



# Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Director*

*"There are risks and costs to action. But they are far less than the long range risks of comfortable inaction."*

*~~ John F. Kennedy*

*Castle Rock is a community that is constantly moving forward. Many great ideas and implementation strategies occurred because staff and community leadership took action. No one sat back waiting for things to happen. As an example, prior to 2008 the southwest corner of Perry and 2nd Street was a gravel and dirt lot filled with overgrown weeds. The adjoining creek was scruffy and unused. The intersection at Wilcox and 2nd Streets had a traffic signal and development on the west side of Wilcox that was similar to a 1950's streetscape – clearly not a good first impression for a downtown filled with history and heritage representing the American west. Today, those same areas contain a beautiful and vibrant park, the center of downtown activity, adjacent to two buildings with mixed-use commercial, office space and apartments that will bring life to a once underutilized area of downtown.*



**Bill Detweiler, Director  
Development Services**

For the latest in development activity,  
please visit:

[www.CRgov.com/DevelopmentActivity](http://www.CRgov.com/DevelopmentActivity)

# DEVELOPMENT TALES



*The recent changes in downtown started with a community vision to revitalize downtown followed by creation of the Downtown Development Authority and adoption of the Downtown Plan of Development. The adopted vision initiated a series of conversations on increasing investment. Council adoption of the Design Guidelines and subsequent Downtown Overlay District provided investment teams with certainty and a path to succeed. Stated differently, the vision led to action, and action led to implementation. Is the vision and downtown plan finished? No, we are just getting started.*



*The Downtown Plan was intended to initially focus on the downtown core, those areas south of 5th Street and north of South Street. Minor improvements, mostly aesthetic, were completed including mid-block crossings, flower boxes, light pole banners, and street patios. Installation of overhead lights in the 300 block of Wilcox added interest at night. Yet, it was not until significant changes around Festival Park started that investment teams recognized the Town was willing to step forward with community funds to make improvements and willing to partner with investment teams that things started to happen. All entities involved, starting with the Downtown Advisory Committee in 2007 through today's Downtown Alliance Board, should be extremely proud of what has occurred, and what is about to occur in the core of downtown. Between the Town and private partnerships, nearly \$80 million was invested in downtown within the past three years. An unprecedented accomplishment for a Town the size of Castle Rock. High five to all involved!*

# DEVELOPMENT TALES



*The most recent development activity report shows that we are ahead of last year's residential permit activity. Through June 2017 staff issued 650 residential permits, while through June 2018 staff issued 784 residential permits, an increase of 134 permits. Staff averages approximately 100 residential permits each month so we are a full month ahead of last year's pace. Staff issued 1,264 residential permits in 2017, so unless there is a significant slowdown in the 2nd half of 2018, we anticipate exceeding the number of residential permits issued in 2017. This is good news as it relates to the local economy and helps with the collection of impact fees for Town services. Commercial activity in 2018 is behind activity in 2017, mostly based upon a drop in tenant improvements and finishing of projects in Promenade. Stay tuned!*



# WHAT'S NEW - PEOPLE

## New Plan Review Supervisor

Jeanne Stevens, Castle Rock Water Engineering Manager, announced on June 14th that **Tina Close** accepted a promotion to Plan Review Supervisor for Castle Rock Water, under the DS Enterprise Team. She had been Interim Plan Review Supervisor since late April and has done a terrific job. Tina is a registered Professional Engineer in both Colorado and Nevada, and has a bachelor's degree in Civil Engineering.



Tina Close  
Plan Review  
Supervisor

**Way to go, Tina!**



TJ Kucewesky  
Plan Review  
Project  
Coordinator

## Plan Review Project Coordinator Promotion

On June 15th, Keith Johnston, Development Review Manager, announced that **TJ Kucewesky** was promoted to Plan Review Project Coordinator. TJ has been with the Development Services Team for over 2 years, first in the Zoning Division and then as a Plan Review Engineer Technician. Keith noted, "He has been outstanding in each of the positions he has filled." TJ has strong experience working as a land development consultant for 10 years prior to joining the Town. He received his degree from Colorado State University and is a LEED Accredited Professional certified to work in the green and sustainable building field.

**Congratulations, TJ!**

## Combo Building Inspector, Josiah Flamm, Bids Farwell

**Josiah Flamm**, Combo Building Inspector, submitted his resignation on June 18th. He joined Development Services as a Seasonal Roof Inspector and then was hired as a full-time Building Inspector in 2012. Josiah was later promoted to Combo Building Inspector.

James Martino, Assistant Chief Building Official, noted, "We will miss Josiah's enthusiasm and his sense of humor. We are saddened by this news but happy for Josiah as he is embracing an opportunity to run his own business."

Josiah enjoyed a Farewell Reception on June 28th with best wishes from his teammates and, of course, cake!

