



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"A fanatic is someone who can't change his mind and won't change the subject."

~~ Winston Churchill

The Development Services Department is filled with fanatics. They won't change their mind nor change the subject when discussing the Mission, Vision and Values of the organization or the Development Services Department Themes and Goals. The Department Mission Statement is "Implementing Community Vision through Development Activities." It is impossible to move us off that Mission. The major theme of the Department is "First and Foremost, We Are a Customer Service Agency." It is impossible to move us off that theme. Given the complexities of working in a high growth environment, it is critical to maintain consistency of message while dealing with a diversity of interests. I am extremely proud to work within an organization committed to the goals and themes noted herein and extremely proud to work with my teammates in the Development Services Department to consistently implement those goals and themes.



**Bill Detweiler, Director
Development Services**



Speaking of fanatic behavior... high five to my

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

Assistant Director, Tara Vargish. Tara recently competed in the Boulder Ironman competition finishing in 14 hours 46 minutes, well below her projected time to complete the course. The event starts with a 2.4-mile swim in the Boulder Reservoir, followed by a 112-mile bike course, followed by a 26.2-mile run. Exhausting to state the obvious. Competing in the Ironman is not something you wake up on Saturday morning and join the crowd. Tara committed to more than 33 weeks of daily training to prepare for the event. This is a great accomplishment and we are awed by Tara's determination and dedication. Congratulations Tara!!!

Looking ahead, we envision a busy summer through ongoing discussions and adoption of the 2030 Vision and Comprehensive Master Plan update, numerous annexation requests and a significant level of residential, commercial and industrial construction activity throughout town. Next month we will explore, in more detail, a listing of the homebuilders and businesses that decided to invest in Castle Rock's future.

Council announced the winners of the annual Design Award Competition as follows:

Category #1: Large Commercial - Shoppes at Promenade

The design team found the Shoppes at Promenade represent a powerful architectural statement adjacent to the I-25 corridor.

Category #2: Small Commercial / Office - Montaña Vista

The design team found the building consists of architectural details and materials native to Colorado to visually separate the structure from nearby commercial and residential development.

Category #3: Downtown - New Construction - Mirage Dental

The design team found this development evokes community interest in the downtown experience.

DEVELOPMENT TALES

Category #4: Commercial Remodel / Façade - Union, An American Bistro

The design team found the patio improvement provides an interesting outdoor addition to an historic building in downtown.

Category #5: Community Character / Sense of Place - Miller Athletic Complex (MAC) Amphitheater, Millhouse, and Splash Pad

The design team found the Millhouse, Amphitheater and Splash Pad illustrate an outstanding outdoor experience tradition being developed at P. S. Miller Park.

Category #6: Neighborhood Project / Enhancement - Terrain Swim Club & Dog Park

The design team found this project represents an enhancement to the Terrain community through use of innovative design and building materials.

Category #7: Environmental - The MOVE

The design team found The MOVE to be an exceptional example of environmental design and conservation of natural resources.

Category #8: Public Facility - Aspen View Academy

The design team found Aspen View Academy represents a forward thinking attitude related to youth education.

Category #9: Historic Preservation - 208 North Cantril Street

The design team found this property represents renovation and preservation of an historic landmark structure as one of the first homes built in Castle Rock.

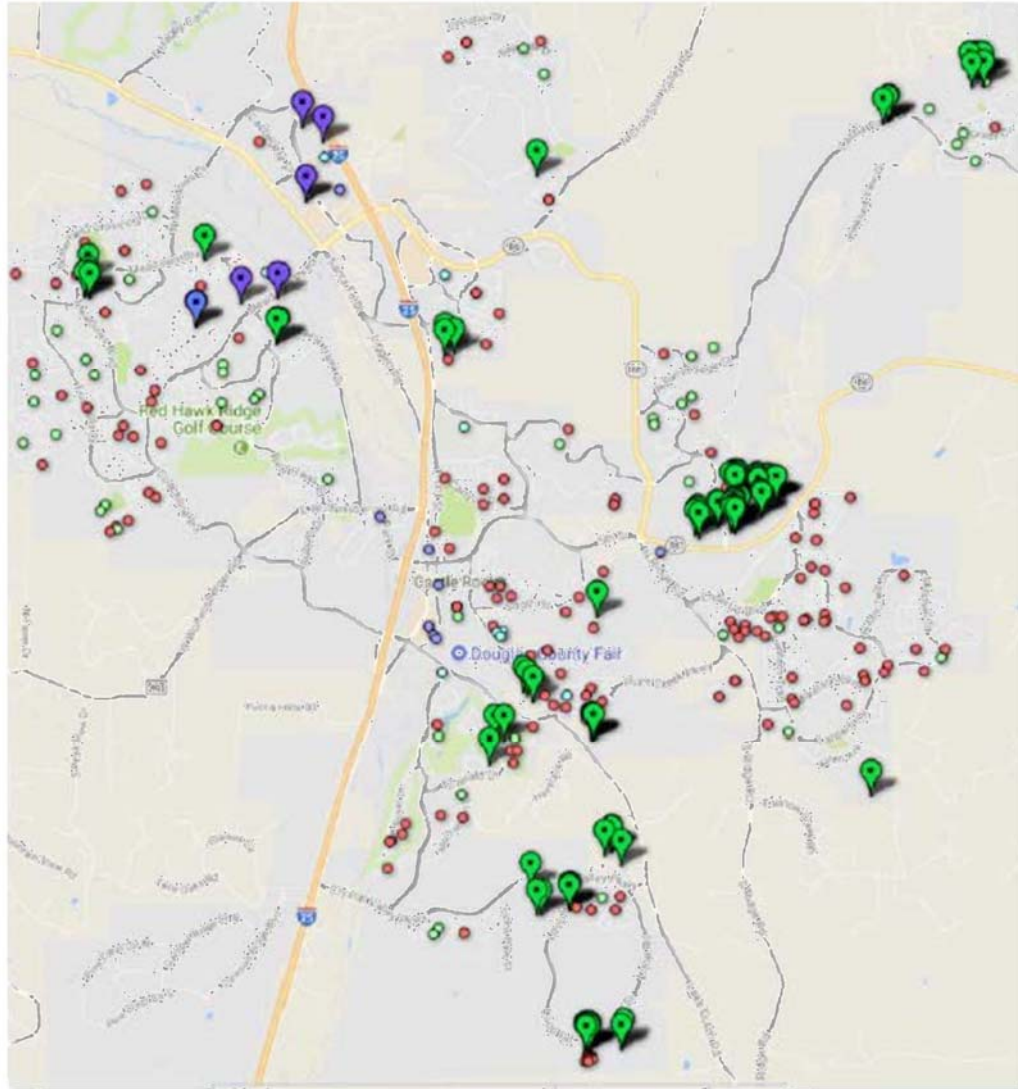
Congratulations to this year's winners for enhancing the history, heritage and community character in Castle Rock.



Enjoy the warm weather and take advantage of the beautiful Rocky Mountains.

PERMIT ACTIVITY MAP - JUNE

Below is a town-wide map depicting permit and construction activity for the month of June, 2017. An additional map is published each December showing the cumulative activity for the year. Our goal is to show the areas of Town where the most, or least activity, is occurring. To view this map online, please visit: CRgov.com/buildingreports



PERMIT TYPE	JUNE 2017	ICON
COMMERCIAL NEW	8	
COMMERCIAL REMODEL	10	
MISC COMMERCIAL	26	
MISC RESIDENTIAL	170	
NEW SINGLE FAMILY ATTACHED	5	
NEW SINGLE FAMILY DETACHED	92	
RESIDENTIAL REMODEL	45	
NEW MULTI FAMILY	0	

Implementing the Community Vision through Development Activities

KUDOS & PEOPLE

ICC Designation!

James Martino, Assistant Chief Building Official, announced on June 26th that J. R. Trout, Combination Building Inspector, passed the ICC Residential Mechanical Inspector exam. This is J. R.'s 4th ICC certification.



"The International Codes[®], or I-Codes[®], published by ICC, provide minimum safeguards for people at home, at school and in the workplace. The I-Codes are a complete set of comprehensive, coordinated building safety and fire prevention codes. Building codes benefit public safety and support the industry's need for one set of codes without regional limitations. Fifty

states and the District of Columbia have adopted the I-Codes at the state or jurisdictional level." (iccsafe.org/about-icc/overview/about-international-code-council)



J. R. Trout
Combination Building
Inspector

Hats off to J.R.!



Generous Donation to Dot

JnJs Roofing made a very generous \$500 donation to Dot this month. Dot, the DS piggy bank, collects donations throughout the year from our customers and employees. In December of each year, the keeper of Dot presents the year's contributions to the Douglas / Elbert Task Force.

This year, Dot is being cared for by Tara Vargish, Assistant Director.

Thank you, JnJs Roofing!



Please Make Welcome - Lynda Pfaff

Lynda Pfaff joined the DS Front Counter on June 26th as a Temporary Building Counter Permit Technician. Linda comes to us from Douglas County Temporary Services.

Lynda (known as Lyn-Dee) will be assisting the Permit Specialists in all Building Counter functions.

Please stop by Development Services and introduce yourself to Lynda!



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Douglas County Leadership

Tara Vargish, Assistant Director, graduated with the 2017 class of Douglas County Leadership on June 7th at the Highlands Ranch Mansion.



