

Castle Rock Emporium – Project Narrative

The project consists of a significant addition to the existing Emporium building at 200 Perry Street, creating a family-oriented destination centered on local food, agriculture, and community gathering. The addition will occupy the adjacent lots of 200 Perry St and 420 Third Street, which together make up just under over an acre. The 11,000 square-foot addition is organized around a 5,700 square foot central outdoor courtyard, with the historic grain elevator serving as its defining feature. The design celebrates this landmark by allowing it to stand independently within the courtyard, emphasizing its iconic form and preserving it as the visual and cultural focal point of the development.

The building addition will accommodate a local foods market, bar, bakery and coffee shop, and a shared commercial kitchen that will prepare food for both the market and bar. A generous indoor seating area opens directly onto the courtyard through large operable openings, creating a seamless connection between the interior and exterior spaces and encouraging year-round community use. A centrally located shared restroom core will serve both the new addition and the existing Emporium building.

The courtyard is designed as an active community gathering space, offering amenities for visitors of all ages. It will include a children's play area, an open lawn for community events and informal gatherings, and a variety of seating opportunities throughout the site. A raised platform surrounding the historic grain elevator will function as a stage for live music, performances, and other events. Along the building perimeter, a landscaped rain garden will capture and treat stormwater runoff before conveying it to the municipal storm sewer system.

Parking will be provided in two surface lots, accessed from 2nd Street and Third Street, respectively. The development will include a total of 30 parking spaces, with landscaped buffer areas separating the parking lots from the adjacent streets to enhance the pedestrian experience and improve the site's overall character.