimentary in architectural features and materials, and respects our past as is stated in the guidelines.

Please take time to consider the information I have provided to you as this project comes before you for review. Thank you.

Sincerely,

Caryn

**Caryn Johnson**  
Councilmember, District 5  
Town of Castle Rock, Colorado  
Office: 303.663.4403

By Caryn Johnson  
Councilmember  
District 5  
Town of Castle Rock

# PROPOSED ENCORE PROJECT CASTLE ROCK

July 2019



# CASTLE ROCK BUILDINGS



WILCOX ST.



# SIENA PLAZA







3RD ST.





# TOWN HALL





# POLICE STATION





FIRE STATION  
151





WHITE CONSTRUCTION BLDG



# EXAMPLE DESIGN REVIEW BOARD STATEMENTS ABOUT CASTLE ROCK DESIGN AND STYLE

## Review and Approval Criteria

The independent staff analysis following each criterion takes into account the representations made in the application and attachments submitted to date.

## Development and Design Standards

The following Downtown Overlay District development and design standards apply to this application:

### **Castle Rock Design and Downtown Master Plan:**

All project design should be based on the Castle Rock Design and the Downtown Master Plan.

**Staff Analysis** – *Castle Rock Style* states, “New buildings should be compatible with the surrounding district and existing historic buildings by respecting established patterns of building orientation, style, massing, height, and scale. . . . Design elements and features should be used that fit into neighboring context. . . . Facades in Downtown buildings should typically have recessed ground level entries and large glass display windows.” (p. 20) The *Downtown Master Plan* states that the Downtown Core District should restore facades to create attractive buildings that respect Castle Rock’s history (p. 22).

### **Crown Design:**

A building's crown design shall be reviewed by and is subject to approval of the Board based on aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the structure that is above the top floor, and may include angled roofs, decorative elements, towers and other similar construction.

**Staff Analysis** – The proposed façade has a clearly defined pedestrian/window level and crown, which is accented with signage, lighting, and an arch.

### **Window or Transparency Requirements:**

The main front elevation shall provide at least thirty-five percent (35%) window or transparency at the pedestrian level. Side elevations that face a public roadway shall provide at least thirty percent (30%) window or transparency at the pedestrian level. The window or transparency is measured in a lineal fashion. (For example, a one-hundred-foot long building elevation shall have at least thirty-five percent (35%) transparency in length equal to 35 linear feet of total window or transparency area). The height of the glass or plexiglass must be a minimum height of five (5) feet.

**Staff Analysis** – The new façade will maintain existing window openings. In addition, adding a faux door window to the center of the façade increases the transparency. The proposed windows provide over 65% transparency.

## B. Building Design

New buildings should be compatible with the surrounding district and existing historic buildings by respecting established patterns of building orientation, style, massing, height and scale. New developments should utilize complementary architectural features and materials. Design elements and features should be used that fit into the neighboring context. These include building heights, architectural style, building form, the rhythm of building bays and openings, details, materials, textures, and color. The goal is to develop new buildings that respect the past but also allow for individual buildings and businesses to present their unique image. Applicants should refer to ***Castle Rock Style*** for information on historic commercial architecture.

Another goal is the creation of pedestrian-friendly streets with design elements such as display windows, awnings, canopies, seating, and extending interior uses, such as dining, into the sidewalk area. Façades of Downtown buildings should typically have recessed ground level entries and large glass display windows.

# CASTLE ROCK DESIGN GUIDELINES

PAGE 20





THESE SIMPLE AESTHETICS TYPIFY CASTLE ROCK

# DENVER BUILDINGS



AMLI Riverfront Park

**AMLI Riverfront Park**  
**1900 Little Raven Street**  
**Constructed: 2014**

Encore – from front on Wilcox



DOESN'T  
ENCORE  
STRONGLY  
RESEMBLE  
THIS  
DENVER  
BUILDING?