**Best of luck, Josiah!**



Josiah Flamm  
Combo Building Inspector

# KUDOS

## CUSTOMER SERVICE STARS

### Building Division

Kerry Strahm, Vice President/COO of Colorado Blue Construction, LLC, sent a letter recognizing **Diane Maki**, **Lynda Halterman**, both Permit Specialists, and **Jon White**, Building Inspector Supervisor. Kerry wrote, *"....Just want to give a big shout out to some of the Building Department staff....it's so nice to have competent people while working on difficult issues. Not once, did I feel intimidated by the ordeal."*

On June 19th, David Smedsrud, emailed this note, *"My wife and I came into City Hall yesterday inquiring about a soils report and other information concerning a house we have under contract at 1629 Ridgetrail Court. We were greeted by **Diane Maki**, Permit Specialist. Our experience with her as new members of the community was very pleasant. She provided us the information we were looking for and exemplified excellent customer service skills, including clear communication, patience and listening skills. She made us feel welcome to your community. We cannot wait to move to Castle Rock!*

*As a retired Planning Director and City Manager, I know the role that customer service plays with citizen satisfaction."*

### Zoning Division

On June 9th Jacquie Perez sent a message to **Cara Reed**, DS Neighborhood Liaison, noting, *"....Kudos to the city for providing you and your services! We really need the connection."*

Philip Tussing from Denver Decks, LLC, sent an email to **Jenn Bigham**, DS Technician, and **Tammy King**, Zoning Manager, on June 12th stating, *"Thank you both so much for taking the time to help our clients understand the actual set backs on this difficult shaped lot and how they are determined by the City of Castle Rock Zoning Administration. The evidence of your exemplary care and desire to help the public goes a long way toward letting them know that you all are fair and the laws and ordinances are not really against them, but that they are designed to promote order and continuity in these determinations."*



**Hats off to Diane, Lynda, Jon, Cara, Jenn and Tammy!**

# KUDOS

## Riverwalk North & South Project - 215 N. Wilcox Street

On June 26th DS Director, Bill Detweiler, received a note and photos from Tony DeSimone Principal of Confluence Companies. Tony wrote, *“One year ago today, we had the ground breaking ceremony for the Riverwalk project. It’s a lot of fun to see the progress we’ve made in a short amount of time. I just wanted to pass along a note to thank you guys for all that you’ve done to help get this project going. We’re excited to deliver to Castle Rock and help make downtown even better.”*



Before Photo of South Riverwalk Project



Current Photo of South Riverwalk Project



Before Photo of North Riverwalk Project



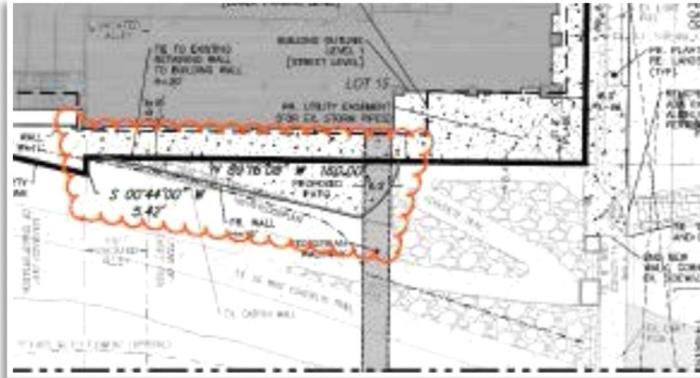
Current Photo of North Riverwalk Project

Implementing the Community Vision through Development Activities

# PROJECT UPDATES

## Riverwalk, 215 N. Wilcox Street - Site Development Plan Amendment

The owner and developer, Confluence Companies, is proposing a minor Site Development Plan Amendment to the North building. This amendment changes the design of the patio on the south edge of the North building, which is adjacent to the gulch and trail. The patio would encroach within Town property, which would require an encroachment agreement with the Town, if the patio is approved. The Design Review Board will consider this amendment at a future public hearing.



Proposed Enlarged Patio

## 221 N. Wilcox Street - Site Development Plan, Lots 1 Through 5, Block 23

Confluence Companies, the property owner and developer of 221 N. Wilcox Street, submitted a Downtown Site Development Plan for the site located at the southwest corner of Third and Wilcox Streets, formerly used as a bank. The project proposes 39 residential condominiums (for sale) on floors 2-5, approximately 8,500 square feet of retail / restaurant on the first floor, and 62 parking spaces on two underground floors.

The Design Review Board will consider this application at a future public hearing.



