



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

There is great satisfaction in building good tools for other people to use.

Freeman Dyson

Great things happen in Castle Rock when staff works closely with our residents and community development partners to provide them with the necessary tools to achieve success. The tools we provide to our

community come in a variety of forms:

- ♦ *Predictability and certainty of public hearing timelines, plan review and inspection activity timelines allows our customers to rely on posted timelines, therefore saving time and money.*
- ♦ *Outstanding customer service provides our residents and development professionals with accurate and timely responses.*
- ♦ *Accessibility and transparency provide an openness and responsiveness to ensure success.*
- ♦ *Care and professionalism combined ensures that each individual or corporation is served according to needs.*

Visit *In Your Backyard* for all the latest development activity at:
www.CRgov.com/InYourBackyard



DEVELOPMENT TALES

Issuance of residential permits remains strong with expected outcomes exceeding 2014 totals, perhaps exceeding 900 residential permits in 2015. As previously mentioned, we are maintaining a sprinters pace in plan review submittals and actions, nearly 95% above average. That is great news for the economic health of our community.

Staff is currently conducting a search for consultant services to analyze and provide recommendations on the long-term health of the Enterprise Fund and to review and provide options on development fees. Next steps are to work closely with our development community partners and the EDC team so we can provide Council with options that meet community needs.

We anxiously look towards the future as there are many exciting development plans and economic development projects that are consistent with our Vision 2020 and Comprehensive Master Plan.

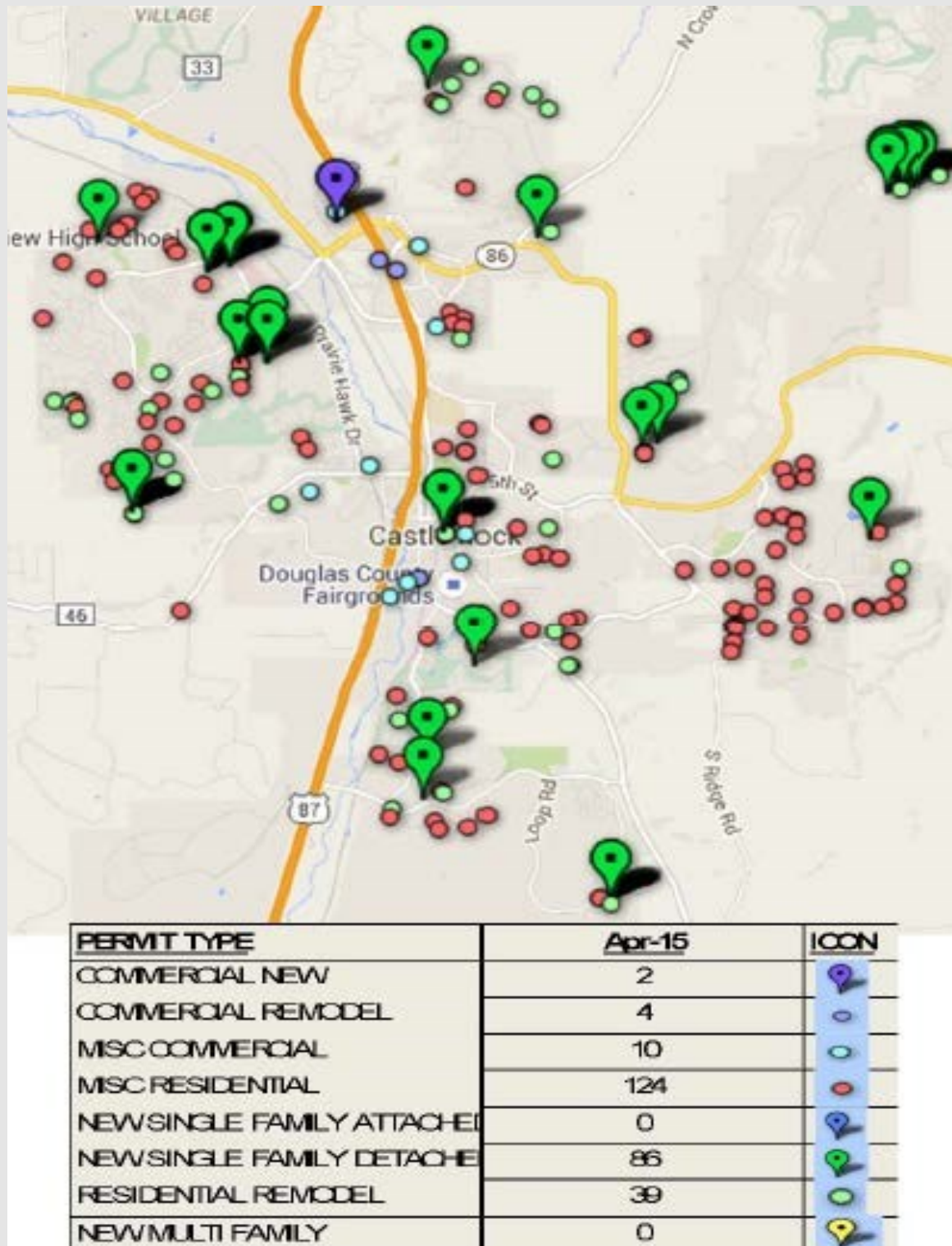
The End



PERMIT ACTIVITY MAP

Below is a town-wide map depicting permit and construction activity for the month of March, 2015. December's map will show 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



Implementing the Community Vision through Development Activities

KUDOS

Kudos to Plan Review and Building Permit Staff



Austin Smith, Entitlement Manager of Four Foods Group, who is building the Kneaders Bakery in the Promenade Block 7 site, stated that he has enjoyed working with all the members of the Castle Rock team; all have been responsive, friendly and easy to work with in every step of the plan review and building permit review phases of his projects. He wishes that all of the jurisdictions he works with were like ours.

Kudos to the Plan Review and Building Permitting groups! You guys are swamped, and you are still doing an excellent job. Your daily work is a reflection of our Town Values.