“Leadership Douglas County (LDC) is a program for established and emerging leaders who live or work in Douglas County and want to take a deep dive into local issues, network with top leaders in the region and enhance their opportunities for civic engagement.” (leadershipdouglascounty.org)

Through monthly, day-long programs from October, 2016 - June, 2017, held in various locations around the County, the participants engage and network with top leaders in the region, broaden their knowledge of the community, learn from each other and enhance their leadership skills.

Each class is asked to complete a project that will benefit the community.

“Through one of their classmates, the team discovered that Castle Rock Fire and Rescue had acquired a piece of steel that survived the terrorist attack on the World Trade Center from September 11, 2001. Due to the intense heat the steel endured during the fires, it buckled almost to the breaking point – showcasing the brutality our nation witnessed on 9/11.” (LDC 9-11 Monument Media Packet)

The monument was placed at Castle Rock Fire and Rescue, 300 Perry Street. The ribbon cutting ceremony for the 9-11 monument was held June 10, 2017.



Installation of the 9-11 Monument



Tara Vargish, Assistant Director,
Graduation Day
Leadership Douglas County

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

June Healthy Wellness Activities

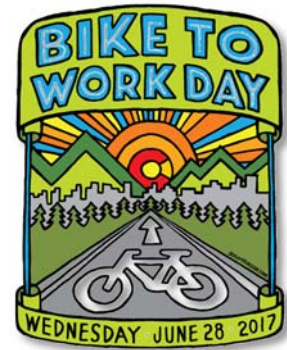
The Town's Healthy Living Team sponsored several wellness activities for employees of the Town during the month of June to get us out and moving. Each activity was led by a member of the Healthy Living Team and included:

- Castle Rock Challenge Hill
- Manitou Incline hike
- Kickball game
- Walk from Town Hall
- Mt. Yale hike
- Hike the Rock
- Bike to Work Day

HEALTHY LIVING TEAM
—Town of Castle Rock—

Several members of the department participated in different activities.

On June 28th, Bike to Work Day, the Town hosted a free breakfast at the White Pavilion for bicyclists, walkers and runners. Participants also enjoyed giveaways and prizes from a variety of sponsors.



Hike the Rock:

Jenn Bigham, Development Services Technician; Tara Vargish, Assistant Director; T. J. Kucewesky, Plan Review Engineer Technician

Bike to Work Day:
Keith Johnston, Development Review Manager; Tara Vargish, Assistant Director



WHAT'S NEW - PEOPLE

Ironman Boulder Triathlon

All hail Tara Vargish! On Sunday, June 11th, Tara Vargish, Assistant Director, finished her first full-distance triathlon in a time of 14:46:08. Wow!



Rules say that one must finish the course within 17 hours, and she had hoped to finish around hour 16. During her 14 hours and 46 minutes on the course, Tara completed a 2.4-mile swim, a 112-mile bike race and a 26.2-mile run.

Tara competed with her good friend, Meghann Guentensberger, who finished slightly ahead of Tara at 14:23:37. Meghann is the mother of Rylie Guentensberger, the 12-year-old who recently passed away due to injuries sustained in an auto collision. Tara and Meghann competed in Rylie's memory.



Tara and Meghann at the finish

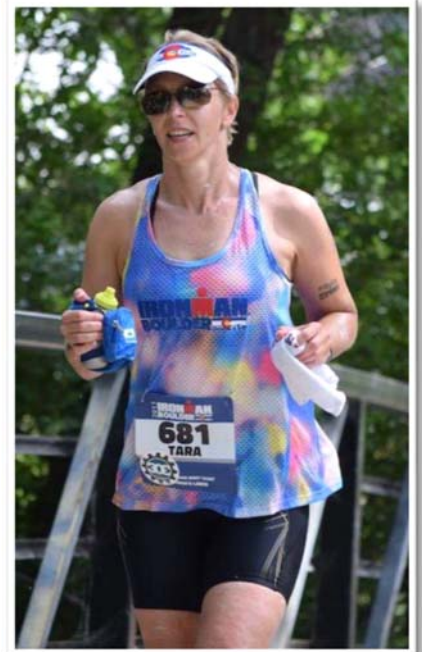


Tara noted that she has done several triathlons that were one-eighth and one-quarter of a full triathlon, and she completed a one-half ironman distance once training on her own a few months ago.

The entire department and the Enterprise Team are proud of Tara and congratulate her on her finish!



Above right: Tara biking;
Far right: Tara competing in the running segment;
Right: Tara's proud family at the finish



PROJECT UPDATES



Riverwalk Groundbreaking

Bill Detweiler, Director, attended Confluence Companies' groundbreaking ceremony for the Riverwalk project on June 26th.

Riverwalk is a project comprised of two new buildings on the north and south sides of Sellars Gulch. With Riverwalk North at a height of five stories and Riverwalk South at a height of six stories, both buildings will provide retail space, office space and residential apartment units.

The project was originally approved by the Design Review Board on September 14, 2016. The property owner then acquired additional property and applied for a Site Development Plan amendment which included a slight redesign of the street view of Riverwalk South and a pedestrian bridge connecting the buildings. The SDP amendment was approved by the Design Review Board on April 26, 2017.



Artist's Rendition of Riverwalk

Heckendorf Ranch Filing No. 2, Amendment 4, Plat

The Town of Castle Rock has submitted a plat for Heckendorf Ranch Filing 2 to combine two lots into one lot for a future fire station project. The site is located on the north side of Crystal Valley Parkway and west of Plum Creek Boulevard. The site is 3.03 acres in size.

This project is under administrative review and does not require public hearings.



Heckendorf Ranch Filing No. 2,
Amendment 4, Plat
Vicinity Map

PROJECT UPDATES

Use By Special Review - Childcare Facility

Applicants submitted an application for a Use By Special Review for a 12-child in-home day care. The property is located at 3912 Trail Stone Circle. The hours of operation for the child care would be Monday through Friday, 7:00 a.m. through 5:00 p.m.

This application will require public hearings before the Planning Commission and Town Council for approval.



Vicinity Map
3912 Trail Stone Circle

Meadows Filing 20, Block 26, Lot 1, Site Development Plan Amendment

This property, located on North Meadows Drive, south of Champagne Avenue, within the Town Center use area of The Meadows Subdivision, was originally planned for 24 multi-family units. This Site Development Plan Amendment proposes instead 11 single-family detached units. The infrastructure is in place to serve the development.

A neighborhood meeting was held on Monday, June 6th, with four residents in attendance. Due to the extent of the decrease of density, public hearings will be required before the Planning Commission and Town Council.



Meadows Filing 20, Block 26, Lot 1
Vicinity Map



Crystal Valley Ranch Filing 17
Site Development Plan

Crystal Valley Ranch Filing 17 Site Development Plan

This 22-acre site is located southeast of the intersection of West Loop Road and Fox Haven Drive, near the Pinnacle recreation center. The property is zoned R-TH-12, which allows 158 townhome units and a density of 7.8 dwelling units per acre. This site development plan proposes 120 single-family, detached units with a gross density of 5.5 dwelling units per acre. The lot sizes will range from 4,538 square feet to 13,676 square feet. Two points of access are proposed - one from Fox Haven Drive and the second from West Loop Road. The

homebuilder is Kauffman Homes which is the builder in Filing 16, directly north of this site. This neighborhood development will be Phase II of the Kauffman project. This item will be heard by the Planning Commission on July 27th and by Town Council on August 1st.

WHAT'S NEW - TOWN COUNCIL

249 South Gilbert Street Rezoning

The Town has initiated a rezoning of the property located at 249 South Gilbert Street. The property is currently split-zoned consisting of I-1 Light Industrial and R-1 Single Family Residential. The proposal would rezone the property in its entirety to I-1. A majority of the R-1 portion being rezoned is located within the floodplain and potential Preble's Meadow Jumping Mouse habitat.

The property, known as 249 South Gilbert Street, is within the boundaries of the Town of Castle Rock. The site is ±9.8 acres in size. The Town is concurrently working on the purchase of the trail running along the west side of the property. Taking out the land for the trail, the size of property being rezoned is ±8.3 acres. The history of the property and its zoning is as follows:

- The property was annexed in 1968 as part of a larger parcel;
- The parcel was not zoned at the time of annexation, therefore the zoning of the property defaulted to R-1;
- In 1986, by way of Ordinance No. 86-13, an official zoning map was adopted. Through this adoption a 250' strip on the east side of the property along the Gilbert Street frontage was zoned I-1 to recognize potential build-out of Gilbert Street frontage consistent with other zoning in the corridor. The remaining portion of the property remained R-1.

On June 6th, Town Council voted 7-0 to approve this rezoning on second reading.



Vicinity Map
249 South Gilbert Street

Town Representative to Douglas County Housing Partnership

After discussion by Council on Town representation to the Douglas County Housing Partnership, Council voted 6-0 on June 20th to appoint Jess Loban, Councilman for District 1, to represent the Town.

Julie Kirkpatrick, DS Long Range Project Manager, is also a Town representative to the Partnership Board.