Location Map



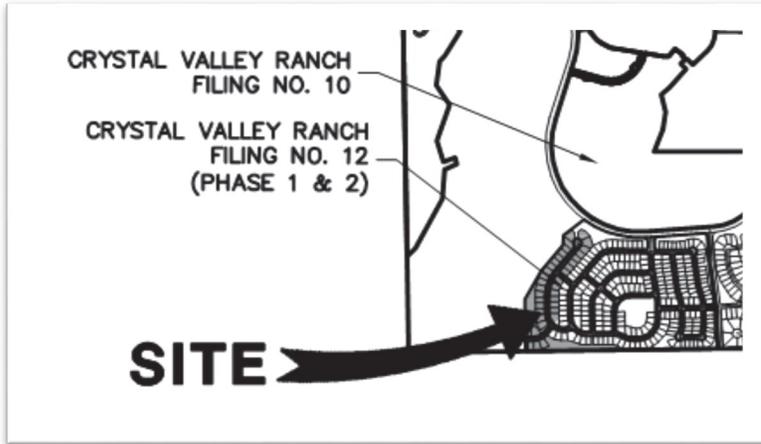
Proposed Façade From Wilcox Street  
(Looking Northwest)

# PROJECT UPDATES

## Crystal Valley Ranch Filing 12, Phase 3

Crystal Valley Recovery Acquisition, LLC submitted a Site Development Plan Amendment and Plat for Phase 3 of the Crystal Valley Ranch Filing 12. The proposed Amendment is to reduce the width of lots along Plains End Court and War Knot Lane. The reduction of lot widths will create an additional 5 residential lots within the Crystal Valley Ranch Filing 12 area.

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



Site Location



Site Layout

## Landmark Alteration Certificate - 418 N. Lewis Street

The property owners are proposing changes to the Hunter House, located at 418 N. Lewis Street, that are in keeping with the historical character of the property. Additionally, they are proposing to renovate the carriage house/garage into an accessory dwelling unit. The Historic Preservation Board will consider this proposal at a future public hearing.



Hunter House Historic Photo



Proposed View From Lewis Street

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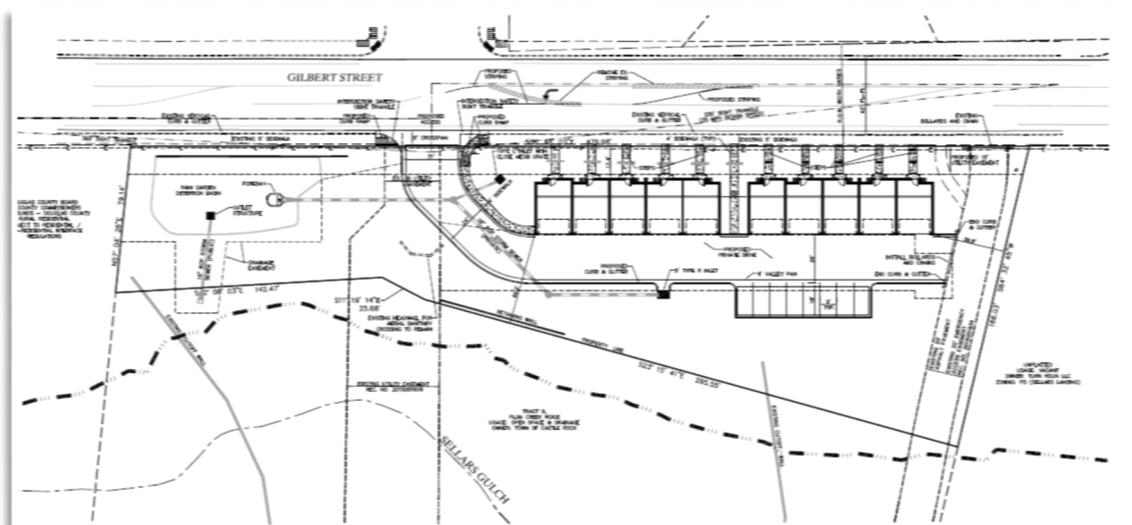
# WHAT'S NEW - TOWN COUNCIL

## Plum Creek Ridge at Castle Rock Site Development Plan, Amendment No. 4

On June 5, 2018 Town Council voted (6-0) to approve the Site Development Plan for 10 townhome units. The project is located west of the intersection of S. Gilbert Street and Elm Avenue.



Vicinity Map



Site Development Plan

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# WHAT'S NEW - TOWN COUNCIL

On June 19th Town Council considered the following items:

## Municipal Code Update—Personal Wireless Service Facilities

The Ordinance repealing and replacing Chapter 17.60 of the Municipal Code regarding personal wireless service facilities was approved (4-2) by Council. The Code update is in response to the State passing legislation allowing small cell wireless facilities to be located in right-of-way. Town staff, with help from special counsel, prepared the Wireless Code update to better align with evolving Federal and State regulations and to incorporate best practices. The Code update addressed site selection, design standards, review procedures and requirements, standards of approval, and operational standards.



## Your Storage Center Annexation, Planned Development Plan and Development Agreement

The Ordinance to approve the Annexation, Planned Development Plan and Development Agreement for Your Storage Center was adopted (6-0) by Council. This project is located along the south I-25 Frontage Road between Brookside Circle and Perry Street and brings 2 parcels (approximately 1.5 acres) into the jurisdiction of the Town of Castle Rock, combine it with an adjacent parcel to the east, and then zone/rezone the combined property into a Planned Development Plan to permit self-storage and light industrial uses.



