

November 19, 2025

Town of Castle Rock
Development Services
100 N. Wilcox St.
Castle Rock, CO 80104

Re: **Project Narrative** for Rivers Church Tenant Finish located at 136, 138 & 140
S. Wilcox Street, Castle Rock Colorado

M•A ARCHITECTS



ARCHITECTURE & PLANNING

LITTLETON PROFESSIONAL BUILDING
709 W. LITTLETON
BOULEVARD SUITE 106
LITTLETON, CO 80120

To whom it may concern:

M-A Architects has been retained by Rivers Church to provide a tenant finish design at the aforementioned location. The building currently consists of various office-retail uses in a one-story retail strip center. The proposed use will consist of a worship facility in the north half of the building (136 & 138 S. Wilcox St.) A portion of the south half of the building (140 S. Wilcox St.) will continue to house classrooms for the Church. The Church eventually plans on expanding into the entire south half of the building.

The zoning for the area is listed as the Downtown Overlay District. Attached you will find a floor plan and information on the two parcels, including ownership, parcel numbers and legal descriptions. There are also two aerial photographs showing the adjacent building and parking configurations. Required parking for the Church members will be satisfied by an existing common area parking easement that is recorded with the surrounding properties. We will provide more information on this in the future.

We are pleased to be part of the further development in this part of Castle Rock and look forward to working with the City in helping this project be a success.

Sincerely,

A handwritten signature in blue ink that reads "Bradley W. Eickman". The signature is fluid and cursive, with the first name "Bradley" and last name "Eickman" clearly legible.

Brad Eickman
M-A Architects
303-730-7300, ext. 105
bwe@maarchitects.us