DOUGLAS COUNTY
HOUSING PARTNERSHIP

WHAT'S NEW - TOWN COUNCIL

Calvary Chapel Castle Rock Annexation, Zoning and DA

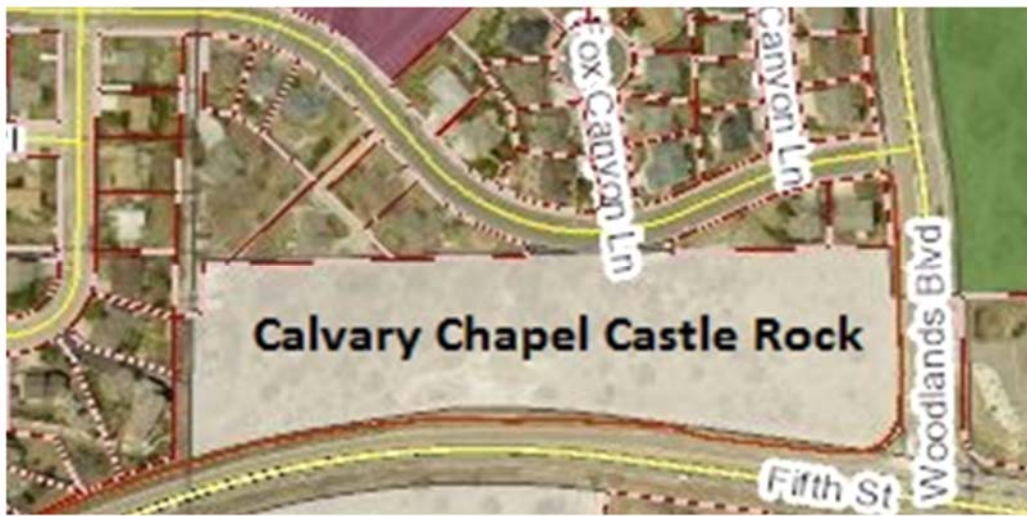
This proposed annexation parcel of 5.4± acres is located at the northwest corner of Fifth Street and Woodlands Boulevard. It is comprised presently of two parcels located within Douglas County identified as State Parcel # 250501300016 (1.59 acres) and State Parcel # 250501300015 (3.86 acres). Presently both subject parcels are located within the jurisdiction of Douglas County and zoned Rural Residential. They are held under the single ownership of Calvary Chapel Castle Rock, LLC. The total acreage of both parcels is 5.4 ±. This annexation would provide the site with Town services.

When a property is approved for annexation into the Town, it is also necessary to zone the parcel. Zoning may be a straight zone request, representing a permitted use within

an existing Town zone designation or a planned development zone designation. Planned Development zoning is an optional negotiated zoning specific to a Planned Development Plan that outlines standards of development and the provisions for public and private infrastructure to support the development. The PD for this site will specifically allow only a church use.

Concurrently, with the approvals for annexation and zoning, it is also necessary to enter into a development agreement between the Town and the property owner. This is a mutual contractual agreement. It clarifies developer obligations governing the development of the property. Those obligations are intended to enhance public health, safety and welfare.

On June 20th, Town Council voted 6-0 to approve the annexation, zoning and development agreement via Ordinances 2017-17 and 2017-18 and Resolution No. 2017-052.



Vicinity Map - Calvary Chapel Castle Rock

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

208 Cantril Street - Samuel Dyer House

On June 7th, the Historic Preservation Board approved a \$10,000 grant for foundation reconstruction on the historic barn located at 208 Cantril Street, known as the Samuel Dyer house. This property is locally landmarked and was recently added to the National Register. This site also received a 2016 Design Award for Historic Preservation.



Samuel Dyer House
208 North Cantril Street

Design Review Board

ENT Credit Union Site Development Plan Amendment



Ent Credit Union proposed the addition of a new ATM kiosk and drive-through facility on the west side of its new location at 190 South Wilcox Street.

A public hearing on this Site Development Plan amendment was held June 14th before the Design Review Board. The Board voted 6-0 to approve this addition.

Vicinity Map
3950 Butterfield
Crossing Drive



Planning Commission

Use By Special Review - Verizon Wireless - 3950 Butterfield Crossing Drive

Verizon Wireless is requesting approval of a Wireless Use By Special Review (UBSR) application in order to install a wireless service facility at Butterfield Crossing Park located at 3950 Butterfield Crossing Drive. If approved, the wireless service facility would increase capacity coverage for the residents and business owners of Castle Rock who utilize the Verizon Wireless network.

The applicant proposes to install a single light pole on which an antenna will be placed at the top. A small equipment cabinet will sit next to the pole. The proposed facility is categorized by the cellular industry as a small cell facility. Small cell facilities are deployed in areas that receive poor service due to high demand and/or challenging topography. Small cells are one part of a cellular provider's network and are not a replacement for macro towers. As the proposed site is Town owned property, a lease agreement will be entered into between the Town and Verizon Wireless.

On June 22nd, Planning Commission voted 6-0 to recommend approval of this Use By Special Review to Town Council.

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Use By Special Review - Verizon Wireless - 1375 West Plum Creek Parkway

Verizon Wireless, is requesting approval of a Wireless Use By Special Review (UBSR) application in order to install three wireless service facilities at Phillip S. Miller Park located at 1375 West Plum Creek Parkway. If approved, the wireless service facility would increase capacity coverage for the residents and business owners of Castle Rock who utilize the Verizon Wireless network.

The applicant proposes to install a light pole at three locations within the park on which an antenna will be placed at the top. These proposed facilities are categorized by the cellular industry as small cell facilities. Small cell facilities are deployed in areas that receive poor service due to high demand and/or challenging topography. Small cells are one part of a cellular provider's network and are not a replacement for macro towers. As the proposed site is Town owned property, a lease agreement will be entered into between the Town and Verizon Wireless.



Vicinity Map
1375 West Plum Creek Parkway

Planning Commission voted 6-0 to recommend approval of this Use By Special Review to Town Council on June 22nd.

New Appointees and Re-Appointees to DS Boards & Commissions

Board of Building Appeals

Christopher Teem and Kevin McNeill were re-appointed to the Board of Building Appeals.

Scott Vencill was newly appointed by Town Council. Scott is the Executive Vice President, Chief Lending Officer and Chief Strategy Officer of Sunflower Bank. Scott brings over 40 years of construction and lending experience to the Board of Building Appeals. Mr. Vencill is currently a volunteer with both the Chamber of Commerce and the Downtown Merchants Association, and he is a Board Member of the Castle Rock Economic Development Council.

Board of Adjustment

Linda Baumann was re-appointed to the Board of Adjustment, and Lauren Trujillo and Matt Bierman were newly appointed by Town Council.

Matt Bierman and his wife have called Castle Rock home since 2014. Matt is a University of Nebraska graduate, with a Bachelor's degree in

Matt Bierman
Board of Adjustment



WHAT'S NEW - BOARDS & COMMISSIONS

New Appointees and Re-Appointees to DS Boards & Commissions

Board of Adjustment (Continued)

Commercial Banking, Financial Markets and Real Estate. He has worked in the banking industry for over 24 years and is currently a SBA Real Estate Lender. Originally from Iowa, Matt moved to Colorado in 2004 after moving around the Midwest from Omaha to Minneapolis then to Colorado for job transfers. Matt and his wife spend their spare time with friends being outdoors and enjoying all that Colorado has to offer.



Lauren Trujillo
Board of Adjustment

Lauren Trujillo moved to Colorado in 2005 to attend the University of Colorado in Boulder. Lauren graduated Summa Cum Laude with a Bachelor of the Arts degree in History. After graduation, Lauren worked for the Leukemia and Lymphoma Society and the University of Colorado Hospital's Orthopedic Clinic. Currently, Lauren is a busy stay-at-home mom to two toddlers. Lauren and her family live in The Meadows. The family can often be found at different playgrounds around Castle Rock as well as the library and MAC. In Lauren's free time, she tutors an ESL student through Douglas County Libraries, and she is studying Spanish.

Historic Preservation Board

Carlos Salinas was re-appointed by Town Council to the Historic Preservation Board. Rebecca Smoldt, Michelle Wimmer and John Beystehner were newly appointed to the Board.



John Beystehner
Historic Preservation
Board

John Beystehner moved to Castle Rock in 2014. He and his wife are both architects and have an architecture firm in town, J & M Architects. John has always had an interest in historic preservation and has been involved in several registered historic projects throughout the country. He is a volunteer on The Meadows Architectural Review Committee and is also a committee member of the National Council of Architectural Registration Boards, helping write the Architectural Registration Exams.

Rebecca Smoldt graduated from the University of Colorado at Colorado Springs with a Bachelor of Arts Degree in a double major of history and anthropology. She is currently a self-employed consultant assisting start-up and small organizations with human resource issues. Rebecca is a member of Phi Alpha Theta, a history honor society, the Society for Human Resources Management and the National Association of Notaries.

Michelle Wimmer is an avid volunteer and she is excited to serve the community as a member of the Historic Preservation Board. She is a volunteer with her church and a mediator in the community

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

New Appointees and Re-Appointees to DS Boards & Commissions

Historic Preservation Board (Continued)

surrounding areas. Michelle has a background in business and law, holding a Bachelor of Science in Business Administration from Drake University and a Juris Doctor from the University of Wyoming. She works for Dish in the Marketing Department. Michelle enjoys spending time outdoors running, hiking and enjoying the community of Castle Rock.



Michelle Wimmer
Historic Preservation
Board

Design Review Board



Bob Pasicznyuk
Design Review Board

Town Council appointed Bob Pasicznyuk to the Design Review Board.