Stewards of Customer Service



Julie Kirkpatrick, Planner II



Adan Rivas, Stormwater Inspector

A resident letter to the Mayor stated:

"I wanted to take a moment and sincerely commend two of your staff members. My husband and I are building a home in Castle Rock and had a few questions regarding our lot and building inspections. I called and left a message on the planning answering machine and within 5 minutes received a call back from Julie. Julie was such a pleasure and incredibly helpful. She was not able to answer all of my questions but quickly put a plan in place to ensure each question was answered accurately and timely. Julie reached out to the inspector responsible for my D.E.S.C review (Adan Rivas). Adan called me within 30 minutes of my original call to the Town of Castle Rock. He just happened to be in my new neighborhood performing a home inspection and took the time to walk to my lot and answer all of my questions. He was incredibly helpful and so professional. Both staff members were such a pleasure and made me feel as if my questions and concerns about my new build were important to them. Customer service at the level I received is truly unique in this day and age and is to be commended when shown. I cannot speak highly enough of these two.

These staff members are true stewards of customer service. I was extremely impressed and cannot wait to become a member of the Town of Castle Rock." (Amanda Beach, Resident)

Implementing the Community Vision through Development Activities

KUDOS

Exceptional Customer Service by Mary Shaw, Zoning Manager

A Resident letter to the Mayor stated:

Mr. Donahue,



“Good evening! My family and I have relocated from the North Dallas area and recently went in to contract in the Gambel Oaks development of The Meadows. We are so excited to join the community of the Meadows as well as the wonderful town of Castle Rock. I just wanted to make you aware of a situation that happened last week with Mary Shaw of the Castle Rock Development Services Team, as I believe she should receive some sort of recognition for her willingness to go above and beyond in a situation that really doesn’t even concern her department.

We are building a new home with Richmond American Homes and we were told our home was slated to have dark trim. Since I was a little girl I always wanted to have a front porch with white trim and I was hoping that could happen with our home. Unfortunately, Richmond said it was a city issue. I contacted The Meadows HOA to see who I should contact and I ended up calling the city zoning department and was told to leave a message with Mary Shaw because she was out of the office for 2 days. I decided to send Mary an email pleading my case for white trim, I wasn’t expecting a response until the middle of this week but instead I received a phone call from Mary within an hour. She wanted to help me get in touch with the right people and didn’t want me to worry over the weekend. I was shocked, here was a woman, out of the office for two days, taking her personal time to contact me so I wouldn’t have to worry about my silly paint color through the weekend, thoughtfulness such as Mary’s is a rare thing these days. Mary ended up calling the HOA for me and getting me the correct contact with the developer for The Meadows. I instantly fell in love with the caring, small town feel of Castle Rock that Mary delivered. Mary’s awesome service didn’t end there. She sent a follow up email to me today to see how everything was going and if I needed any help.

My hopes for the white trim have been put on hold, which is disappointing. However, knowing we are moving to a community with such wonderful people working on behalf of the town and people has me thrilled. I genuinely appreciated everything Mary did for me and wanted you to know. These days people don’t stop to take the time to compliment others for exceptional service and I wanted this case to be different.

My family and I look forward to joining the Meadows and community of Castle Rock in just a few months!”

*Thank you,
Kelly Brick*

Implementing the Community Vision through Development Activities

KUDOS

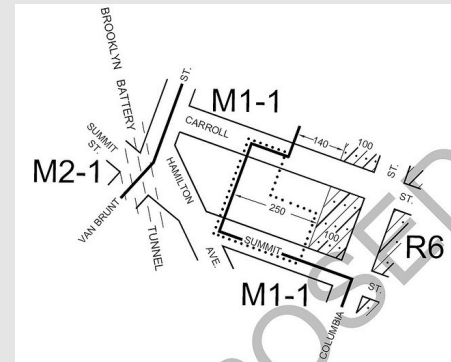
Great Customer Service by Mary Shaw, Zoning Manager



Mary received the following notes of thanks from customers for zoning research she provided:

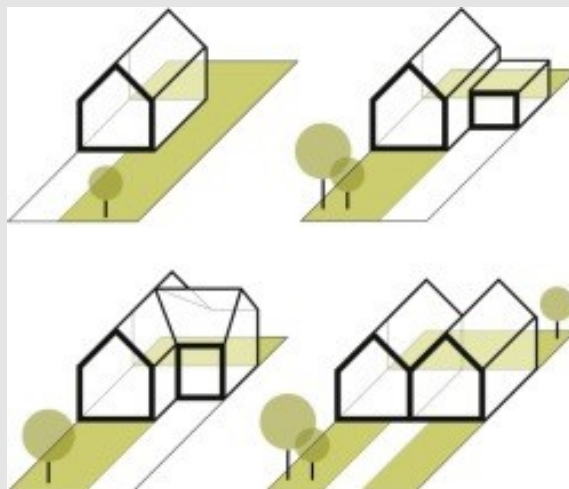
“Thank you so much for getting the info to me on that lot. I really appreciate your help. As always, your dept is great to work with!”

Thanks, Steve
Steve Thayer
The Thayer Group



“You are wonderful! Thank you Mary!”

Lisa M. Esslinger
Vice President
Business Development
Pershing Advisor Solutions LLC, a BNY Mellon company



Implementing the Community Vision through Development Activities

WHAT'S NEW?

Welcome Teri Whitmore, Planning Manager



On April 13th, Development Services welcomed Teri Whitmore as the new Planning Manager. Previously, Teri worked at DRCOG as the Regional Planning and Operations Director and prior to that her experience includes work as the Economic and Community Development Director for the City of Hamilton, Ohio and Senior Planner for the City of Springfield, Missouri. Teri's diversity of experience in private and public work environments includes leading a 40-member citizens commission to establish Hamilton's Vision, as well as her work with DRCOG and its 80 regional partners, all critical issues to the update of our Vision and Comprehensive Plan in the next several months. Teri received certification as a

Project Management Professional from the Project Management Institute and has managed complex contracts, legal documents, and negotiations with consultant services.

