



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 9/17/2019

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**File #:** ID 2019-098

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**To:** Honorable Mayor and Members of Town Council

**From:** Bill Detweiler, Director of Development Services

### **Development Services Project Updates**

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The high growth nature of Castle Rock results in numerous and diverse questions with individuals seeking information about existing conditions and future plans. All community development activity information is located on the Town website under the Development Activity link and In Your Backyard interactive map ([www.crgov.com/inyourbackyard](http://www.crgov.com/inyourbackyard) <<http://www.crgov.com/inyourbackyard>>).

#### **1. Quasi-Judicial Applications Requiring Public Hearings:**

##### **118 North Cantril Street - Accessory Dwelling Unit**

The property owners of 118 North Cantril Street submitted a Use by Special Review application for a two story garage with a garage on the first story and an accessory dwelling unit on the second story. The Historic Preservation Board reviewed and approved the structure design. The Use by Special Review moves to public hearings with Planning Commission on September 12 and Town Council on October 1. This project is located in Mayor Pro Tem Bower's district.

#### **2. General Inquiries in the Town or within the County:**

##### **Redbarre - Business Proposal in SW Quadrant**

Staff received the attached letter from Redbarre outlining a proposal to construct a media oriented business within the southwest quadrant area, west of I-25 and north of the proposed Crystal Valley Ranch (CVR) interchange, generally in the area currently zoned as the Westfield Trade Center. Preliminary discussions occurred with staff and representatives of Redbarre and the attached letter (**Attachment A**) provides a general overview of the proposal, which includes a 900 million dollar project investment and a 16 million dollar contribution towards the CVR interchange. The letter is intended to articulate a willingness by Redbarre to become "an active and long-term contributing member of the Castle Rock and Douglas County communities." Staff will provide an update to Council at the September 17 meeting.

#### **3. Pre-Application Meeting Requests:**

### **Cobblestone Ranch/Liberty Village Planning Area 9**

Richmond American Homes is seeking information on application and submittal requirements for re-platting Liberty Village Planning Area 9. The McMurdo Gulch floodplain was remapped in August 2017 and the new floodplain limits significantly impacts existing platted lots and rights-of-way. The proposal is to reconfigure 36 lots and the right-of-way due to the new floodplain limits. Timing of the project is unknown. The proposal is located in Councilmember Townsend's District.

### **Meadows Retaining Wall Site Plan Amendment**

Castle Rock Development Company is seeking information on application and submittal requirements for a site plan amendment to construct retaining walls along the northeast and northwest lot perimeters adjacent to Orange Theory and Uncle Maddios businesses. The walls will range in height up to 14 feet and will vary in sequence from one to three tiers. The walls will allow a more uniform grade across the site. Timing of the project is unknown. The proposal is located in Councilmember Bracken's District.

## **4. Development Activity:**

### **Site Development Activity/Commercial**

- **Promenade:**
  - Whole Foods, site and building construction, located southeast of Promenade Parkway and Castle Rock Parkway.
  - La Loma Restaurant, site and building construction, located southwest of Promenade Parkway and Castle Rock Parkway.
  - Panda Express, site plan, construction document, and building plan review, located west of Sam's Club on the east corner of Promenade Parkway and Factory Shops Blvd. intersection.
  - Retail building, site construction, located west of Sam's Club on the east corner of Promenade Parkway and Factory Shops Blvd. intersection.
- **Meadows:**
  - Town Center:
    - Canvas Credit Union, site construction, located at Meadows Boulevard and Future Street.
    - Mixed-use 17,000 sq. ft. building, site construction, located on Ambrosia St.
    - Mixed-use, restaurant, and 111 multi-family residential units, four story building site construction plan review located at the northeast corner of Bilberry Street and Mercantile Street.
    - Park area site plan, located between Viridian and Saffron Streets.
  - Bridge and access road, construction documents under review, to connect roundabout under construction on North Meadows parkway south and then to east crossing Plum Creek.
  - IREA Substation, construction documents under review, located east of Castle View High School and ACC Collaboration Campus. This project is under Council review seeking approval for a Use by Special Review.
  - Jiffy Lube, site and building construction located north of Meadows Parkway and Lombard Street intersection.