Location Map



Planned Development Plan

# WHAT'S NEW - TOWN COUNCIL

On June 19th Town Council considered the following items (continued):

## The Meadows Site Development Plan for Multi-Use Building



A Resolution approving a Site Development Plan for The Meadows Filing No. 20 was adopted by Council (6-0). The Site Development Plan proposal is for two lots within Block 3 of the Meadows Town Center, located at 3855 Ambrosia Street. A new 17,191 square foot mixed-use, three story building, to include retail, office and apartment uses, is planned for Lot 1B. The associated parking for the mixed use building is proposed for Lot 1A-1.



Vicinity Map

## Oakwood Apartments Planned Development Plan Amendment and Zoning Regulations

Council voted (6-0) to approve the Ordinance Amending the Oakwood Apartments Planned Development Plan and Zoning Regulations to allow an additional 45 units to the existing 64-unit affordable senior living community owned by the Douglas County Housing Authority. The property is located directly south of Douglas County High School on the northeast corner of Front Street and Oakwood Drive.



Vicinity Map



Implementing the Community Vision through Development Activities

# WHAT'S NEW - TOWN COUNCIL

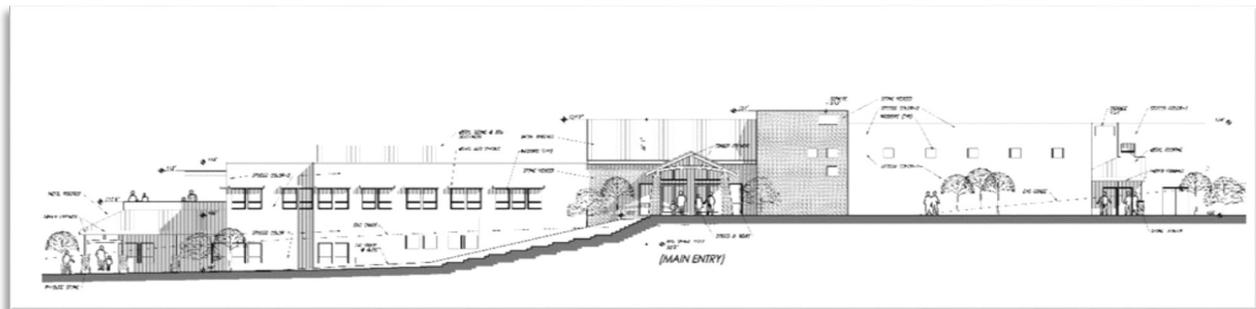
On June 19th Town Council considered the following items (continued):

## Calvary Chapel Site Development Plan



Town Council unanimously approved (6-0) the Site Development Plan to build a 22,788 square-foot church on a 5.4-acre site located at the northwest corner of the intersection of Fifth Street and Woodlands Boulevard.

Vicinity Map



Church Main Entrance Facing Fifth Street

## State Income Tax Credit Program for Qualifying Rehabilitation Projects

A Resolution approving the Historic Preservation Board to act as the reviewing entity for the State Income Tax Credit Program for Qualifying Rehabilitation Projects was approved (6-0) by Council. As a Certified Local Government, the Town has participated in this program in previous years. This May, the Colorado legislature re-authorized the Colorado Job Creation and Main Street Revitalization Act (HB8-1190), which extends the Historic Preservation Tax Credit through 2029.

Worth noting, the Town of Castle Rock is only the 2nd Certified Local Government statewide to pass a resolution allowing the Historic Preservation Board to be the reviewing body to determine eligibility for tax credits on historical properties.

Implementing the Community Vision through Development Activities

# WHAT'S NEW - BOARDS & COMMISSIONS

## New Appointees and Re-Appointees to DS Boards & Commissions

Town Council approved the following appointments and re-appointments to the DS Boards and Commissions, effective June 1st:



Scott Amaral  
New BOBA  
Board Member

### Board of Building Appeals

**Scott Amaral** was newly appointed to the Board of Building Appeals (BOBA). Scott is an estimator and plan coordinator for a custom home builder in Denver, Colorado. He has built many high-end custom structures that have been featured in magazines and earned winning recognition in the Parade of Homes. He moved to Castle Rock over three and a half years ago with his family and loves the environment, small town feel and the people. It is the qualities of the town that drive him to be involved in the community.

Board member **Siegfried Guetensberger (Ziggy)** was re-appointed to the Board of Building Appeals.

### Historic Preservation Board

**Greg Romero** was newly appointed to the Historic Preservation Board. Greg is a Colorado native and grew up in Fort Collins. He moved to Castle Rock with his wife and two sons in 2013. For the last 10 years, Greg has worked for the Colorado National Guard in their Human Resources Department. Prior to that, he was a Superintendent with Wattle & Daub Contractors, which had a historical restoration division. Greg worked on both small and large historical projects in Fort Collins and Wyoming. Working on historical restoration projects sparked Greg's interest and love of history and he is looking forward to serving on Castle Rock's Historic Preservation Board.