In her new role, Teri's will be responsible for management and coordination of all current and long range planning functions for the Town. Teri will also lead multi-departmental and interdisciplinary teams through a variety of land use applications, programs, and process updates. Her role includes managing staff workloads, developing and monitoring staff responsibilities, practices, and procedures, and Enterprise-wide initiatives for land use review and field evaluations. Teri will be the lead agent with the Planning Commission where she will ensure comprehensive review of staff reports and correspondence sent to the Commission, as well as to Town Council for all land use applications, and as noted, play a key role in the update of the Vision and Comprehensive Plan.

Welcome David Pineda Combination Building Inspector



On April 13th Development Services welcomed David Pineda as the new Combination Building Inspector. David is a licensed Master Electrician, bringing a wealth of knowledge in all areas of the National Electrical Code, with over 8 years of commercial and residential experience working with various companies in the Denver metro area and Utah. David is enthusiastic about his new position at the Town and Development Services is extremely pleased to have him as part of the Building Inspection team, filling a critical need for electrical expertise.

Implementing the Community Vision through Development Activities

WHAT'S NEW?

Castle Rock Sign Plaza Featured in APA Article entitled,
“Beyond the Sign, How cities can create the ideal recipe for wayfinding success”
By Grant Hayzlett, National Sign Plazas

“Innovative emerging technologies are driving new opportunities for civic outreach through Interactive environments; they can serve as a means to consolidate art and information into a seamless experience for the user. As these technologies evolve, so must the wayfinding designer's use of technology. But how does this all relate to strategic planning? Let's be honest ... design is often the fun part of the project that everyone on the committee asks about first. It can feel like you're creating something out of nothing, but it can absorb a disproportionate amount of the committee's bandwidth.

While these visual components often dominate a project's genesis, it is the planning strategy that will affect the functionality of the system and how well the system will engage the end user. We're not talking about crowdsourcing; we're talking about crowd management — and that requires planning beyond directional signage.

Your city is a product that must be marketed and sold to the end user — citizen and tourist alike. If these efforts are not in place or if they are unsuccessful, then the wayfinding system may have little positive effect on your city's civic landscape. However, if you are able to sell the "why" and your city is willing to invest in that outreach, then the wayfinding and environmental graphics system will flourish.”

To read the full article see link below:

<https://www.planning.org/planning/2015/apr/beyondthesign.htm>



Implementing the Community Vision through Development Activities

WHAT'S NEW?

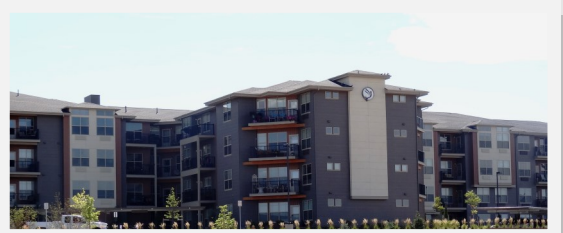
2014 Site Design Award Program ~ Eight Projects Awarded

The Site Design Awards were established in 2009 to honor projects that reflect the Town's Vision 2020. The Vision 2020 identifies four cornerstones for the community. One cornerstone is Town identity. These awards recognize that cornerstone, which is to "preserve Castle Rock's character as a distinct and physically separate community that is the center of Douglas County."

Staff and representatives from the development community and Planning Commission nominated 8 sites and on April 21st, the following honorees received plaques in recognition for outstanding design.

The Winners are:

Large Commercial – Bonaventure of Castle Rock



Small Commercial — Mercantile at Meadows Town Center



Historic Preservation – 207 Perry St.



Environmental – Plum Creek Water Purification Facility



Implementing the Community Vision through Development Activities

WHAT'S NEW?

2014 Site Design Award Program ~ Eight Projects Awarded (Continued)

The Winners are:

Commercial Remodel – Plum Creek Church



Downtown Project – Acme Water Tower



Community Character/Sense of Place

Jax Police Dog Statue



Public Facility – MAC (Miller Activity Complex)



Learn more about current and past Design Awards honorees at CRgov.com/design.

Implementing the Community Vision through Development Activities

WHAT'S NEW?

2014 Site Design Award Program ~ Eight Projects Awarded (Continued)

A Few Photos of the Winners from the Awards Ceremony ~



Special Thanks To Nomination Team: Bob Pasiczynuk, (Douglas County Library), Stuart Bulter (Smarter Chaos), Ron Zuroff (Black Hills Energy), Tony Sbarra (Sbarra Construction West), Corky Eby (Planning Commission).

COLORADO
Art & Framing
Gallery

505 2nd St.
Castle Rock,
CO 80104
720-282-9521

Colorado Art & Framing Gallery is a boutique gallery located in the historic carriage house at 505 Second St. in Castle Rock. The complete Cindy Welch Collection, including originals, new releases, prints, and gift items are available for purchase. Have a favorite icon you'd like to see as part of the Collection? Please contact us for information.

A very special thank you goes to Lucia McConnell with Colorado Gallery / Art & Framing for producing the beautiful plaques.

Implementing the Community Vision through Development Activities

WHAT'S NEW



Castle Rock Named 2015 Large Community of the Year!

Castle Rock was chosen as the Large Community of the Year for exceptional long term planning and investment in support of economic development, establishing long term economic development and redevelopment funding sources, investing in infrastructure, as well as being focused on public/private sector collaboration for development.

Representatives from the Town of Castle Rock, Castle Rock Economic Development Council, Castle Rock Chamber and Douglas County accept an award from the Economic Development Council of Colorado. Each year, the EDCC honors large (20,000 people or more) and small municipalities that demonstrate a commitment to economic development and long-term community planning. The award was presented at EDCC's annual spring conference recently.



Implementing the Community Vision through Development Activities

WHAT'S NEW

New Submittals

Goodwill Retail Store (Milestone Filing No. 4, Ninth Amendment) Goodwill-Castle Rock is proposed to build a new 18,000 SF facility providing retail sales and donation entry services on approximately 2.95 acres. The current site consists of two lots within Milestone Filing 4 that will be platted into one lot as part of the entitlement process. This application is under administrative review and does not require public hearings.