Line 28 at LoHi

**Line 28 at LoHi**  
**1560 Boulder Street**  
**Constructed: 2014**



Encore – facing north



**THIS ONE  
TOO?**



Solera

**Solera**  
**1956 Lawrence Street**  
**Constructed: 2011**



Encore – south side



DOESN'T  
ENCORE  
STRONGLY  
RESEMBLE  
THIS  
HOTEL  
IN  
DENVER?



Residence Inn

**Residence Inn Denver City Center**  
**1725 Champa Street**  
**Constructed: 2006**



Encore – Perry & South St.



AND THIS  
TOO?



IS CASTLE  
ROCK  
TRYING TO  
BE DENVER  
OR DO WE  
WANT TO  
CONTINUE  
BEING  
CASTLE  
ROCK?



# WE WANT TO CONTINUE BEING CASTLE ROCK!

BY HAVING THE TOWN ADD JUST A LITTLE MORE MONEY TO THE  
COP'S, WE CAN HAVE SMALL AESTHETIC DETAILS WHICH ARE  
COMPATIBLE WITH EXISTING DOWNTOWN BUILDINGS  
INCORPORATED INTO THE PROJECT

Residents asked for this according to our Community Survey

## Community Survey

What did respondents value most about downtown?

Historic architecture and small-town charm

Community gathering spaces – specifically Festival Park

Eclectic shops and entertainment

Ease of mobility and accessibility

**Julie Kirkpatrick**

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**From:** Jason Bower  
**Sent:** Wednesday, August 14, 2019 10:47 AM  
**To:** Design Review Board  
**Cc:** Julie Kirkpatrick; Elizabeth Allen; Kevin Tilson; Jason Gray; Dave Corliss  
**Subject:** Design Review Board Meeting Tonight

Hello Board!

Just wanted to drop a quick note. I apologize, but will not be present at the meeting this evening. It is my 15<sup>th</sup> wedding anniversary and I'm spending some time with my wife.

I also wanted to comment on the email that you received from Councilmember Johnson. That email is her opinion. It does not come from Council and does not reflect an official Council position. I will not express my opinion of the project to the Board, because it is a quasi-judicial action before the Board. I want to make sure I am able to vote on the project, should it come to Council.

As always, thanks so much for your service to our town. We live in a great place.

Take care

-Jason

**Jason Bower**

Councilmember, District 4

Town of Castle Rock, Colorado

303-660-1384

Dear Design Review Board Members,

Aug. 15, 2018

Unfortunately, I cannot attend tonight's meeting but I wanted to share my thoughts about the Encore project being presented by Confluence Companies.

As a downtown business owner, I am in full support of this project. Having residents living in downtown Castle Rock is crucial to the viability and vitality of the district and provides residents with a more "urban" alternative to the existing master-planned suburban communities that surround the town on all sides.

As the town attracts more primary employers, it will need a myriad of housing options to meet employees' needs and these condominiums are a perfect pairing to the existing Riverwalk apartments located across the street from the proposed Encore project.

The smart folks at Confluence also understand that the train horn, while quaint when you are miles away, are a health hazard and nuisance to every day life. By agreeing to pay for the upgrades at 2<sup>nd</sup> and 3<sup>rd</sup> Streets, the train horns that currently blare at all hours of the day and night will be silenced (except at the discretion of the conductors). Confluence is doing more than just building a mixed-use development, it is improving the lives and businesses of everyone in the downtown district and Craig & Gould neighborhood. It is a significant investment by Confluence and one that everyone will benefit from.

And speaking of investments that benefit everyone, the Encore project will provide hundreds of much-needed additional public parking for people visiting, playing, working and otherwise conducting acts of commerce in the downtown district.

I understand this project has created some consternation in some small corners of town. Change is never easy; however, this project is a positive step forward in the town's quest for a vibrant downtown and smart growth. The project is clean, uses classic and durable materials that will stand up to the tests of time and design, and compliments the Riverwalk buildings across the street.