Bob Pasicznyuk grew up in a career military family with service stops in Washington D.C., the Philippines and California. While in graduate school in Chicago, Bob landed a library job leading to 30 years of service in medical, university, and public libraries. Bob became the Director of the Cedar Rapids Public Library in 2009, rebuilding its libraries following a billion dollars in damage to the region in what has been described as the midwest's Katrina. Before Cedar Rapids, Bob was the Chief Technology Officer at both Douglas County Libraries and the Pikes Peak Library District. Bob became the Executive

Director of Douglas County Libraries in 2014 – a library also in the midst of transformative change.

Bob's wife is a youth library leader, and their daughter is a college junior studying Speech Therapy and Audiology.

Planning Commission

Max Brooks and David Kay were re-appointed to the Planning Commission. Charles Fletcher and Laurie Van Court were newly appointed by Town Council for two-year terms, and James Briggs was newly appointed for a one-year term.

Charles Fletcher has lived in Colorado since 1998 and Castle Rock since 2001. He has a Bachelor of Science degree in Political Science from the University of Oregon. Charles is a professional Health Transparency Consultant and Digital Product Designer and formerly worked in the healthcare and non-profit industries. Charles recently celebrated his 13-year wedding anniversary, and has two children attending elementary schools in Town.



Charles Fletcher
Planning Commission

Charles has been involved with the Town of Castle Rock as the Chairman of the Utilities Commission since 2011. He participated in and graduated from the inaugural 2016 Castle Rock Town Academy

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

New Appointees and Re-Appointees to DS Boards & Commissions

Planning Commission (Continued)

and the 2017 Castle Rock Citizen Police Academy. Additionally he has participated in the Vision 2030 Master Plan and the recently updated 1-25 Sign Plan.

Laurie Van Court has lived in Castle Rock for 15 years and in Douglas County since 1983. Prior to her appointment to the Planning Commission, she served on the Town's Board of Adjustment for 8 years, both as Vice Chair and Chair.

Laurie has been an adult services librarian at Douglas County Libraries since 2002. Between 1977 and 2001, Laurie was a commercial real estate appraiser with her family's Denver-based company. In 1995, she was appointed to the five-member Appraisal Standards Board, a federally-mandated board charged with writing and promulgating professional standards for all licensed and certified appraisers.

A life-long horseman, Laurie has ridden and shown Arabian and Quarter Horses. She has also done herding with her Corgi and Australian Shepherd dogs. When she's not working in Castle Rock or playing outside in beautiful Douglas County, Laurie is an avid reader.

James Briggs has lived in Castle Rock since 2004 and brings a military and public service background to the Commission. Mr. Briggs is the Assistant Director of the Raptors Athletic Football Club, and he has volunteered for the Town's Parks and Rec athletics for the past 12 years.

Saying Farewell

Several Board and Commission members left the ranks of the DS Boards and Commissions and Resolutions of Appreciation were read into the record at the meetings in June recognizing their service to the Town. We thank each of these volunteers and appreciate their service. Some of these departing Board and Commission members are pictured below:



Laurie Van Court
Planning Commission



Far left: Suzy Chapman, Planning Commission; Laurie Van Court, Board of Adjustment; Ryan McDaniel, Historic Preservation Board; Trish Riber, Board of Building Appeals and Dave Hieronymus, Historic Preservation Board

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

DS Board and Commission Legal Training

**TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES**

**BOARD & COMMISSION
LEGAL TRAINING**

WHEN:
Monday
June 26, 2017
Dinner - 5:30 pm
Meeting - 6-8 pm
Dinner will be provided by Angie's Restaurant

WHERE:
Town Hall Council
Chambers

**PLEASE RSVP BY
JUNE 21st TO:**
Julie Parker
303.720.3546
jparker@crgov.com

Thank you for your commitment and service to our community.

Please plan to attend our Board and Commission Legal Training.

Hosted by Development Services and the Town Attorney's Office.

AGENDA:

- Greeting & Introductions
- Public Meeting Procedures
- Legal Briefing
- Brief overview of Chair/Vice Chair roles and responsibilities



Bill Detweiler, Director, and Heidi Hugdahl, Deputy Town Attorney, hosted the members of the five Boards and Commission supported by Development Services to a Legal Training session on June 26th in Council Chambers.

Development Services supports the Board of Building Appeals, Board of Adjustment, Design Review Board, Historic Preservation Board and the Planning Commission.

The Board members, Commissioners and staff liaisons enjoyed an Italian



buffet from Angie's Family Restaurant before settling into an agenda that included public meeting procedures and a legal briefing.

Design Review Board Vacancy

Do you know a downtown Castle Rock property owner that would be a good candidate to serve on the Design Review Board? The Town currently has a vacancy on this Board.

This volunteer appointment requires a 2-year term commitment, and applicants must be a downtown Castle Rock property owner.



The Design Review Board reviews all development applications that require a Downtown site plan to achieve the goals and objectives of the Downtown Master Plan, the Downtown Overlay District and the Historic Preservation Plan. The seven-member board is comprised of two Downtown property owners, two representatives each from the Downtown Development Authority and Historic Preservation Board and one representative from the Planning Commission.

The Design Review Board meets on the 2nd and 4th Wednesdays of each month.

Interested? Please contact Lisa Anderson, Acting Town Clerk, at 303-660-1394 or LAnderson@CRgov.com.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The attendance at the June 14th luncheon exceeded 55 customers. The luncheon, sponsored by Lokal homes, included the following items on the agenda:



1. Project Green Award presented to the Building Division;
2. Electrical trenches and who inspects them - Jon White, Building Inspector Supervisor;
3. Updated CO process and acceptable CO documents - James Martino, Assistant Chief Building Official, and Dena Paulin, Development Services Technician; and
4. Open discussion.



- No Luncheon In July
- Wednesday, August 9th
11:30 a.m. to 1:00 p.m.
Cookout sponsored by Town of
Castle Rock, Building Division
Rhyolite Park



If you're interested in sponsoring or attending a luncheon or have any questions, the DS Admin Staff will be happy to assist you. Please contact the DS Admin Staff at 720-733-2200 and press "0".



Sharing the Project Green
Award with the Building Division
Customers

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Open House - Comprehensive Master Plan

Development Services hosted an Open House at the Millhouse at the Philip S. Miller Park on June 7th to update the public on the 2030 Comprehensive Master Plan.

Scheduled from 6:00 to 7:30 p.m., approximately 75 residents attended. Town staff present included:

- Bill Detweiler, DS Director
- Kevin Wrede, Planning Manager
- Julie Kirkpatrick, Long Range Project Manager
- Cara Reed, Neighborhood Liaison
- Thomas Reiff, Transportation Planner
- Karen Carter, Community Relations Manager
- Caroline Frizell, Sr. Community Relations Specialist
- Fritz Sprague, Deputy Town Manager
- Dave Corliss, Town Manager

TOWN OF CASTLE ROCK



After a brief welcome and introductions, staff mingled with the crowd as they reviewed several informational Boards and maps. The majority of the comments and questions related to creating jobs, maintaining open space and recreation facilities, growth management and traffic. Thomas Reiff, Transportation Planner, was on hand with information on the Transportation Master Plan update, along with answers to the residents' traffic questions.

The Comprehensive Master Plan was last updated in 2002. This updated document looks ahead to 2030. It focuses on Four Cornerstones: Town Identity, Responsible Growth, High-quality Community Services and a Thriving Economy.

The community confirmed the importance of these Four Cornerstones during various outreach efforts related to the update. The draft includes information from 2013 and 2015 community surveys, open houses held throughout 2015 for this project and last year's open houses related to growth.

Prior to adoption, public hearings for the 2030 Comprehensive Master Plan will be held before the Planning Commission and Town Council. These public hearings are expected to occur during the summer, 2017.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

2016 Design Award Program

Each year the Town recognizes and rewards outstanding design and construction through the Design Award Program.

The Vision 2020 identifies four cornerstones for our community. The first cornerstone is “Town Identity” with the intent *“to preserve Castle Rock’s character as a distinct and physically separate community that is the center of Douglas County.”* Given that community character is an important goal, Council found it appropriate, through the design award program, to publicly recognize outstanding building and site design that is consistent with the purpose and intent of the Town Vision.

To promote diversity of interest in the award program, representatives from Council appointed Town Board and Commission, Community Business and the Development Community members to assist staff with preparing and presenting nominations. This year’s Design Award Team was comprised of:

- Stuart Butler, DDA Board Member, Design Review Board Chair, SmarterChaos Founder
- Bart Connolly, President, Partnering with Physicians
- Jaime Gotlieb, Branch Manager, Philip S. Miller Library
- Tricia Riber, Board of Building Appeals past Chair, Customer Solutions Representative, Black Hills Energy
- Laura Rinker, Marketing Director, GE Johnson Contractors
- Bill Detweiler, Director, Development Services
- Tara Vargish, Assistant Director, Development Services
- Denise Hendricks, Development Services Administrative Supervisor

On June 20th, Town Council presented design awards to 9 projects in the Town:

Category #1: Large Commercial Shoppes at Promenade



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Design Award Program, Continued:



**Category #2: Small
Commercial / Office
Montaña Vista**

**Category #3: Downtown
New Construction
Mirage Dental**



**Category #4: Commercial
Remodel / Façade
Union, An American Bistro**



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Design Award Program, Continued:

**Category #5: Community
Character / Sense of Place
Miller Athletic Complex
Amphitheater, Millhouse and
Splash Pad**



**Category #6: Neighborhood
Project / Enhancement
Terrain Swim Club & Dog Park**

**Category #7: Environmental
The Move**



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Design Award Program, Continued:

Category #8: Public Facility
Aspen View Academy



Category #9:
Historic Preservation
Samuel Dyer House
208 North Cantril Street



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Colorado Named #1 State Economy in US

Authored by Sam Stebbins, 24/7 Wall St. posted an article on June 28th entitled, *"The States With the Best and Worst Economies."*



"The 50 states -- as diverse as they are -- each contribute something to the U.S. economy. Because of their diversity, state economies rarely trend in unison. GDP growth is often the default measure for economic strength, but it often fails to tell the whole story. Unemployment, poverty, job growth, and education among other factors can also play a part in defining the strength of an economy.

