

From: Bernie Greenberg <bgreenberg@kgattys.com>
Sent: Tuesday, August 20, 2019 9:38 AM
To: TownCouncil Mailbox <towncouncil@crgov.com>
Subject: The Encore Project

I hope this email finds you well.

I write to you with comments about the Encore project. Since I will be out of town (Greeley) I cannot attend this evening's town council meeting when you are addressing the project. I believe that as a resident of Castle Rock, property owner in Castle Rock and a downtown Castle Rock 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. This large demographic in my opinion is crucial to the success of not only downtown but our entire Castle Rock community.

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! Thank you for your service to our town and your commitment to it's success.

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

Best,

Bernie Greenberg

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