Downtown areas, by definition, are higher in density and this project will result in less sprawl for the town in general. It will also give downtown business owners the opportunity to set up shop in Class A spaces and sell their goods and services to the additional residents living here. Personally, it is my goal to make sure every all downtown residents have a bicycle so they can park their cars and ride around town to do their errands, go to dinner, hang out and get around. ☺

As a founding member of the Downtown Advisory Commission and Downtown Development Authority, I can tell you this project by Confluence Companies is exactly what those boards had in mind when it came to development in the downtown district. It meets the design criteria as stipulated in the code and style guidelines. It will benefit downtown businesses, and it will bring an added vitality to the district that will result in more people visiting the area.

I implore you to consider endorsing this project. It's good for Castle Rock. It's good for the downtown district. It's good for residents wanting a different kind of living experience. It's good for business.

Thank you for your consideration.

Happy Trails,  
KC Neel  
Castle Rock Bike & Ski  
411 4<sup>th</sup> St.  
Castle Rock, CO 80104  
303-688-1722

## Julie Kirkpatrick

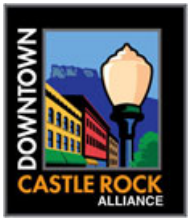
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**From:** Kevin Tilson <kevint@downtowncastlerock.com>  
**Sent:** Wednesday, August 14, 2019 3:57 PM  
**To:** Julie Kirkpatrick  
**Subject:** FW: The Encore Project

Julie,  
Please send this on to the DRB Board.

I have received a few letters of support for the Encore project, but it appears that the [designreviewboard@crgov.com](mailto:designreviewboard@crgov.com) email is bouncing back.

Best,  
Kevin



Kevin Tilson  
Director  
Castle Rock Downtown Alliance  
18 South Wilcox Street, Suite 202  
Castle Rock, Colorado 80104  
303.688.7488

*A partnership between the Downtown Development Authority and Downtown Merchants Association.*

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**From:** Bernie Greenberg <[bgreenberg@kgattys.com](mailto:bgreenberg@kgattys.com)>  
**Sent:** Wednesday, August 14, 2019 11:58 AM  
**To:** 'Kevin Tilson' <[kevint@downtowncastlerock.com](mailto:kevint@downtowncastlerock.com)>  
**Subject:** The Encore Project

Kevin:

I write this to you so you can provide it or use it for the town's design review board meeting this evening as I am unable to attend. I believe that as a property owner in Castle Rock and a downtown business owner the positive impact of the Encore project to downtown and the entire community cannot be overstated.

First, I personally believe in a vibrant downtown core for Castle Rock. This requires people living and working in downtown Castle Rock. Not only is this my personal view, as a downtown business owner with 11 employees, having living space downtown is requisite to the health of our downtown. One of our young lawyers and her husband have leased an apartment at Riverwalk and they are excited to live and work in downtown. We share their excitement!



I am also aware of residents of Riverwalk who have leased there to obtain a spot on the waiting list for Encore. With the ability to own at Encore and the for rent apartments of Riverwalk we are attracting a wide demographic to downtown Castle Rock, to live, play, eat, work and do business that was previously unheard of.

Second, I address the need for parking in downtown and a quiet zone. Our firm has been in downtown Castle Rock for many years. In the early days parking was never an issue and the sound of train horns was a quaint, if loud, reminder of Castle Rock's past as a train town. Today in 2019 it's a different ballgame. Parking spaces are at a premium all times of day and evening in downtown. The train horns are worse than obnoxious and I have heard that they represent a hazard to one's hearing. The Encore project helps to alleviate both of these issues.

Third, I want to address the look and height of the project. Please bear in mind that I spend every day downtown and most evenings seven days a week. My opinion of the Encore renderings is that it is a beautiful project from all sides. I like how the parking garage looks, especially since it is not bizarrely disguised as an office building like the county's garage. It blocks no views and more importantly, it does not block any legally protected views or lots. Just like Riverwalk, Encore will be a beautiful addition to downtown Castle Rock.

For these reasons I wholeheartedly endorse and support the addition of Encore to the Castle Rock downtown!

I am available to respond to any questions at my number or email address below.

Best,

Bernie Greenberg

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Bernard H. Greenberg, Attorney at Law  
KOKISH, GOLDMANIS & GREENBERG, P.C.  
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Castle Rock, CO 80104  
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