Greg Romero  
New Historic  
Preservation  
Board Member

**David Goode** was newly appointed to the Historic Preservation Board. David is a teacher and is looking forward to serving on the Board.



David Goode  
New Historic  
Preservation  
Board Member

Board member **Desiree LaFleur** was re-appointed to the Historic Preservation Board.



# WHAT'S NEW - BOARDS & COMMISSIONS

## New Appointees and Re-Appointees to DS Boards & Commissions (continued)

### Design Review Board

*Garo Chalian* was newly appointed to the Design Review Board. Garo's appointment fulfills one of two downtown property owner Board member positions. Garo has an administrative law background and has a clear desire to provide community service and to be a part of the dynamic change in the Town of Castle Rock.

Board member *Michelle Wimmer* (Historic Preservation Board representative) and Commissioner *Max Brooks* (Planning Commission representative) were elected to the Design Review Board.

### Board of Adjustment

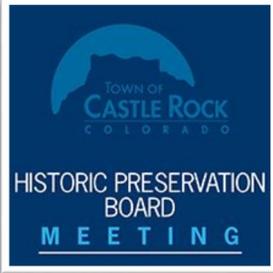
Board members *J.C. Ortega* and *Kevin Raasch* were re-appointed to the Board of Adjustment. The Board currently has one vacancy to fill due to the resignation of Board member Lauren Trujillo. Ms. Trujillo was accepted to Harvard Law School starting in the Fall. Congratulations, Lauren!

### Planning Commission

Commissioners *Dan Ahrens*, *Chris Cote* and *Richelle McKim* were re-appointed to the Planning Commission.



# WHAT'S NEW - BOARDS & COMMISSIONS



## Historic Preservation Board

The Historic Preservation Board held their regularly-scheduled meeting on June 6th. The Board welcomed new Board members David Goode and Greg Romero. Resolutions of Appreciation were presented to departing Board members Shaun Martin and Lucia McConnell. The Board voted John Beystehner to serve as Chair and Desiree LaFleur to continue serving as Vice Chair. Board members Desiree LaFleur and Michelle Wimmer were chosen to represent the Historic

Preservation Board on the Design Review Board.

## Design Review Board

The Design Review Board held their regularly-scheduled meeting on June 27th. The Board welcomed new Board members Michelle Wimmer and Garo Chalian. The Board elected Stuart Butler to continue serving as Chair and Max Brooks as Vice Chair.



The Site Development Plan for 221 N. Wilcox was continued to a date to be determined, at the applicant's request.



## Board of Building Appeals

The Board of Building Appeals held their regularly-scheduled meeting on June 4th. A Resolution of Appreciation was presented to departing Board member Douglas Radcliff Jr. The Board welcomed new Board member Scott Amaral. Board member Chris Teem was elected Chair and Board member Ziggy Guetensberger Vice Chair.

## Planning Commission

The Planning Commission held their regularly-scheduled meeting on June 14th. The Commission re-elected Max Brooks Chair and David Kay was re-elected Vice Chair. Commissioner Max Brooks was re-elected to his position representing the Planning Commission on the Design Review Board.



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# WHAT'S NEW - BOARDS & COMMISSIONS

## Saying Farwell

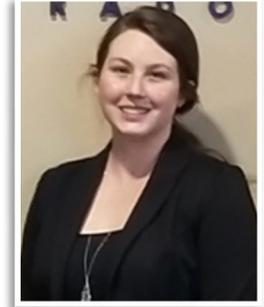
Several Board and Commission members left the ranks of the DS Boards and Commissions and Resolutions of Appreciation were read into the record at the meetings in June recognizing their service to the Town. We thank each of these volunteers and appreciate their service. The departing Board and Commission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



Board of Adjustment Chair Chris Teem (L) With Departing Board Member Douglas Radcliff Jr. (R)



Historic Preservation Board Vice Chair Desiree LaFleur (L) With Departing Board Members Shaun Martin (L) and Lucia McConnell (R)



Departing Board of Adjustment Member Lauren Trujillo

## DS Board and Commission Legal Training



DS Director, Bill Detweiler, Heidi Hugdahl, Deputy Town Attorney, and Elizabeth Allen, Assistant Town Attorney, hosted members of the five Boards and Commissions supported by Development Services to a Legal Training session on June 25th in the 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 administrative staff enjoyed an Italian buffet from Angie's Family Restaurant before learning about public hearing protocol and procedures and receiving a legal briefing.



