

CASTLE ROCK DOWNTOWN ALLIANCE
Downtown Development Authority Special Meeting

MINUTES of August 20,2020

The Board of Directors of the Castle Rock Downtown Development Authority met in special session on August 20, 2020 via Zoom Conference Call at 4:00PM.

PRESENT

The DDA meeting started at 4:00PM.

DDA Members Present: Jason Bower, Nick Hier, Andrew Wasson, Stu Butler, John Manka, Kim Heideman, Josie Adler

DDA Partners Present: Banks Floodman; Sunflower Development, Julie Kirkpatrick; Town of Castle Rock Long Range Planner, Connor Treanor; , KC Neel; DMA President, Kevin Bracken: DMA Liaison, Bernie Greenburg: DMA Member, Caryn Johnson: District 5 Town Council Member, David Corliss; Town Manager, Matt Gohl; Town of Castle Rock Special Project Manager, Jessie Silverstein; Sunflower Development, Jason Swords; Sunflower Development

STAFF: Kevin Tilson, Alliance Director; Audrey Spencer; Project Manager; Kristen Bowling; Alliance Manager

CALL TO ORDER

Stu Butler called the Downtown Development Authority meeting to order at 4:02PM.

UNSCHEDULED PUBLIC COMMENT: No unscheduled public comment.

Staff Update: Staff updated the board about the plan for the Fall flowerbox planting. Staff also presented the 2020 Downtown Castle Rock Burger Week Logo.

DDA ACTION ITEMS AND UPDATES

The View at Castle Rock: Staff presented the proposed project on 6th and Jerry Street. At the beginning of 2020, the DDA and Town were contacted by a development team that was interested in building a mixed-use project the northeast corner of 6th and Jerry Street, where P&J Storage Units are currently located. In March of 2020, the proposed project held a neighborhood meeting to share their concept with the public and collect feedback. The project also introduced their concept to the DDA Board and public at a DDA Board meeting on March 5, 2020. At that DDA Board Meeting, the DDA Board approved a motion stating that the project fit the DDA Plan of Development and directed staff to work with the Town and project team as they pursue their proposed project. Staff received feedback to explore the ability to add public parking in Downtown Castle Rock with the project. For the past several months the project has worked through preliminary engineering and development challenges, working closely with Town and DDA staff, and currently proposes to build a roughly \$50,000,000 mixed use development project. The project proposes to include:

- 218 For-rent Residential Units in 182,028 feet
- 14,500 square feet of office space
- 5,000 square feet of retail space
- As well as amenities to include a clubhouse, pool and terrace space

- 429 parking spaces (100 spaces proposed to be owned by the Town of Castle Rock)

John Manka motioned that The View at Castle Rock project is consistent with the goals set out in the DDA Plan of Development and directed staff to work with the Town of Castle Rock to draft a redevelopment agreement that accomplishes the terms presented today and bring the redevelopment agreement back to the DDA for action, Andrew Wasson seconded this motion, the motion carried on unanimously by the DDA.

ADJOURN

There being no further Alliance business, the meeting was adjourned at 5:05 PM.

09/28/2020

Date



Audrey Spencer, Secretary