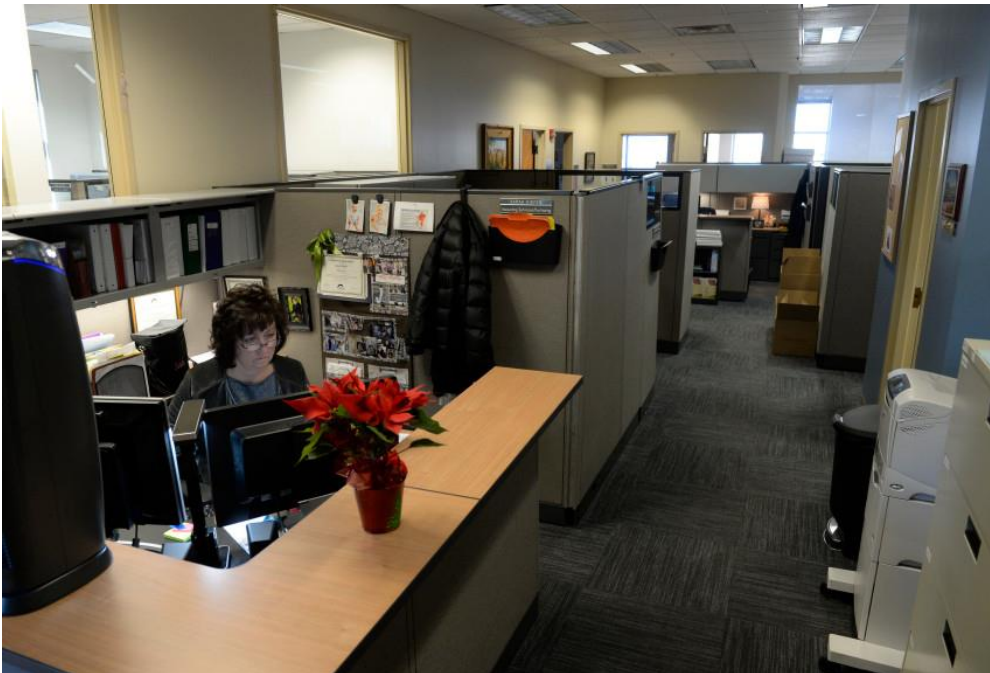


Deck the Hall: Castle Rock's town headquarters will expand in 2017

Development Services enterprise fund to pay \$5.1 million tab, building to grow 14,000 square feet



Kathryn Scott, YourHub

Sarah Kiefer, an accounting technician in the finance department inside the Castle Rock Town Hall, works in an area filled with cubicles due to a lack of space in the building. In January, Castle Rock will begin a major expansion project on the building that houses its Town Hall.

**By Joe Rubino | jrubino@denverpost.com
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It won't be ready for unwrapping for a while, but [Castle Rock](#) is getting a bigger Town Hall for Christmas.

The gift — a long-awaited, need-based expansion — comes courtesy of the town's [development services](#) department. It is paying for the \$5.1 million project out of enterprise funds compiled for years from permit and service fees, officials said.

Work is set to begin Jan. 3. By the time it's completed in early autumn, the building, 100 Wilcox St., will have grown from around 20,000 square feet to an estimated 34,000 with a three-story addition on its southeast side. The expanded building will have room enough for the 20 members of the town's information technology and geographic information services departments, now housed in rented offices at a cost of \$85,000 per year, officials say.

“What we have been doing is recognizing the theme that generations of (Town) Council have taken to and that is ‘development pays for development,’ ” said Bill Detweiler, the town's development services director. “We've been putting money in the cookie jar for the past 10 years to save up for the building expansion.”

[GH Phipps](#) was selected as the project's general contractor in part because of its experience building additions on operating government structures, Detweiler said. . Town staff and Phipps have worked out a parking plan to ensure that visitors will be able to safely access the front doors from the parking lot on the south side of the building throughout the construction.

Once the project is done, the front door will be moved off of Wilcox, onto the south side of the building nearer the parking lot. The existing two-story atrium and lobby will be closed during working hours, and reopened for Town Council and other meetings, Detweiler said. Town officials are still working out which departments will be located where (Detweiler and his staff of 37 will move into the addition), but the future lobby should provide access to all customer-service focused functions, including finance and some licensing and permitting services.

“We see it as a real advantage to the customers that they'll be able to walk into one central area and access just about every service,” Detweiler said. “We won't have to walk people upstairs, downstairs and point them to different rooms.”

Town Hall is the latest building being upgraded in town while Castle Rock is addressing its space needs for the next 10 years, as outlined in a facilities space study adopted by the Town Council in 2014. The police station was renovated last year to provide more

office space on its lower level.



Provided by Castle Rock

Artist's rendering of the \$5.1 million expansion of the Castle Rock Town Hall, scheduled to begin Jan. 3.

Deputy town manager Fritz Sprague knows a bit about Town Hall's space squeeze. His office is one of several on the upper floor that have been carved out of what were once large conference rooms. There were 43 full-time employees at Town Hall when it opened in 2000, officials say. There are 65 now, and projections indicate 107 will be there by 2024, including the 20 being relocated next year.

Sprague said that town staff considered buying additional land to meet municipal needs but settled on shuffling and growing on property it already owned.

"This way, no taxpayer money will be used to purchase land and take land out of play that could potentially be commercial development," he said.

[Mayor Jennifer Green](#) has spent plenty of time at Town Hall since being elected to Town Council in 2011. She applauded the approach to the project.

"I think the way that department works in development services is they run like a business," she said. "As the town is growing they want to be able to work with those individuals and be efficient and run like a business."

Town Hall isn't the only project underway in the heart of town in 2017. A \$5 million redevelopment of [Festival Park](#), just behind Town Hall, across Sellars Gulch, will also begin in the early part of the year, as will construction of the mixed-use [Riverwalk](#) development directly across Wilcox Street.

“It’s going to be a really neat experience when people come down here once these projects are done,” Sprague said.

Joe Rubino worked at the Broomfield Enterprise and Boulder Daily Camera before joining YourHub in February 2015. He is a Denver native and an alumnus of John F. Kennedy High School and the University of Colorado journalism school. He once flew a plane for 30 seconds while on assignment.