

Brad Boland
Long Range Project Manager
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
720.733.3538

AMENDED - 18 OCT 2023

RE: Little School on Perry Street – Project Narrative

Mr. Boland:

On behalf of the Owner, Mr. Marc Lewison of Mission Capital Properties Bayside, LLC; and the tenant, Taylor and Amy Lewison of the proposed Little School on Perry Street, we are please to present this project narrative.

The existing property is zoned B-Business, within the Downtown Overlay District (DOD). Daycare Centers are a permitted use by right in the DOD. Therefore, no adjustments to the existing zoning is being requested.

The owner proposes to renovate the existing, a local landmarked structure; construct a new building addition and site improvements; to provide a daycare and early childcare facility to serve the local downtown Castle Rock community. The facility is proposed to include a maximum capacity of 42 children based on the State of Colorado childcare licensing requirements, and shall operate daytime services 5 days a week, between 7:30am to 5pm daily. The tenant is also planning to provide occasional evening daycare services and daycare services during special events to support the local community during those times. The facility shall provide services for children 6 months to 6 years old.

The existing landmark site is known as the Saunders House and was designated a Historic Landmark by the Town of Castle Rock in January 2003 by Ordinance No. 2003-6. The landmark designation applies only to the house and its three additions. The accessory structures and other features on the lot were not included in the designation. Any exterior alteration of a Landmark, including but not limited to windows, doors, siding, porches or other character defining feature requires Historic Preservation Board approval of a Landmark Alteration Certificate. This proposed SDP application does not propose any exterior changes to the landmark versus what was approved in application #HIS21-0006.

The existing site is approximately 0.24 acres and is legally described as Lot 6, and the south half of Lot 5, Block 22 of the original Town of Castle Rock Subdivision. The original home is two-stories, wood framed and approximately, 1,300 s.f. The structure has a dual gabled roof that identifies where the original house was expanded by the attachment of another structure, or the construction of additions. The Cultural Survey previously completed identified only some of the windows, the doors, the building form/shape and original finishes are character-defining features of the landmarked structure. Refer to the 2022 Cultural Survey previously submitted into the Town and the #HIS21-0006 approval by the Historic Preservation Board in May of 2022.

The scope of the project is to establish The Little School on Perry Street, a proposed licensed daycare facility. The project includes improvements of the landmarked structure to bring it back closer to its original design, construct a new building addition to connect the existing two buildings, and site improvements. The facility shall include (4) four classroom spaces, office and staff spaces, warming pantry, and outdoor play areas.

Interior improvements to the main landmark structure include construction of restrooms, infant care rooms, warming pantry and staff breakroom. The patio on the east side will be removed and repaved and raised to match the floor level. The brick planting bed will remain. The porch on the west side will be fully covered with a turned spindle post support and enclosed with a safety guard railing.

The existing storage shed will be removed. The existing garage will be remodeled to be utilized as a preschool classroom. A restroom and sinks will be added to this classroom space per licensing requirements. The existing windows on the north elevation shall be removed and filled in. The existing garage doors shall be replaced with a glass / aluminum overhead door on the east opening and an exit door, and storefront windows at the west opening.

The proposed new single-story addition shall connect the existing garage building and the main landmark structure. The addition would attach to the main structure on the north half, and west half of the 1950's addition. The addition would attach to the east wall of the garage building. The addition would include (2) two toddler care rooms, restrooms, main entry, and office.

Two outdoor play areas are proposed; one on the south side of the property, and the other on the north side. Metal ornamental fencing shall enclose both of the outdoor play areas. The existing driveway area shall be updated to provide (3) three new parking spaces, including space for van accessibility.

The proposed project fits within the existing Downtown Castle Rock zoning and comprehensive plan, as daycare centers are a permitted use. The Owners have determined that this location for a daycare addressed an immediate need to support the local families working within or near the downtown area.

The impact to the adjacent area shall be minimal. The daily traffic peak times shall occur early in the morning and late afternoons, which offsets from the adjacent missed-use businesses. There is not a set drop-off or pickup hours, so both of these peak times may be spread out over a couple of hours in the morning and in the afternoon as parent schedules vary greatly. The tenant's intent would be to offer enrollment first to the local residents and employees of local businesses that are within walking distance of the property as an effort to minimize automobile traffic. Refer to the traffic impact study for further information on the traffic impact to the local area.

The proposed project shall have minimal impact to the current drainage and utility systems. The increase in impervious area does not have significant impact to the existing offset facilities and the existing shall remain relatively intact. Refer to the Drainage Conformance Letter. The existing electrical and gas services on the west side of the site will be updated as need based on the new design. It is not anticipate the domestic water service will need to be changed.



This proposed project is requesting a variance from the Downtown Development Standards, Section 17.42.060 – Maximum Building Setback. The existing historic building must remain the prominent structure onsite and currently does not meet this requirement. The proposed addition is located further back into the site to maintain the historic structure as the focal point along both public roadway frontages. See the attached technical criteria variance application for further information.

We appreciate the opportunity to submit this SDP application. Please do not hesitate to contact the Owner / Tenant or myself if you have any questions or need further information.

Thank you for this opportunity.

BDG | Boduch Design Group, Inc.

A handwritten signature in blue ink, appearing to be 'S. Boduch', is written over a horizontal line. The signature is stylized with a large loop at the top and a long, sweeping underline.

Mr. Scott A. Boduch, AIA
President