Economic vitality is as much about growth as it is about the state's ability to support its population -- with jobs, education, economic opportunities and more. In turn, employed, better-paid, and better-educated residents of state further contribute to economic growth."

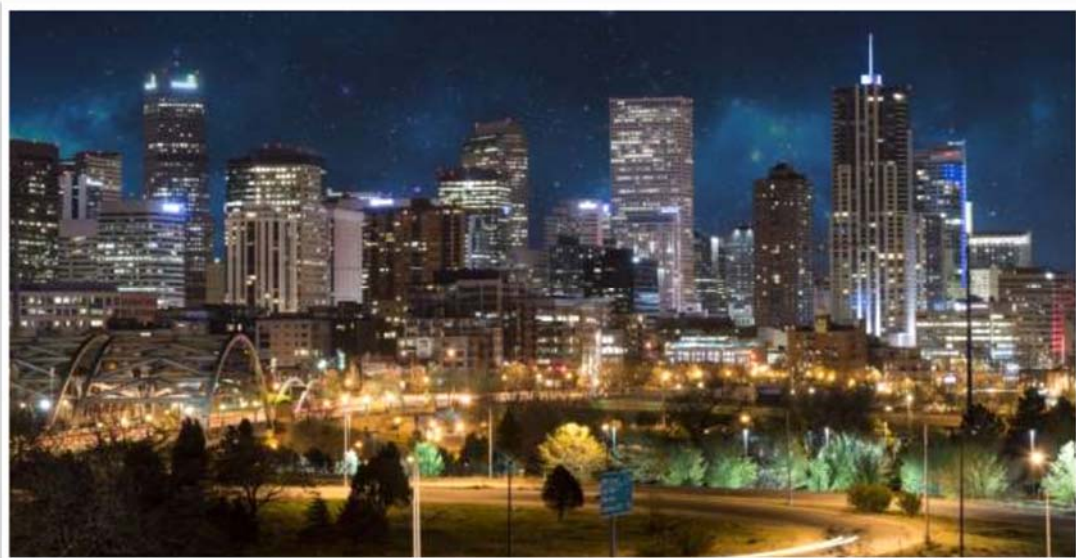
The article evaluated *"economic growth, poverty, unemployment, job growth, and college attainment rates nationwide to compare and rank each state's economy."*

Colorado was ranked #1. Our state's statistics included:

- 2016 GDP = \$292.51 billion (18th largest)
- 5-year GDP annual growth rate = 3% (tied for 4th largest growth)
- Unemployment = 2.3% (the lowest)
- 5-year annual unemployment growth = 2.9% (3rd fastest growth)

The states of Utah and North Dakota trailed Colorado at 2nd and 3rd, respectively. West Virginia finished 50th.

To view this article in its entirety, please visit: [msn.com/en-us/money/markets/the-states-with-the-best-and-worst-economies/ss-BBDmR3u?li=BBnb7Kz#image=1](https://www.msn.com/en-us/money/markets/the-states-with-the-best-and-worst-economies/ss-BBDmR3u?li=BBnb7Kz#image=1)



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

“Topping Out” Celebration - Town Hall New Addition

The final steel beam was placed in the Town Hall addition the week of June 19th. In recognition of this auspicious occasion, Development Services held a “Topping Out” celebration in Council Chambers on June 22nd.

Special guests included:

- Jennifer Green, Mayor;
- Jason Bower, Councilman for District 4;
- Kurt Klanderud, President, G. H. Phipps Construction Company;
- Nick Garcia, Project Superintendent, G. H. Phipps Construction Company;
- Amy Umiamaka, AIA, LEED BD+C, Principal and Architect, HB&A;
- Liz Apke, RE, Architect, HB&A; and
- Steve Sciscione, PE, LEED, AP, Owner’s Representative, ProjectOne.



Topping Out Celebration Cake



Left: “The” beam;
Below: DS staff
signs the beam



Jennifer Green, Mayor,
signing the beam



WHAT'S NEW - GENERAL

The Denver Post - On the Home Front

Mark Samuelson, author of "On the Home Front," a column carried by The Denver Post, featured the Townhomes at Forty on Meadows on June 29th.

Mr. Samuelson notes that "Castle Rock's star is rising rapidly," commenting on the Town's national accolades for its 70+ miles of trails, new amphitheater and the recent Promenade shop arrivals.

THE DENVER POST



The townhomes in this Lokal Homes' development feature 2- to 4-bedrooms, two-car attached garages, high-end standard finishes and a finished basement option.

Lokal Homes opened its show home in December, 2016, and they have sold 25 of their 40 available sites. Purchasers seem to be nearly equally split between those wishing to downsize and those who are purchasing for the first or second time.

Marketing includes the fact that this project is walking distance to a Douglas County middle school and high school and promotes the new infrastructure that has been recently completed, i.e., exit 185 on Interstate-25, Castle Rock Parkway and the Meadows Boulevard extension.

To view this article in its entirety, please visit: denverpost.com/2017/06/29/castle-rock-lokal-homes-forty-on-meadows-townhomes

The Andrew Townhome Model
Townhomes at Forty on Meadows



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Town Hall Addition Update

G. E. Phipps is moving right along with the addition, and everything is on schedule. The steel beam work has been completed and the crane is gone. Workers are finishing the welding work and the painting of the steel is proceeding. For the most part, with just a few exceptions for deliveries, First Street is open.

The installation of the roof should be completed by June 30th. Interior stud work has been completed and one can see the layout of the front counter, conference rooms, offices, break room and restrooms. Installation of the drywall has begun on the first floor and will move to floors 2 and 3, taking roughly three weeks.

Work will begin on the Finance Department Front Counter the first week in July. Everyone in the building may hear more noise and feel vibration as they install the new front counter.

Although it is tempting to walk into the building, please note that it

remains a construction site and is not open to view. Guided tours will be made available after the building interior work is finished.

Management has met with several systems furniture contractors; and once a furniture consultant has been chosen, the final design of the systems furniture layout will take place. Stay tuned!



Town Hall Addition - June 30, 2017

To view public notices, please visit:
CRgov.com/notices

For planning questions, please email:
Planning@CRgov.com

For zoning questions, please email:
Zoning@CRgov.com

To view building info, please visit:
CRgov.com/building

For code information, please visit:
CRgov.com/CodeCentral

*"The only way to make sense
out of change
is to plunge into it,
move with it,
and join the dance."*