TOWN OF CASTLE ROCK  
DEVELOPMENT SERVICES

**BOARD & COMMISSION  
LEGAL TRAINING**

*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.*

**WHEN:**  
Monday  
June 25, 2018  
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

**AGENDA:**

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



Implementing the Community Vision through Development Activities

# WHAT'S NEW - BUILDING DIVISION

## Contractors Luncheon

The June 13th luncheon was well attended. The luncheon, sponsored by Oakwood Homes, included the following items on the agenda:

- Pre-Rough Documents, Inspections and Associated Fees
- Sequence of Inspections
- Document Revisions
- Combination Building/DESC Permit Update



- No Luncheon In July
- Wednesday, August 8th  
11:30 a.m. to 1:00 p.m.  
Cookout sponsored by Town of  
Castle Rock, Building Division  
Rhyolite Park

If you missed a luncheon, meeting summaries are available at: <http://crgov.com/2887/News-and-Updates>

If you're interested in sponsoring or attending a luncheon or have any questions, our Permit Specialists, Lynda Halterman and Diane Maki, will be happy to assist you. Please contact them at [buildingcounter@CRgov.com](mailto:buildingcounter@CRgov.com) or 720-733-3527.



# WHAT'S NEW - GENERAL



To view public notices, please visit:  
[CRgov.com/notices](http://CRgov.com/notices)

For planning questions, please email:  
[Planning@CRgov.com](mailto:Planning@CRgov.com)

For zoning questions, please email:  
[Zoning@CRgov.com](mailto:Zoning@CRgov.com)

To view building info, please visit:  
[CRgov.com/building](http://CRgov.com/building)

For code information, please visit:  
[CRgov.com/CodeCentral](http://CRgov.com/CodeCentral)



*“Success is not final, failure is not fatal: it is the courage to continue that counts.”*

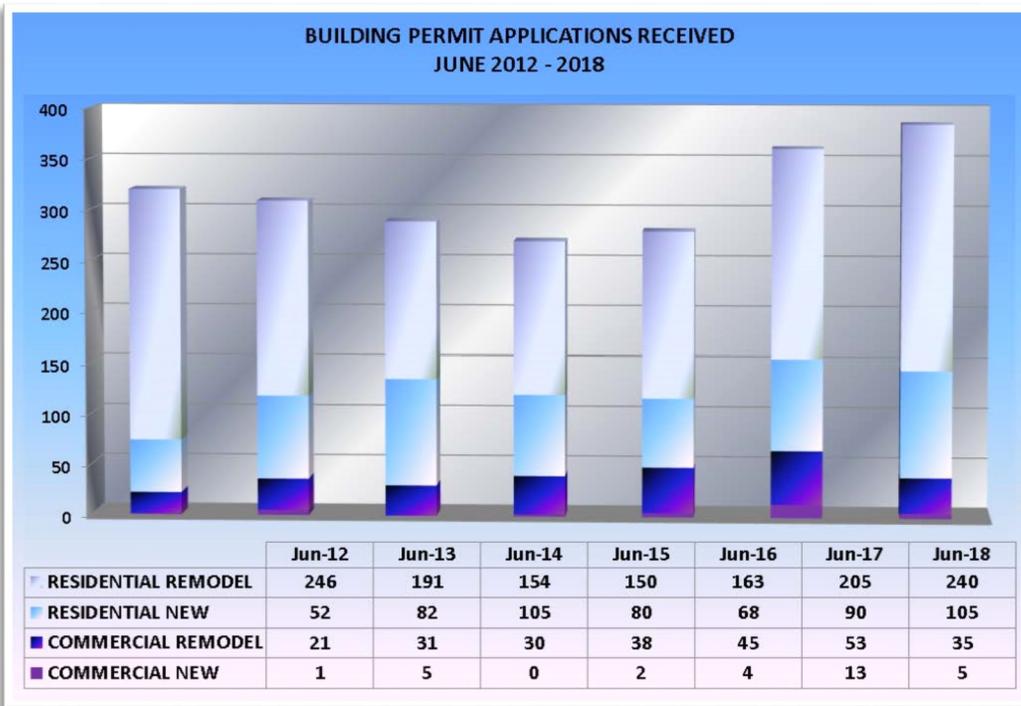
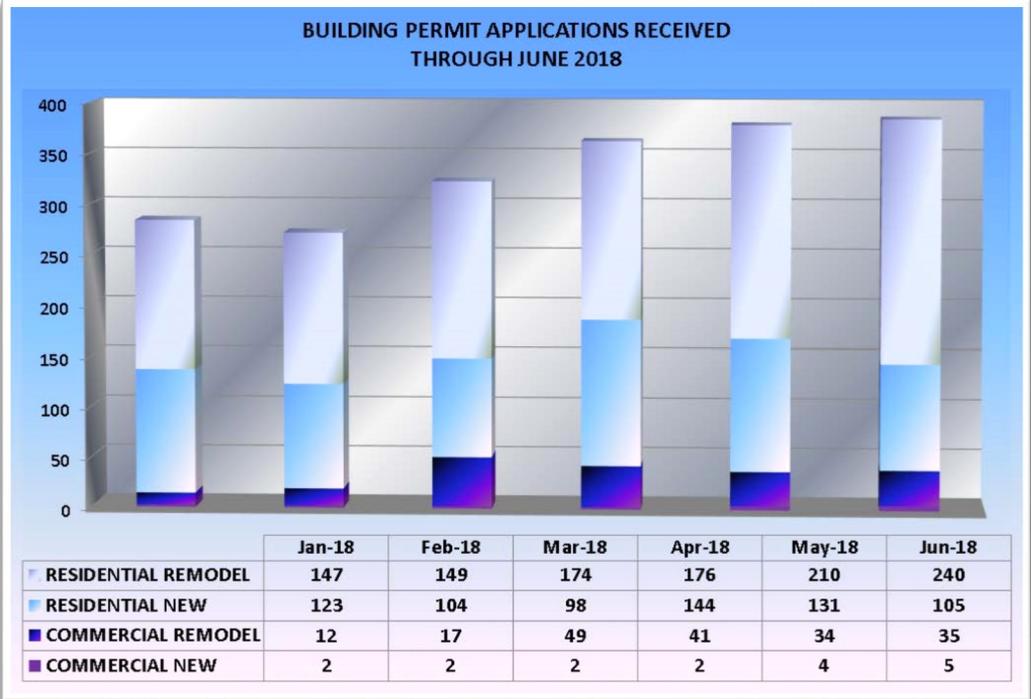
*~~ Winston Churchill*

