

TREANORHL

October 21, 2020

Julie Kirkpatrick
Development Services Department
100 N. Wilcox St.
Castle Rock, CO 80104

Re: The View at Castle Rock

Dear Mrs. Kirkpatrick:

I am writing to introduce The View at Castle Rock to the Development Services Department and the Town of Castle Rock on behalf of Castle Rock Development, LLC.

The View is located on the 2.01 acres at 610 Jerry Street in downtown Castle Rock, Colorado. The site is bordered by Sixth Street to the south, Jerry Street to the west, an auto repair shop to the north, and a public alley and retail shopping centers, including the Victorian Shopping Center, to the east. The site currently contains occupied storage units that will remain in operation while the site is being designed but will be vacated before commencement of construction work.

The proposed building will hold a variety of functions, with the largest being multi-family residential. There will be approximately 218 residential units. These levels of residential will sit on top of a concrete podium that will contain retail space, office space, residential units and amenities, and roughly 430 parking spaces. A portion of the parking garage is being planned for public use, and we are currently in discussions with the Town on exactly how many spaces will be designated public. On top of the podium will be outdoor green space for residential amenities split between two amenity terraces. The terraces will contain a swimming pool, social gathering spaces, outdoor cooking grills, and a 24-hour dog run.

We believe that a mixed-use multi-family project would be the highest and best use possible for this site. It would create density and infrastructure to support and enhance its surrounding context. This building will come down to the street in downtown Castle Rock, and is meant to engage, interact with, and activate the public realm. Downtown Castle Rock will be walkable from all points of the building, and easily accessible for the residents and business tenants. The site is clearly visible from and accessible to Interstate 25 and will positively impact the experience of living in and visiting Castle Rock, transforming the site from a storage facility to a state-of-the-art mixed-use project in the heart of the town.

Sincerely,

Connor Treanor