The Meadows Filing No. 17, Lot 8 The Meadows Filing 17, Lot 8 is currently an undeveloped parcel of land located adjacent to the north side of Meadows Parkway between Plum Creek and the AT&SF railroad. Lot 8 is 22.39 acres and is zoned COI, and the proposed use conforms to the COI zoning, so no change to approved zoning is necessary. Lot 8 is proposed to be re-subdivided into 7 lots with associated roadways and infrastructure. This application is under administrative review and does not require public hearings.

Extra Space Storage Lot G1-5A The proposed ESS Castle Rock development (Site) is comprised of 1.39-acres of the proposed development and 2.08 acres of the existing developed self-storage site. The construction on the proposed Site (lot G1-5) will include the construction of a two story storage unit facility, a parking lot and a detention pond to attenuate stormwater runoff. The construction on LOT G1-5 will be limited to the reconstruction of the existing pond only. This application is under administrative review and does not require public hearings.

Meadows F20 Blk 6 Ph1 The Meadows Neighborhood Company and Castle Rock Development Company are in the early stages of design on a new HOA amenity site in Filing 20 at The Meadows. The site is located on the north side of Meadows Blvd. right of way at the intersection of Low Meadow and Meadows Boulevard. The site itself is 3.73 acres and zoned for Town Center mixed-uses. The proposed Amenity will contain a swimming pool with play features that will include a vortex pool, climbing wall and numerous play area items for children. Adjacent to the pool there will be a large area for lounge chairs, umbrellas and seating for guests. A two story building will also be constructed that will house changing rooms, rest rooms, concession area, first aid area and flex space on the first floor. The second story will contain offices and conference room. This application is under administrative review and does not require public hearings.

Promenade at Castle Rock Lot 1, Block 1 Infrastructure plans Lot 1, Block 1 Promenade at Castle Rock, Filing No. 1 is a proposed commercial site located approximately 3/4 of a mile south of the intersection of I-25 and Founders/Meadows Parkway. This 25.4-acre site will have five retail pads and parking facilities. Block 1 is part of a larger plan of development. The purpose of these infrastructure improvements is to provide retail/commercial for this area of Castle Rock. This infrastructure application is under administrative review and does not require public hearings, however the related Site Development Plan is going through review and will have public hearings.

Plum Creek Fairway 13-Sawgrass Drainage The applicant has submitted a construction document application to modify drainage ways and a detention pond. This application is under administrative review and does not require public hearings.

CONTRACTOR'S LUNCHEONS

This Week's Contractor's Luncheon is scheduled for:

**Wednesday, May 13, 2015
11:30-1:00 PM
Townhall Council Chambers
100 N. Wilcox Street
Castle Rock**

(Lennar Homes is sponsoring this event)

Agenda:

- ◇ **Welcome and Update on Committee Action Hearing**
- ◇ **Changes to the Weather Resistive Barrier Policy**
 - ◇ **New GESC Manual**
- ◇ **Truck Haul Route Authority**
 - ◇ **Open Discussion**

The next Contractors Luncheon is scheduled for:

- ⇒ **June 10, 2015**
- ⇒ **11:30 a.m. to 1:00 p.m.**
- ⇒ **Council Chambers, 2nd Floor, Town Hall**

If you are interested in attending a luncheon, sponsoring a luncheon or receiving a copy of the Development Services' monthly report, our Permit Specialists, Dena Paulin, Christi Dwyer and Lynda Halterman, will be happy to assist you. Please contact our Building Counter at 720-733-3527, or buildingcounter@CRgov.com.

We hope you will join us!



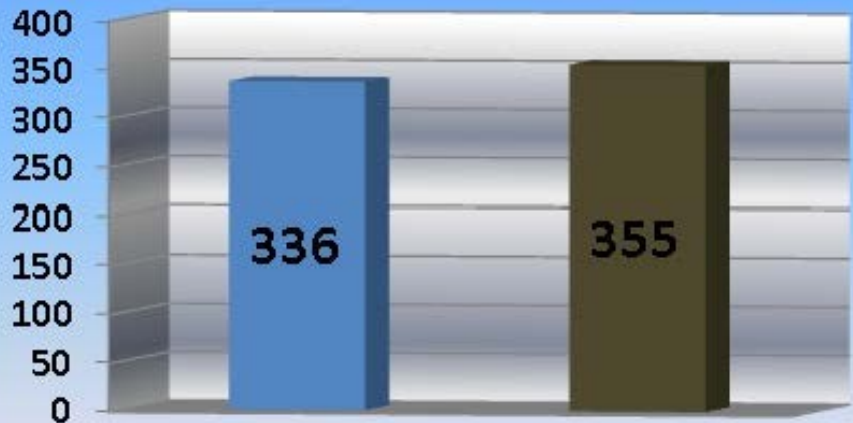
Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

**Building
Division**

BUILDING PERMITS ISSUED

UP 6%



	APR 14	APR 15
Total	336	355

BUILDING PERMIT REVIEW APRIL 2015



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
ON TIME	7	53	1

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

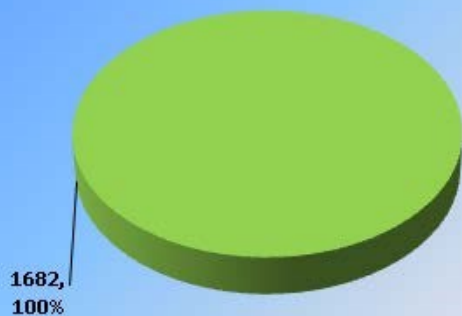
Building Division

FEES CALCULATED (W/IN 3 DAYS)