- Medical office building, site development plan, located at Prairie Hawk and Dacoro Lane.
- North Meadows Parkway, roundabout construction for future intersection located north of Castle View High School between the two bridges, providing access to the future commercial-office-industrial parcels on each side of North Meadows Pkwy.
- Tommy Carwash, site and building construction located north of Meadows Parkway and Lombard Street intersection.
- Water line, construction adjacent to North Meadows Parkway between State Highway 85 and East Plum Creek.
- **Downtown:**
  - 221 N. Wilcox Street, temporary parking lot site construction for use by Town Hall employees when the Encore project breaks ground, located at southwest corner of Wilcox Street and Third Street.
  - Encore, site construction plan review and demolition of existing buildings, northeast of Wilcox Street and South Street intersection.
  - Great Divide at Riverwalk, building permit for tenant improvement under review, located at 215 N Wilcox in Riverwalk North.
  - Mod Mountain Boutique, building permit issued for tenant improvement, located at 215 N Wilcox in Riverwalk North.
  - Riverwalk North and South buildings are under construction on Wilcox Street and a temporary Certificate of Occupancy permit was issued for both buildings.
- **Other Commercial Projects throughout Town:**
  - Brookside Skilled Nursing/Castle Rock Health Campus, site and building construction for new 32-bed skilled nursing facility located on S. Perry Street.
  - Castle Rock Automotive, site construction for automotive service building and flex use building on the northeast corner of South Perry Street and I-25 frontage road.
  - Castle Rock Fitness Club, site plan under review for 15,000 square-foot fitness facility, located on Crystal Valley Parkway east of I-25 frontage road.
  - Castle Rock Industrial Park, site and building construction for office, warehouse and flex space, located at the northwest intersection of State Highway 85 and Liggett Road.
  - Convenience Store and retail space, site plan under review for 7,200 square-foot building and fuel island, located at southeast corner of Plum Creek Parkway and Lake Gulch Road.
  - Crystal Valley Ranch, revisions to landscaping plans located west of West Loop Road and River Oaks Street. This project will be presented to Town Council on September 3 seeking plan amendment approval.
  - Founders Marketplace, Canvas Credit Union and Liberty Express Carwash site construction, northeast of Fifth Street and Founders Parkway.
  - Founders Marketplace, site plan under review for mixed-use retail building of 6,975 square-feet, located on Ridge Road between King Soopers Fueling Station and IREA substation.
  - Garage Condos, site construction, located on Liggett Road.
  - Heckendorf Ranch, 10,000 square-foot retail site plan under review, located southwest of Crystal Valley Parkway and Plum Creek Boulevard, directly south of Fire Station No. 152.
  - Miller's Landing site construction plans under review for phase 1 future commercial

development site, West Plum Creek Parkway roadway work, and channel improvement work located on Plum Creek Parkway east of PS Miller Park.

- Montana Vista, site plan under review for 18,000 square-foot building, located at Alexander Place and Brewer Court.
- Outlets at Castle Rock, site plan for Columbia store 1,993 square-foot addition, located at southwest end of Outlet Mall.
- Target, site plan under review for exterior signage and lighting changes, located at 5010 Founders Parkway.
- The Famous Steak House, site development plan and interior building renovation, located in former Jarre Creek Brewery building south of Chili's.
- Town of Castle Rock Public Safety Training Facility, site construction, located at 301 Malibu Street. Certificates of occupancy were issued this week.
- Town of Castle Rock Public Works Service Center expansion site construction located at 4175 S. Castleton Court.
- Town of Castle Rock Water, construction plans for water plant expansion located southwest of Liggett Road and I-25.
- U-Haul self-storage, site construction located on I-25 East Frontage Road north of South Perry Street and Manatt Court.