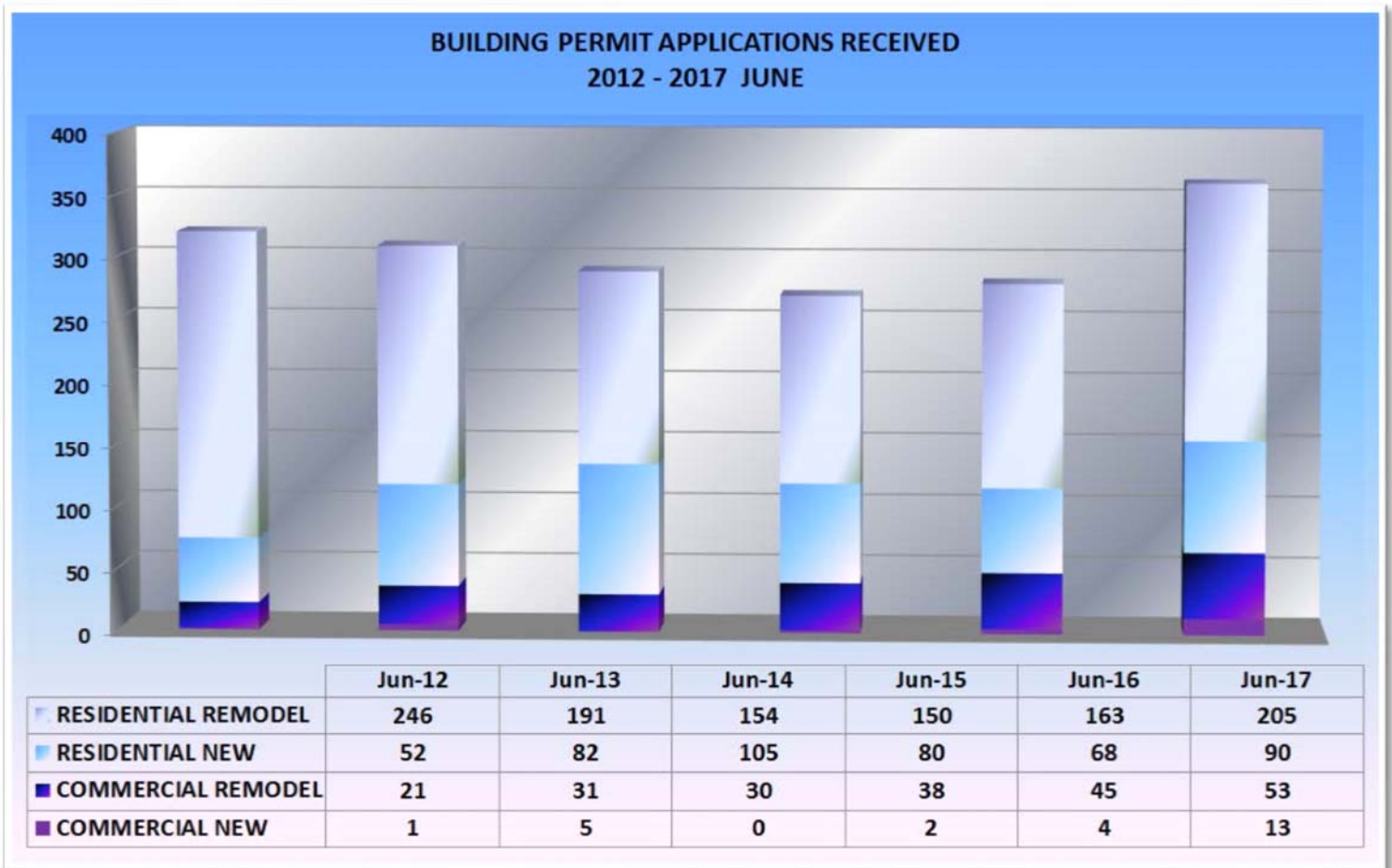
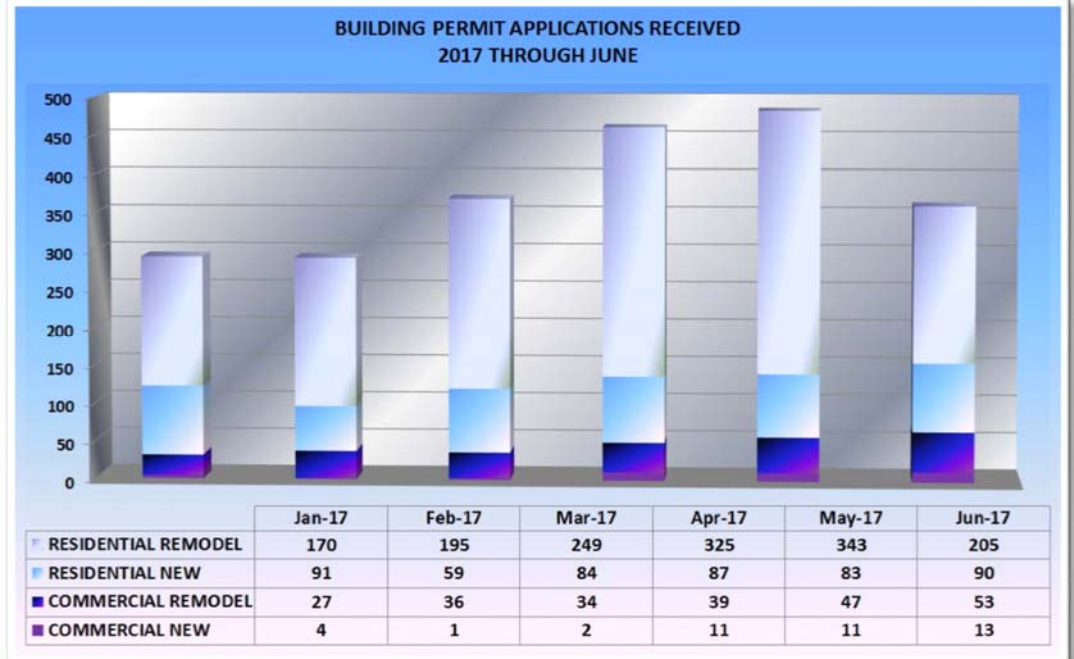
*~~ Alan Watts
English Philosopher
(1915 - 1973)*

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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

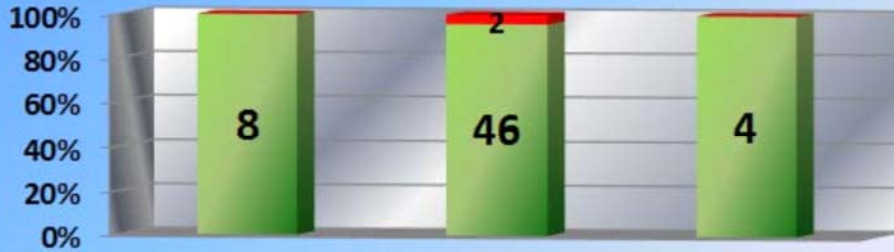


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

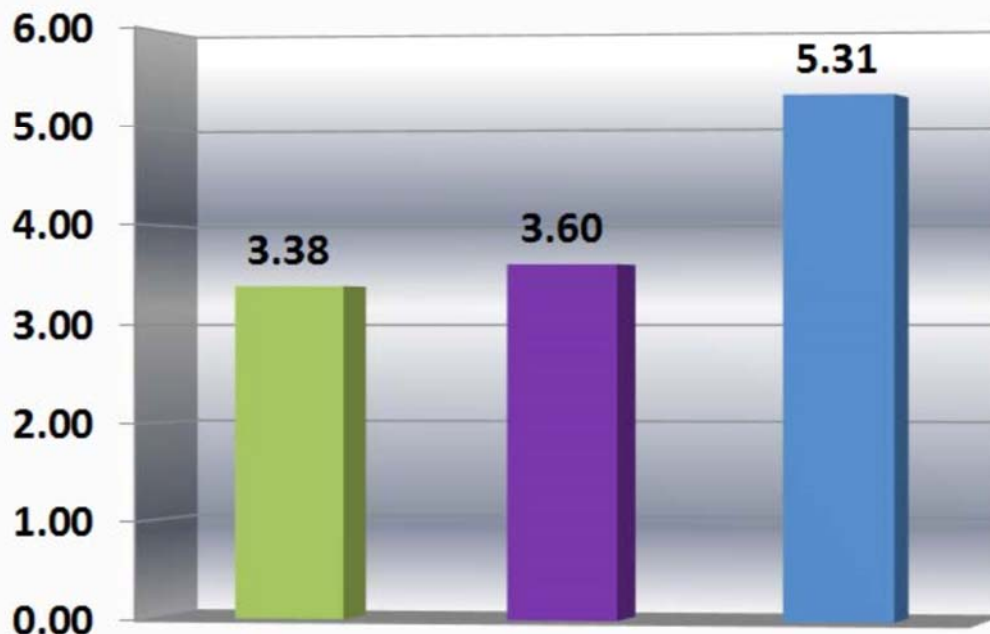
**Building
Division**

BUILDING PERMIT REVIEW JUNE 2017 (2 late due to volume)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
■ LATE	0	2	0
■ ON TIME	8	46	4

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 48% FROM LAST YEAR



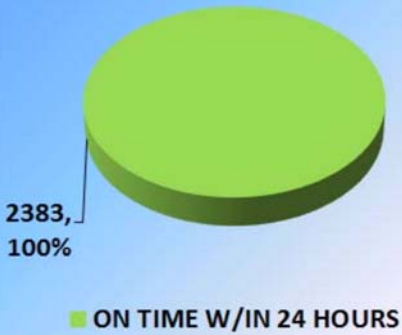
	Jun-15	Jun-16	Jun-17
Total	3.38	3.60	5.31

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

BUILDING INSPECTIONS JUNE 2017



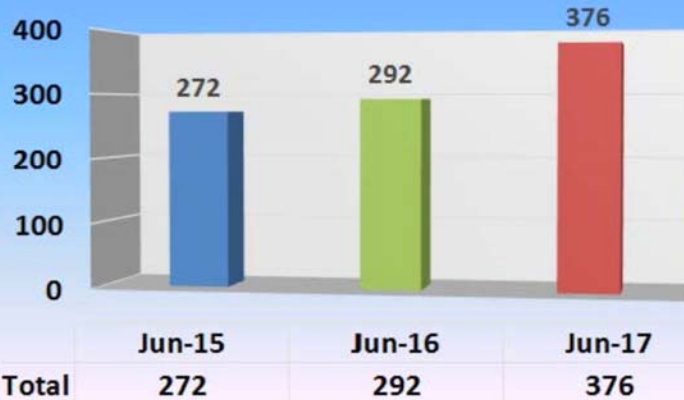
FEES CALCULATED (W/IN 3 DAYS)