	Apr-15
ON TIME	350

BUILDING INSPECTIONS APRIL 2015



ON TIME W/IN 24 HOURS

TEMPORARY USE PERMITS ISSUED

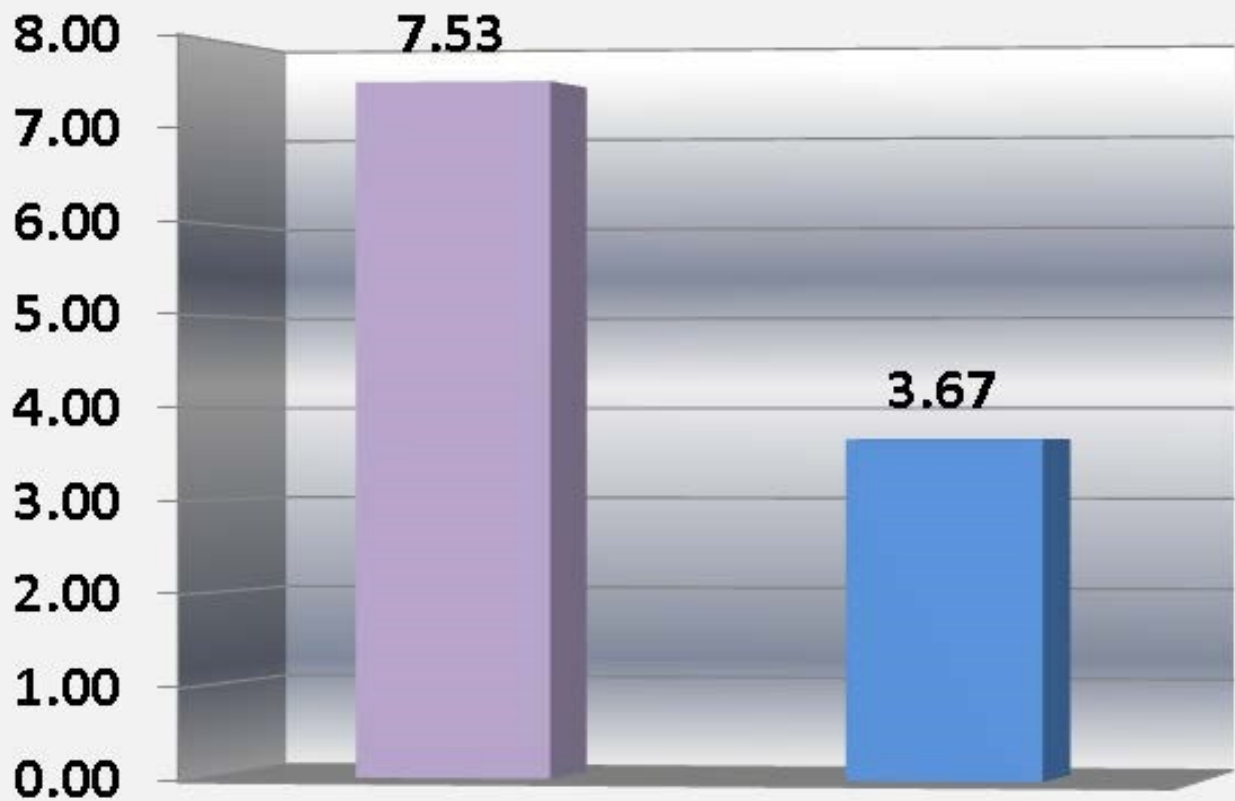


	Apr-15
LATE	0
ONTIME	2

CORE SERVICE LEVELS

**Building
Division**

**MONTHLY FEES COLLECTED ON DS BUILDING
PERMITS COMPARISON (\$MILLION)**
DOWN 51.3% FROM LAST YEAR



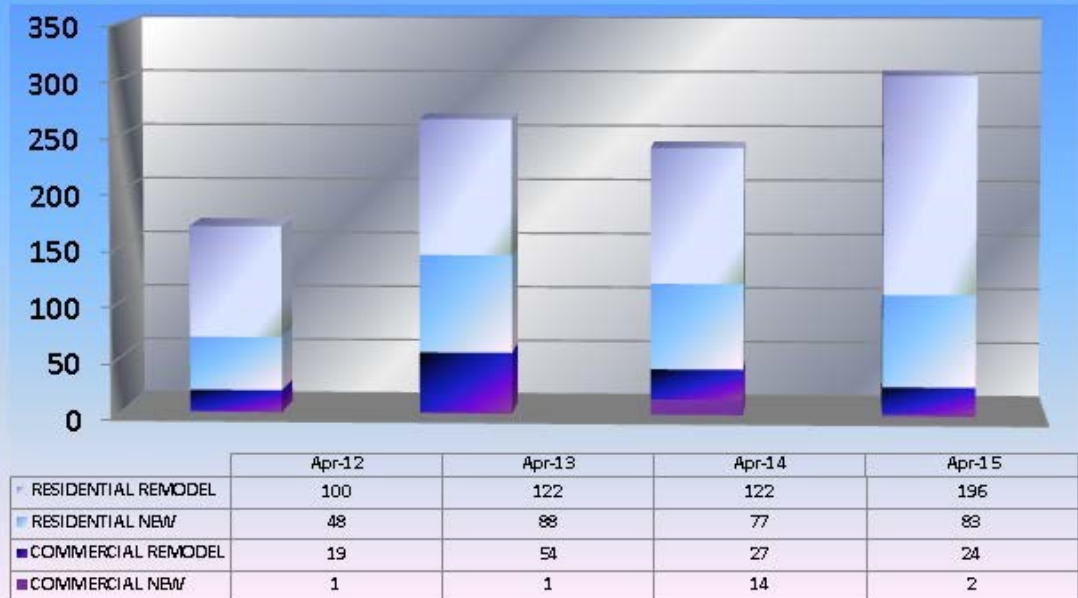
	Apr-14	Apr-15
Total	7.53	3.67

Implementing the Community Vision through Development Activities

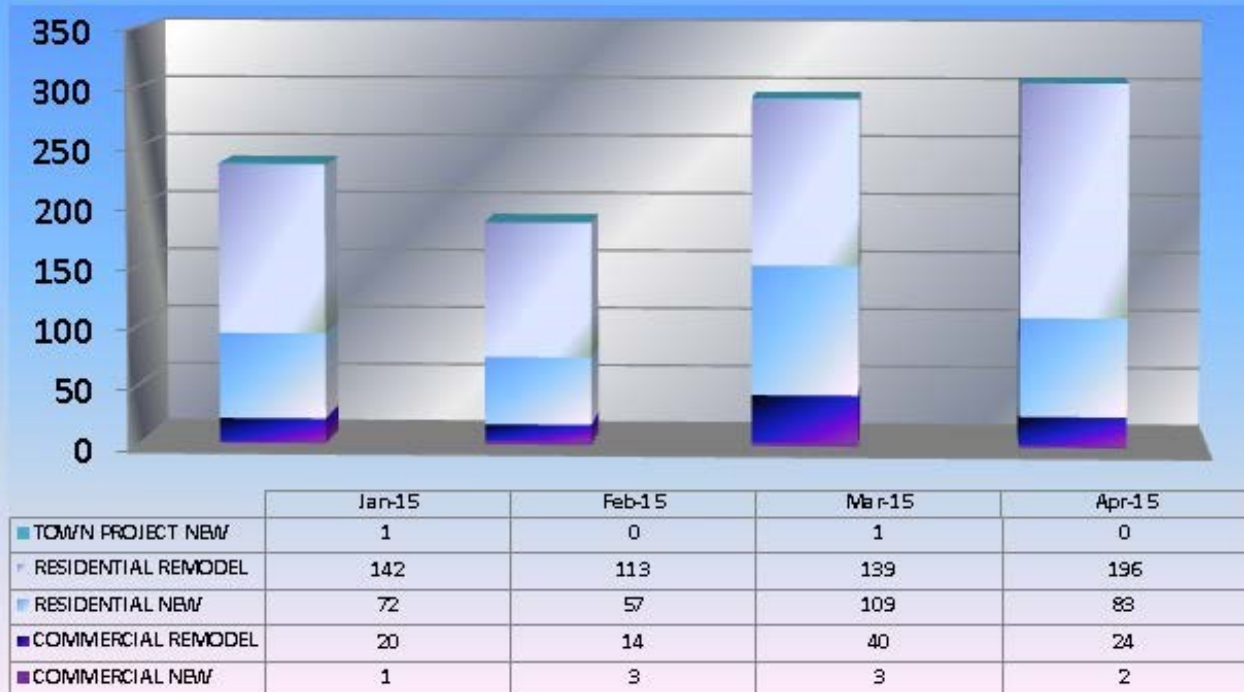