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# CORE SERVICE LEVELS

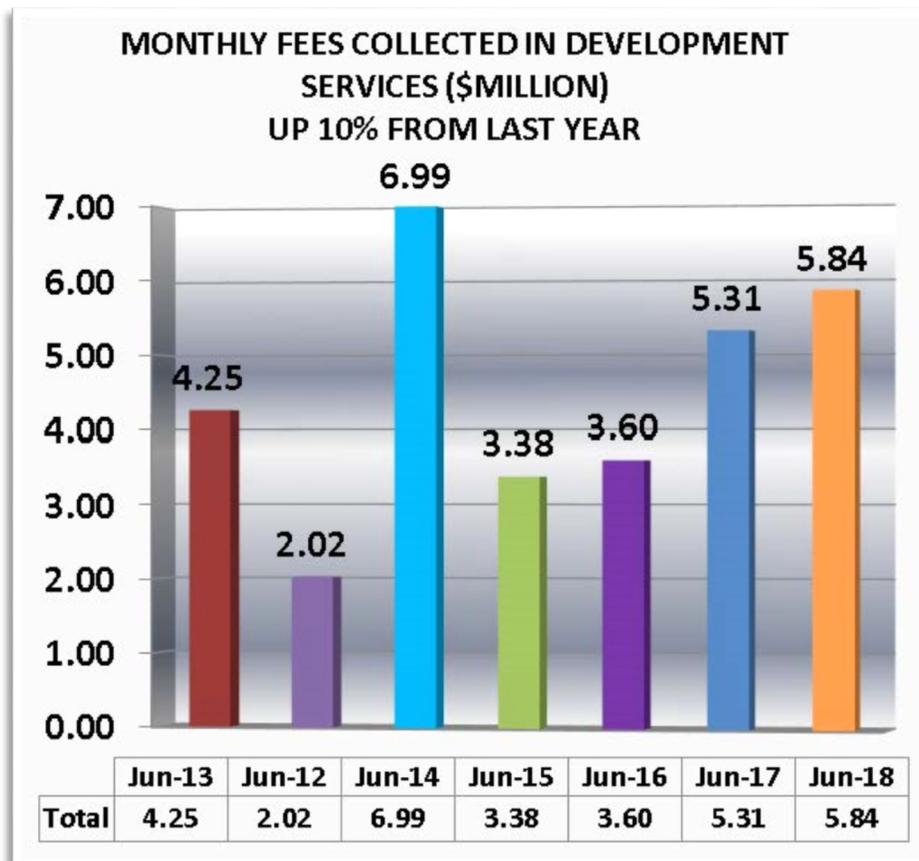
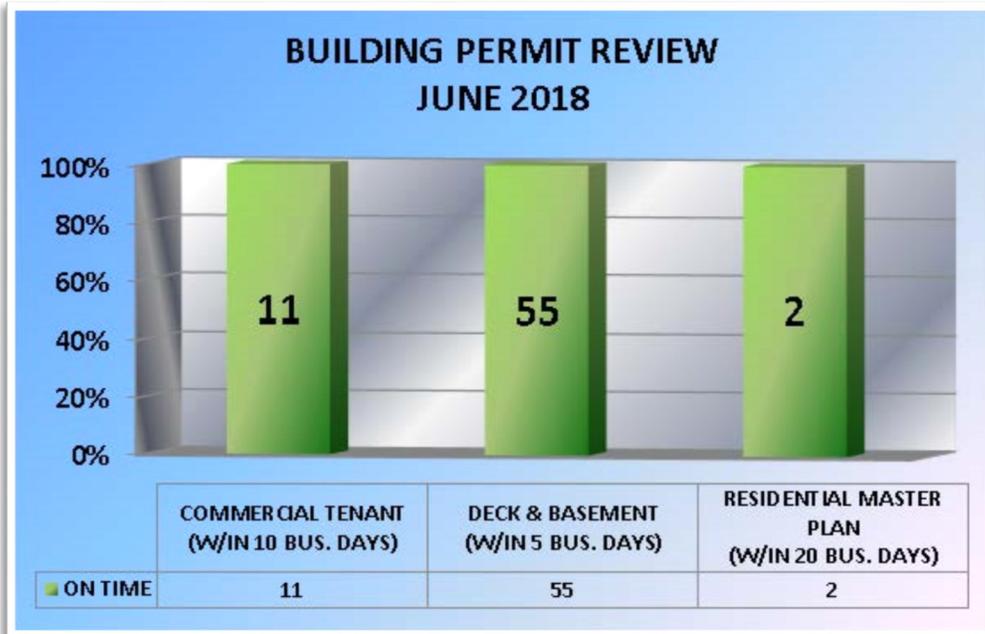
## Building Division