CONTRACTOR REGISTRATION 2016 VS 2017 DOWN 19% IN JUNE



BUILDING PERMITS ISSUED UP 29% OVER 2016



Implementing the Community Vision through Development Activities

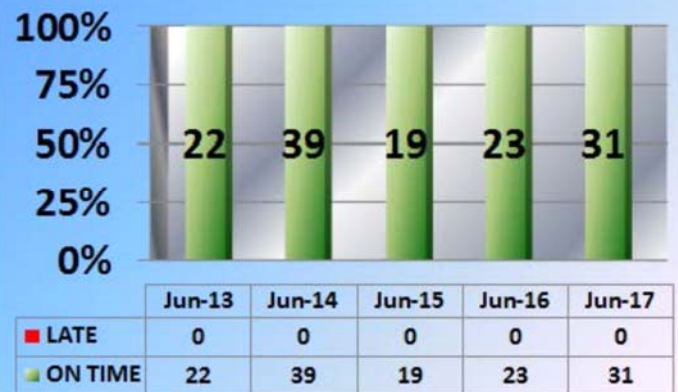
CORE SERVICE LEVELS

Code Compliance

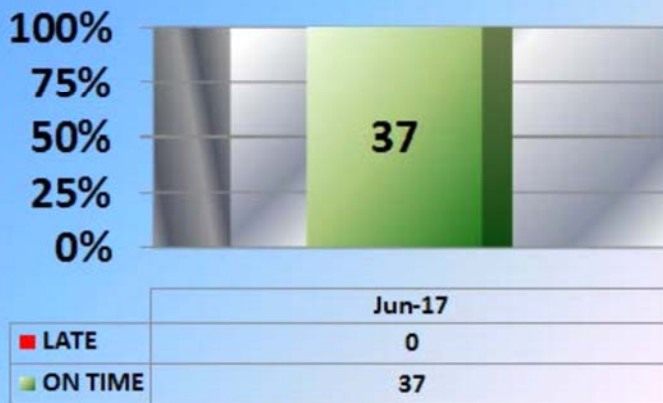
**BUS. LICENSES REVIEWED
(W/IN 7 BUS. DAYS)**



**BUS. LICENSES REVIEWED
(W/IN 7 BUS. DAYS)**



**CODE COMPLAINT RESPONSES
(W/IN 2 BUS. DAYS)**

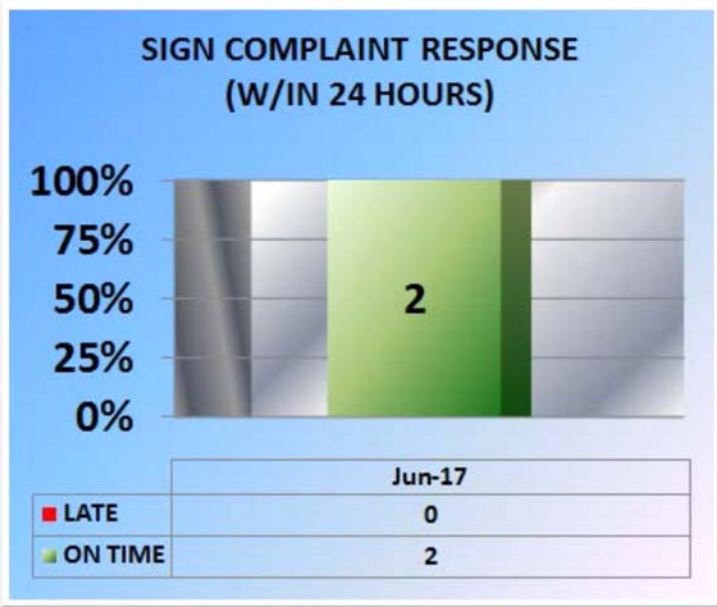
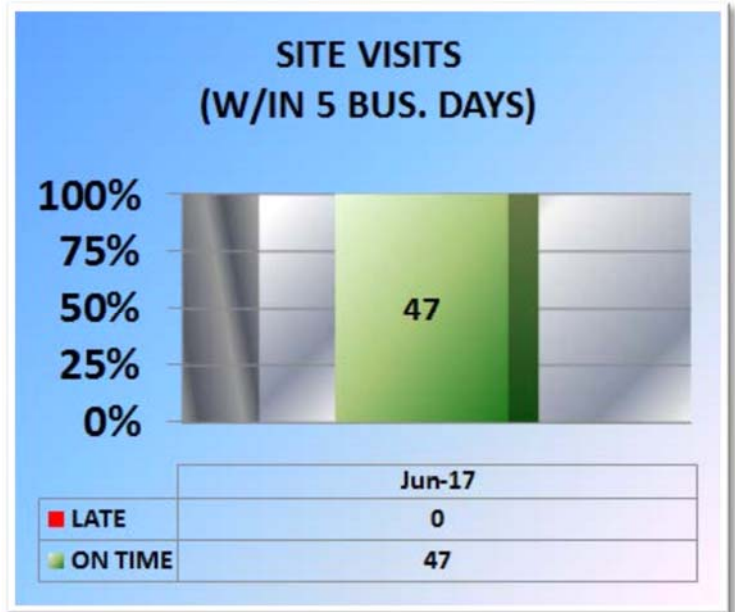
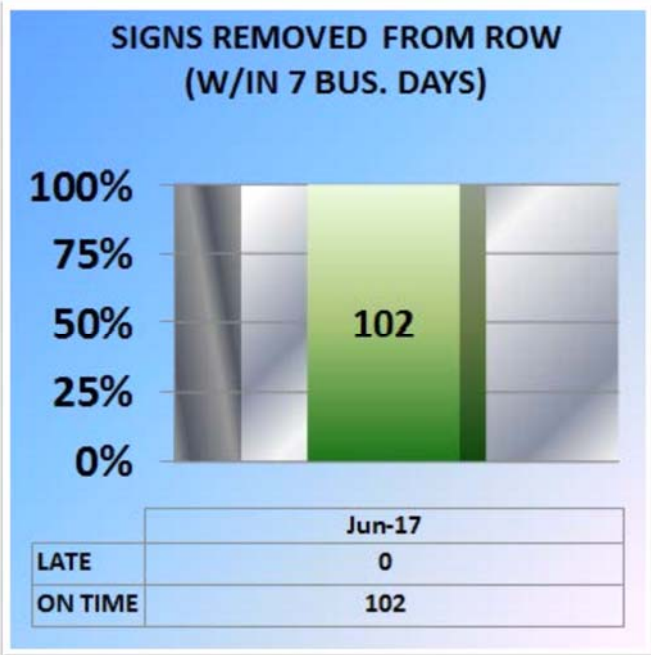
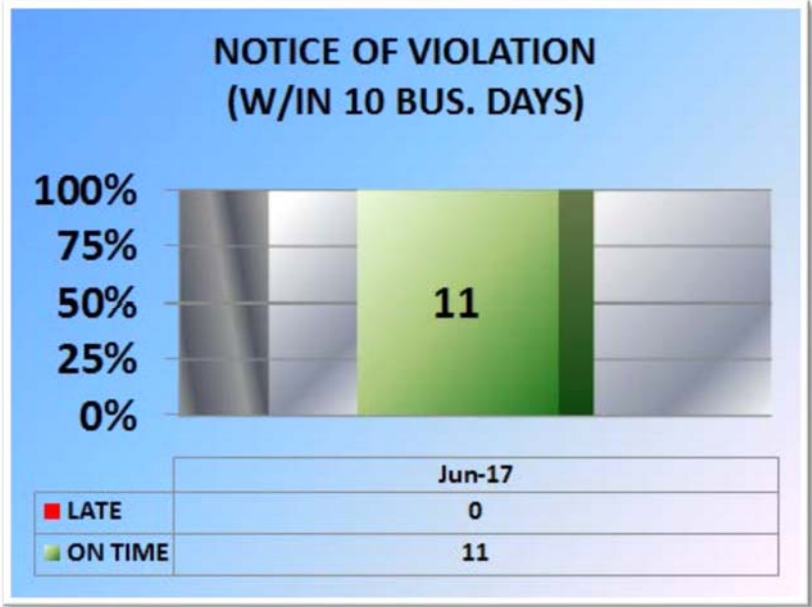