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED APRIL 2012 - 2015



BUILDING PERMIT APPLICATIONS RECEIVED 2015



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

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



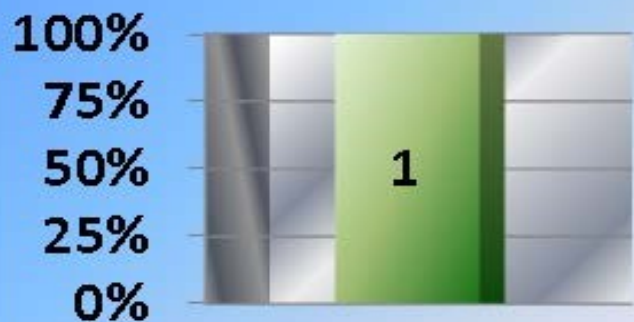
	Apr-15
■ LATE	0
■ ON TIME	21

SITE VISITS (W/IN 5 BUS. DAYS)



	Apr-15
■ LATE	0
■ ON TIME	35

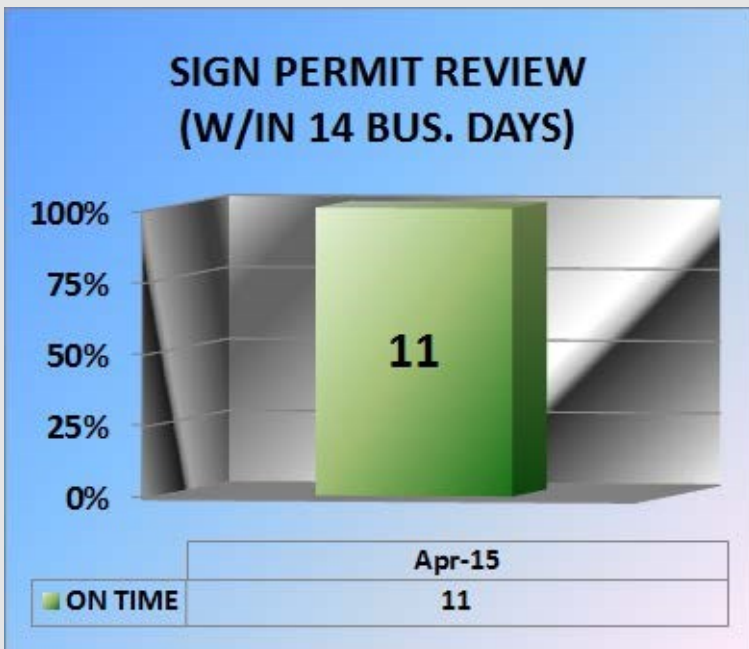
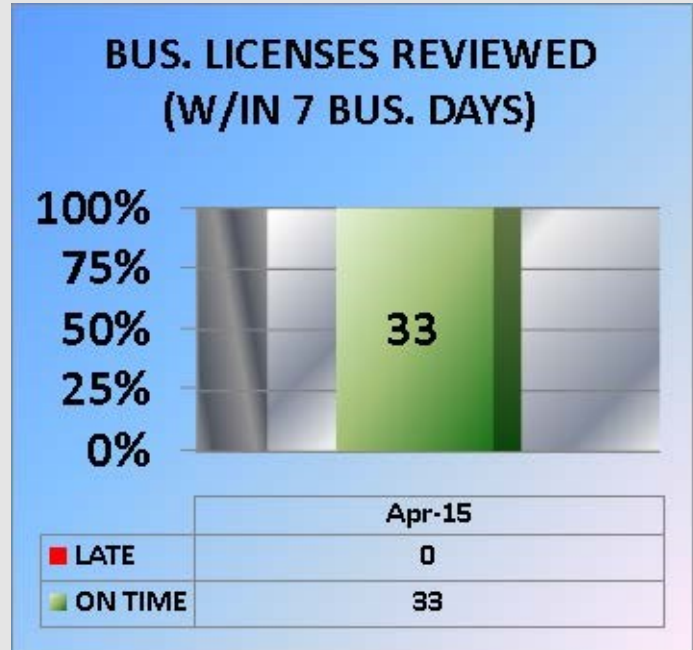
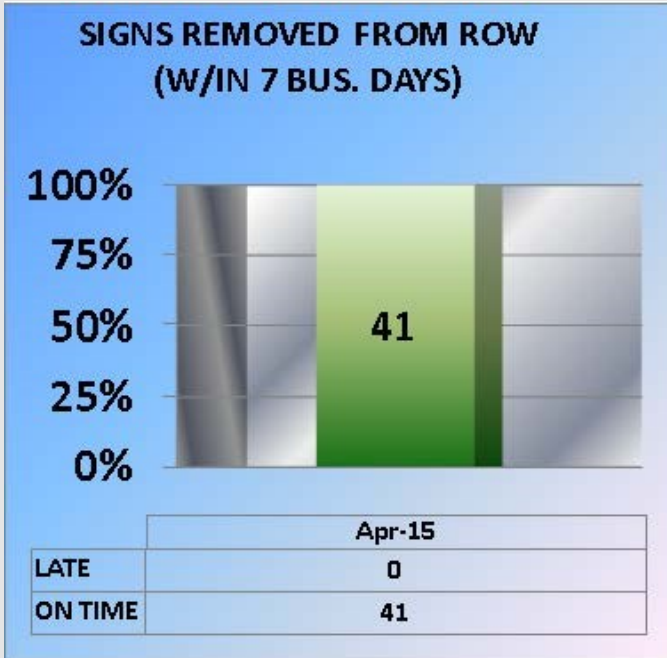
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