• **Site Development Activity/Residential:**

- Crystal Valley Ranch, site construction for single-family subdivisions, located in southern interior portion of Loop Road, south of Loop Road, and between West Loop Road and the Lanterns property.
- Founders Village, attached single-family home neighborhood, construction documents under review and site grading underway, located northeast of Mikelson Blvd. and Mitchell Street, southeasterly of Mesa Middle School.
- Founders Village the Enclave, site construction for 88 additional townhomes to complete the existing development located at Enderud and Wagonwheel.
- Lanterns/Montaine, site construction for main collector looped roadway Montaine Boulevard and construction documents under review for Amenity Center and two neighborhoods, located south of Montaine Boulevard (south of King's Ridge subdivision).
- Liberty Village, construction documents for single-family lots located on the north side of Castle Oaks Drive.
- Liberty Village, bridge crossing on Castle Oaks Drive and McMurdo Gulch channel improvements.
- Meadows, construction for 209 single-family lot subdivision located just north of Red Hawk subdivision, west of Prairie Hawk Drive.
- Meadows, Town Stormwater Project, construction of underdrains adjacent to Starry Night Loop and Hourglass Ave.
- Meadows Town Center, construction documents for single-family subdivision, located north of Meadows Blvd. between Low Meadow and Trail Blazer.
- Meadows Town Center, Springs multi-family apartment complex site plan, located at corner of Bilberry and Viridian.
- Meadows, 57 single family attached neighborhood, site plan under review, located on east and

west sides of Coachline Road, just north of intersection with Wolfensberger Road, adjacent to Ridgeline Open Space.

- Plum Creek Ridge Townhomes, under construction, located at Plum Creek Parkway and Emerald.
- Red Hawk, construction document review for single-family subdivision, located south of Melting Snow Way and east of Bent Wedge Point.
- Terrain Sunstone Village, single-family home development located south of intersection of State Highway 86 and Autumn Sage.
- Terrain Upper Sunstone, construction documents for single-family home development located south of State Highway 86 and just east of King Soopers/Ridge Road.
- The Oaks Filing 3, site construction for 117 single-family lots, located on South Ridge Road directly west of Appleton Way.

### **Attachments**

Attachment A: Redbarre letter



September 9, 2019

Mayor of Castle Rock  
Town Council  
County Manager  
Castle Rock Economic Development

Dear Concerned Parties,

The purpose of this correspondence is to transmit to concerned members of the Town of Castle Rock and Castle Rock Economic Development, Redbarre's commitment to contribute substantial funding to the proposed new southern Interchange over I-25 currently known as Plum Creek Interchange and hereafter referred to as the "Interchange."

As we have communicated previously, Redbarre is excited about the possibility of this new Interchange as the southern entrance to the growing Town of Castle Rock. Our investors have already approved and Redbarre is ready to commit up to \$16 million towards the development and construction of the Interchange as an integral part of the overall \$900 million long-term investment Redbarre intends to bring to the community. We expect to make these funds available over a four-year period alongside commensurate commitments by the city and county, as well as other entities, federal, private or otherwise; once those annual commitments are verified, alongside a schedule and financing plan.

Given the numerous ambiguities still surrounding the Interchange development, our commitment will require the following written documentation for us to move forward:

- Confirmation by the other major contributors to the Interchange, including, as we've been advised, Douglas County and the Town of Castle Rock, as to their financial commitment that covers the balance of the proposed \$70MM Interchange budget;
- Summary of the financial plans and financing approaches as have been compiled that describes the plans for the Interchange development;
- Preliminary Project Budget for the proposed Interchange;
- Preliminary Project Schedule for the proposed Interchange;
- Documentation that facilitates the formation of an Interchange Authority or similar entity that would manage the effort; how the Board of this entity is established and what the various roles and reps of members are, etc.

In addition, as we have discussed with all of the interested stakeholders, there are a few critical conditions that will need to be met to enable Redbarre as a private endeavor, to move forward with its commitment to support this new Interchange, including:

- That the Interchange be named Redbarre Parkway or something similar, to be mutually agreed upon; and

- That the Town makes all reasonable efforts to work with the County to expedite the written approval Redbarre requires for access to C-PACE financing. Please note, without this written document in hand, our investors will not support our desire and intent to locate the Redbarre campus in Castle Rock and Douglas County. Instead, we will have to consider our alternative location, in a county which is already a signatory to the NEID and C-PACE financing. Without this benefit in hand, Redbarre's commitment to help finance the Interchange will be rendered moot.

I trust this letter clearly articulates our willingness and intent to become an active and long-term contributing member of the Castle Rock and Douglas County Communities. All of us at Redbarre are looking forward to continuing these discussions on how our participation will best help support and accelerate your considerable efforts to finalize these plans and get the Interchange built.

Respectfully,

Don Levy  
Founder & CEO  
Redbarre

Cc: