



Project Narrative – Heroes Hall – Site Development Plan Submittal

Project: Heroes Hall
Address: T.B.A. (Northwest of the intersection of Fairgrounds Rd and Plum Creek Parkway)
State Parcel #: 2505-114-12-001 and 2505-114-12-002

Project #: SDP 25-0027

Owner: Douglas County Board of County Commissioners
100 Third St
Castle Rock, CO 80104

Presented By: David Hieronymus
DLH Architecture, LLC
200 Front Street
Castle Rock, CO. 80104

In accordance with the Castle Rock Site Development Plan submittal, this is a letter of the Owner's intent to request an administrative review of the planned facility for the new Heroes Hall to be built at the southwest entrance to the Douglas County Fairgrounds.

Compliance:

The proposed project complies with the Town of Castle Rock's Vision 2030 as it provides a central location for veterans' support, operations, and community engagement for all veterans in Douglas County. The zoning is for Business, and the site is in the town limits, and it is within the Planned Development District: Plum Creek First Amendment.

Scope and Impact:

This new 14,097 square foot office building and meeting hall is designed to support the veterans of Douglas County. The project includes an event space, a large conference room, a central reception area with a private reception office, 10 individual offices, 4 breakout rooms, a break room, and a current catering / future commercial kitchen.

Parking will be provided on Parcel 2505-114-12-001 for approximately 245 cars that will also serve as additional parking for Fairgrounds functions such as the County Fair. This is an increase in parking capacity to the current use as an unfinished lot during county events, even with the addition of the building at the southernmost corner of the site.

The property is located at the Northwest corner of E Plum Creek Pkwy and Fairgrounds Rd, and it borders raw land on its other two sides. To ensure a minimal impact on any nearby occupied parcel—though none are immediately adjacent—the building is 27' tall at its highest point.

The County is leasing the parcel to the Veteran's Foundation which is raising funds for the initial construction and will operate the facility.

This project is championed by Commissioner Teal, Town Councilman Dietz and has the full and financial support of the BOCC.

Infrastructure:

The Heroes Hall project will be connected to utilities on the northeast side of the site. There is not expected to be a significant impact to daily traffic, compared to other events next to the site such as the county fair. Noise will also not be an issue and the site lighting will not project directly outside of our property over one foot candle.

Variances:

No variances are being requested at this time.