	Apr-15
■ LATE	0
■ ON TIME	1

CORE SERVICE LEVELS

Code Compliance



CORE SERVICE LEVELS

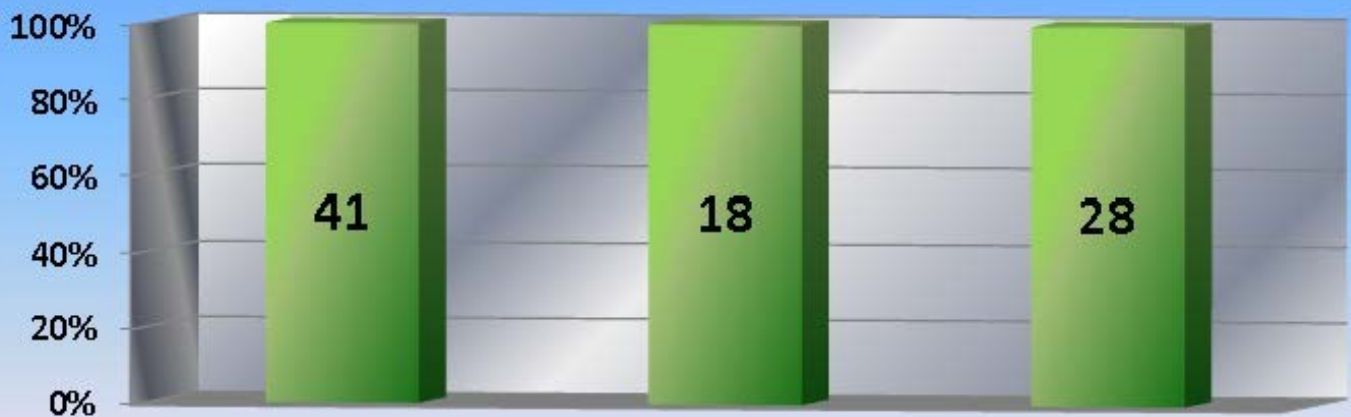
**Planning
Division**

**PLANNING/DEVELOPMENT REVIEWS
APRIL 2010- 2015
(141% OVER 2014)**



	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15
Total	31	30	29	59	51	87

**PLANNING REVIEW TIMELINES
APRIL 2015**

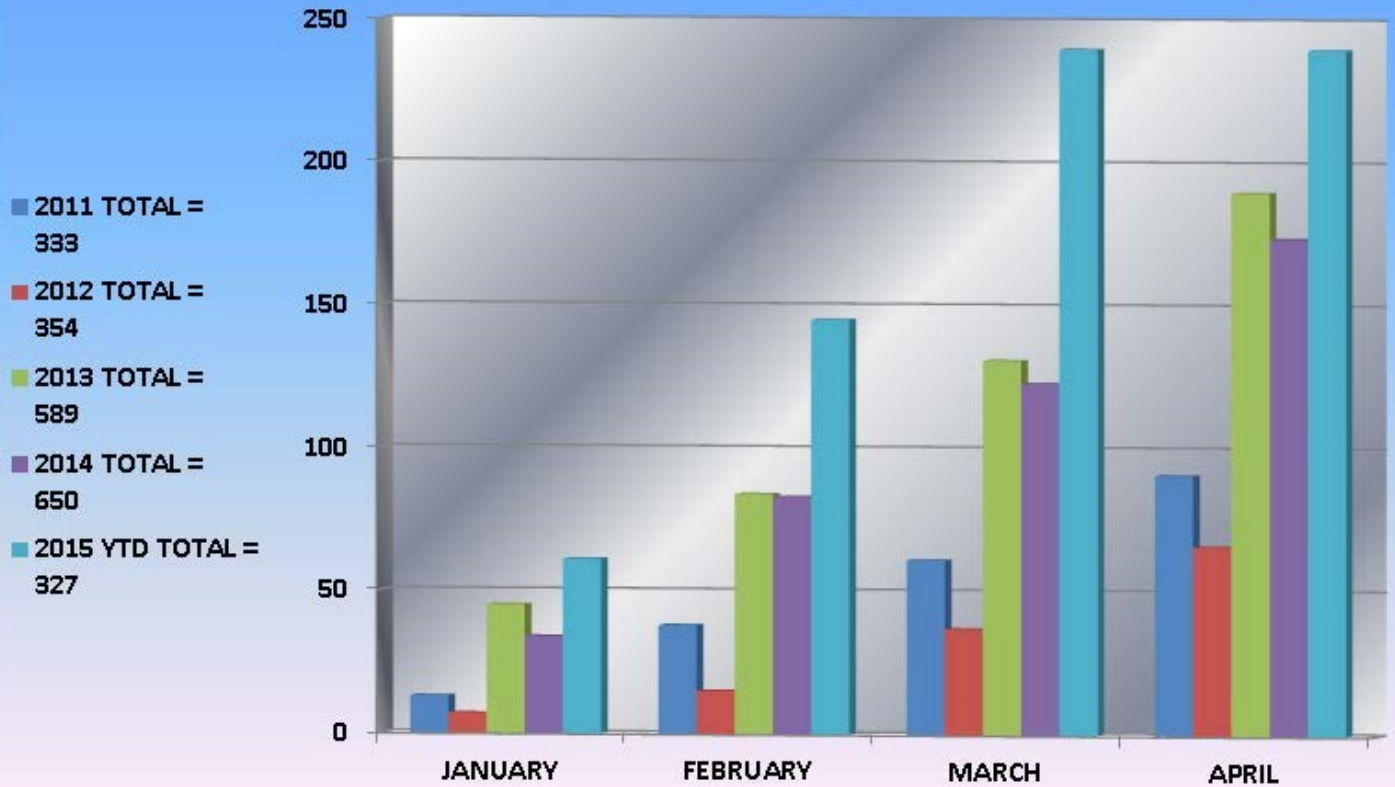