**SIGN PERMIT REVIEW
(W/IN 14 BUS. DAYS)**



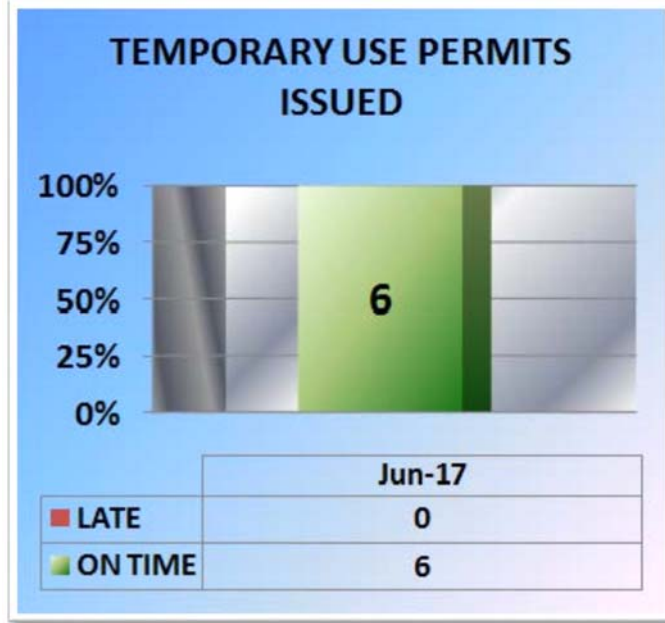
CORE SERVICE LEVELS

Code Compliance

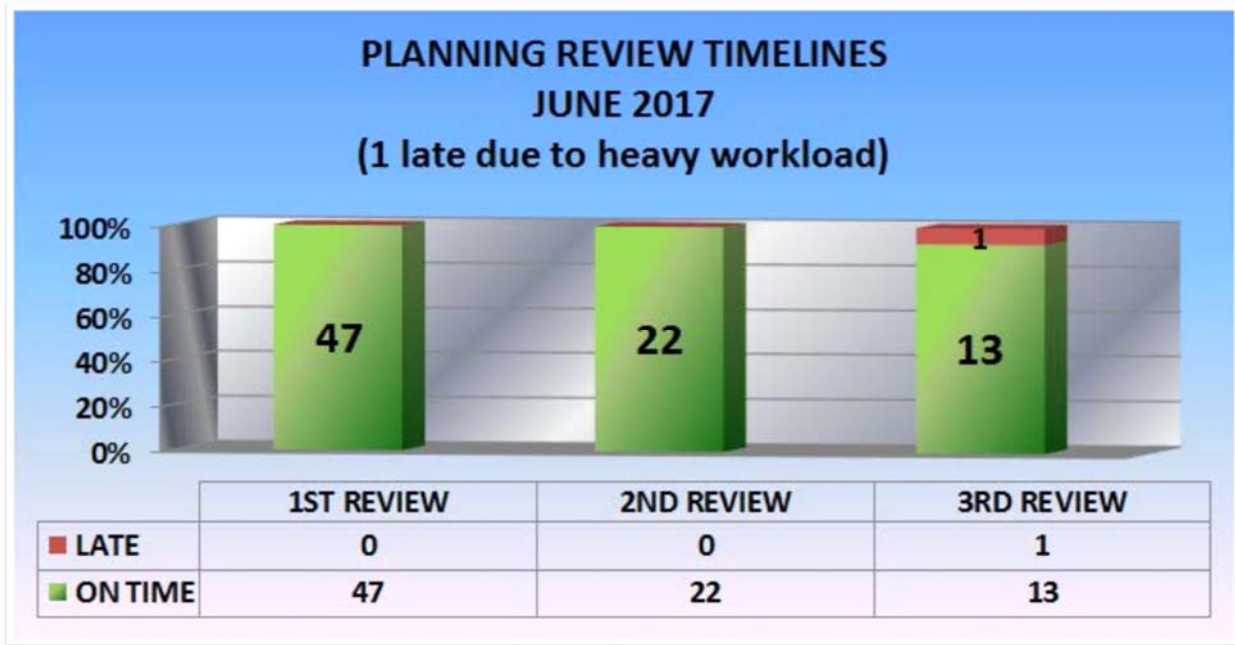


CORE SERVICE LEVELS

Zoning Division



Planning Division



Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

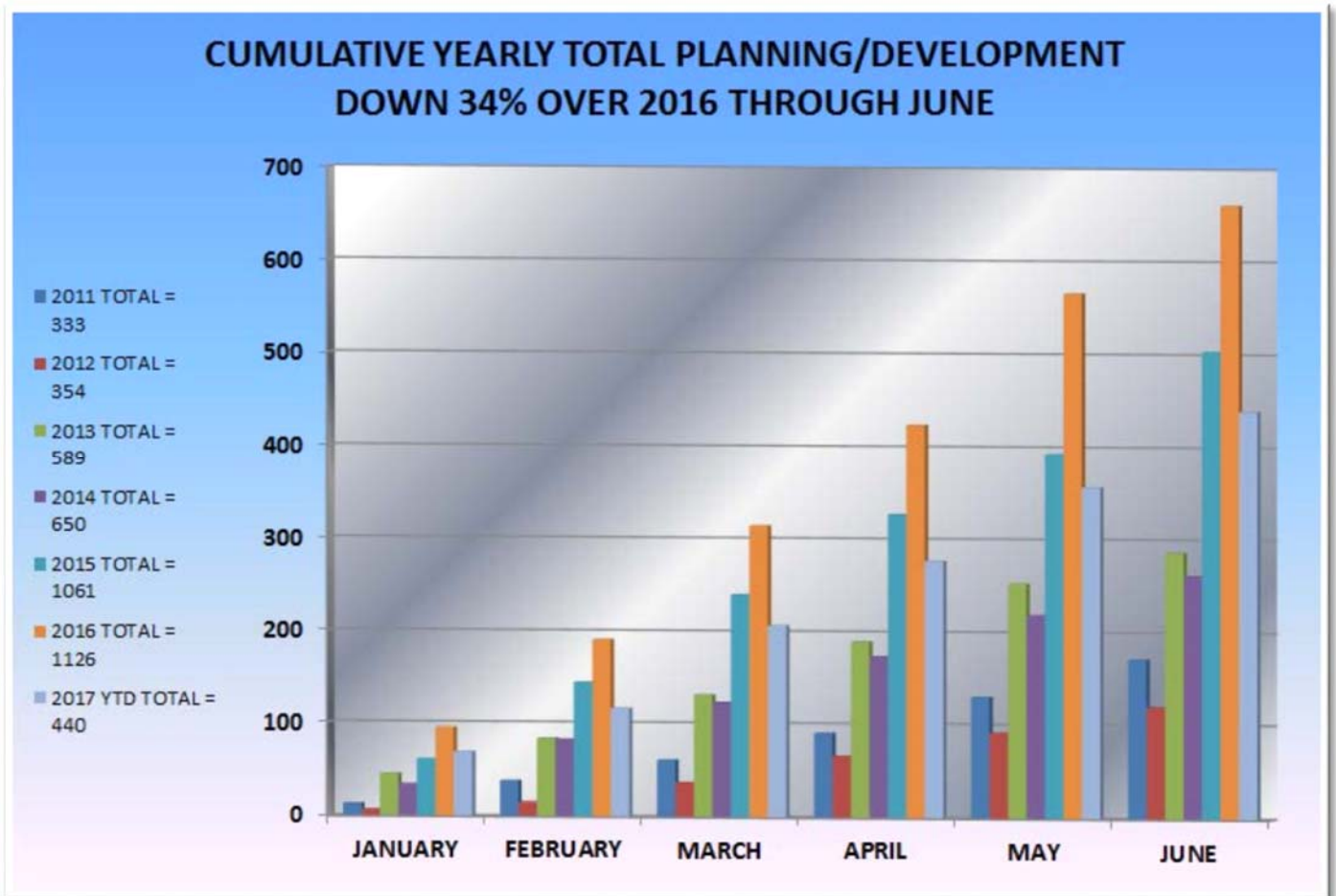
Planning Division

**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
DOWN 34% OVER 2016 THROUGH JUNE**



Implementing the Community Vision through Development Activities

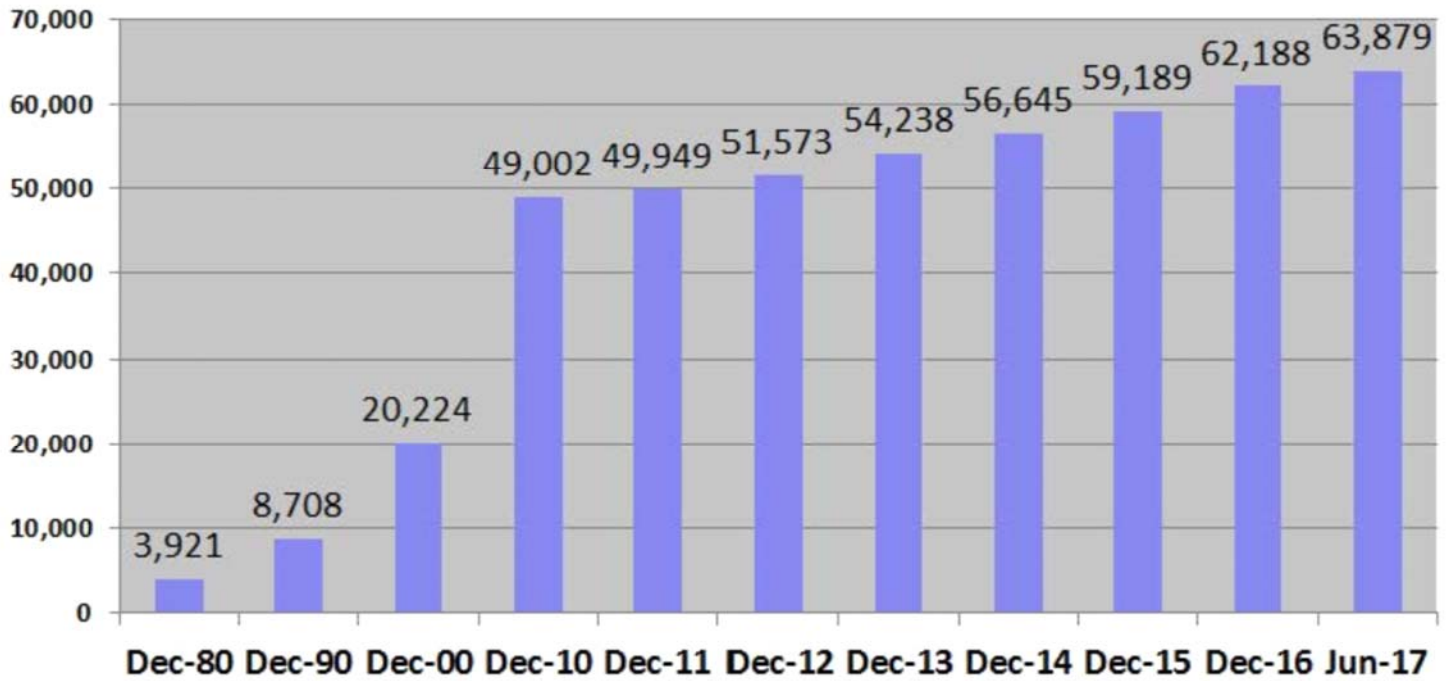
DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities