

The Perry Street Social District – Project Narrative

The Perry Street Social District is a project whose aid is to convert a downtown city block in Castle Rock, Colorado into a synergistic mini “entertainment district”. Upon completion, it will consist of a craft beer taproom and three additional food & beverage concepts anchored by a common area (the “Pavilion”). This proposed SDP amendment will slightly adjust the previously approved SDP under Castle Rock Project No. SDP21-0046. The changes to plans include the removal of the covered patio, adjusting the proposed northern restaurant approximately 15’ south, and minor utility updates.

The Pavilion will be utilized as a beer garden, games and music/events venue for the majority of the year and an ice-skating rink during the winter months. The goal is to create a destination location that also showcases food and beverage businesses that are wholly owned by Perry Street Social so patrons and customers can walk within the district with alcohol purchased at any of its venues.

Three buildings are included in the district which will be removed and or converted on the interior with the objective of maintaining their exterior facades to preserve the current neighborhood atmosphere:

- Residential house (414 Perry Street) on the north side of the pavilion will be demolished and reconstructed to a tap house. Due to the existing structures limited space, a new building will be constructed with the intent of maintaining and bringing some history back into the structure. The proposed tap house will have the largest number of taps in the Front Range on display and available. The focus of the activity will be towards the Pavilion. Seating will be on the main floor with openings towards the Pavilion for flow to and from.
- The small building at the corner of Perry and Fourth Street (404 Perry Street), will be converted to an upscale deli/charcuterie, specializing in ham, bacon, salami, pate, olives, etc. Wine by the glass will also be served and customers will be able to purchase retail bottles. The existing structure is to remain generally in its historic condition. The building is about 988 sf and the existing shed with a dirt floor will be replaced with a glassed-in patio for three season seating.
- The cinder block building near the alley (411 4th Street) will be demolished and reconstructed with container type structure. The container design will allow for small “food truck-like” business to operate with walk-up order and pick-up windows. The proposed structure will have 3 levels including a rooftop patio area.

The open pedestrian space would be enhanced for more casual sitting, strolling and observing the beer garden. This will include seating where the previous ice-rink area used to be, with some area heaters and benches. A food truck(s) will be present for private events, special events, or more often as the demand required.

Parking will be accommodated by existing street parking for customers and employee parking in nearby public parking facilities.