	1ST REVIEW	2ND REVIEW	3RD REVIEW
■ ON TIME	41	18	28

Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

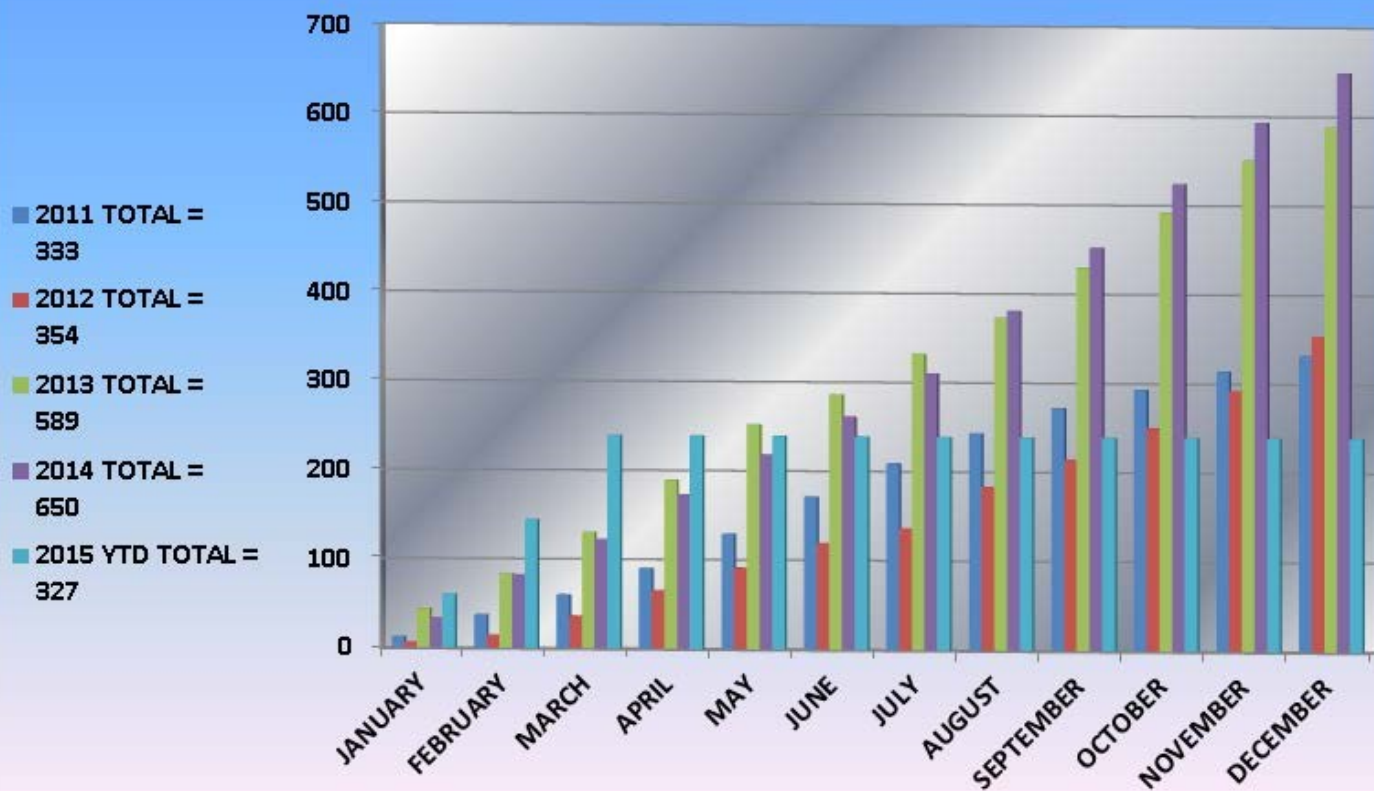
CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
REVIEWS THROUGH APRIL 2015



Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT REVIEWS



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities