

July 8, 2025

Town of Castle Rock
Development Services
100 North Wilcox Street
Castle Rock, CO. 80104

Re: Narrative for the Meadows Castle Rock Collective, Fine Dining

The proposed project located in the Meadows Town Center is a restaurant with full-service bar. It will be located between Future Street and Billberry Street just north of Meadows Blvd on Lot 2A-3A, Block 3, Filing No. 20, Phase 1 - Amendment No. 16. The building will consist of 14,021 square feet, over two stories. The construction will be Type V-B and fully sprinklered. Additionally, there will be patio and deck experiences. The total seating area will be limited to 10,000 SF.

The facility will be owned and operated by Castle Rock Properties, LLC with Executive Chef Mark Adair, bringing his forty-plus years' experience to the table. Mark brings expertise in product development, working with a wide range of restaurant types from hamburger joints to exclusive steakhouses and wine bars.

Current access to the site is off Billberry Street where there is a private drive shared by the Restaurant and the Ubergripen climbing gym to the north. The proposed development for this site includes providing vehicular access to the private road from Future Street. This variance request will be spearheaded by Fox Tuttle Transportation Group. Foot traffic and bicycles can access the site from the south side via the tunnel under Meadows Blvd.

The site will have adequate parking and asphalt pavement along with shrubs and grass for landscaping. Drainage for the site will utilize a storm drainage system that was constructed with the Ubergripen site with adjustments to allow a greater level of access to the site. Additional private storm pipes will be utilized to transport runoff from the site and downstream to the regional detention pond. The Design Team recommends a Technical Criteria Variance (TCV) for the trees that should border Meadows Blvd. The Landscape Architect has provided locations for 7 of the 8 required trees as close to Meadows Blvd. as possible. An application for an TCV with a letter is included.

Utilities such as water, sanitary sewer and power are adjacent to the site and are readily available for connecting to the building.

We are excited for this project as it will help to provide additional services to the Town Center.

Sincerely,

The Mulhern Group, LTD.

Anne Davis
Architect