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# CORE SERVICE LEVELS

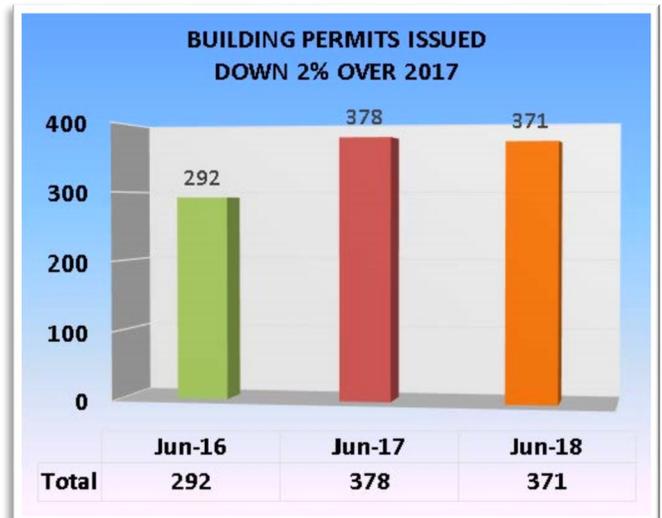
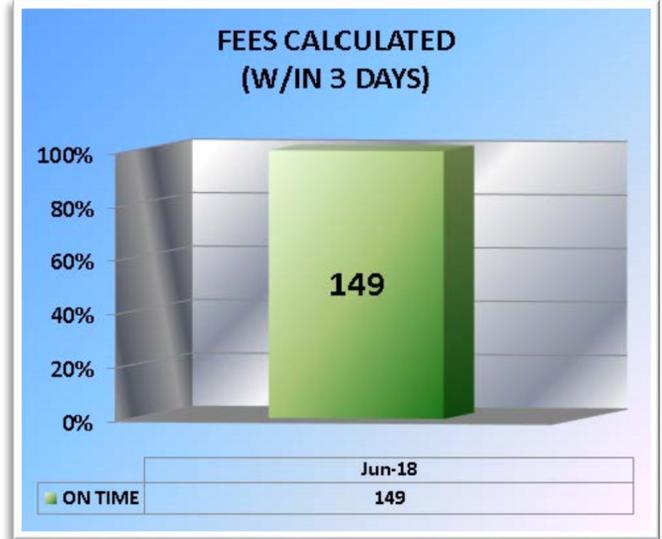
**Building  
Division**



**Implementing the Community Vision through Development Activities**

# CORE SERVICE LEVELS

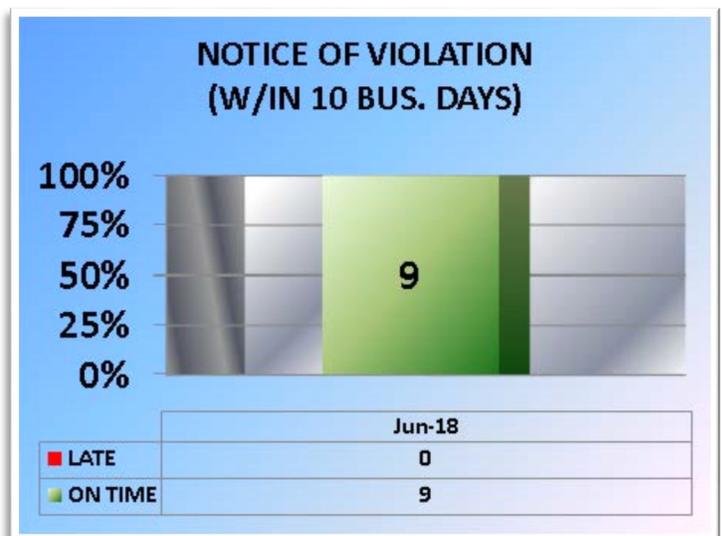
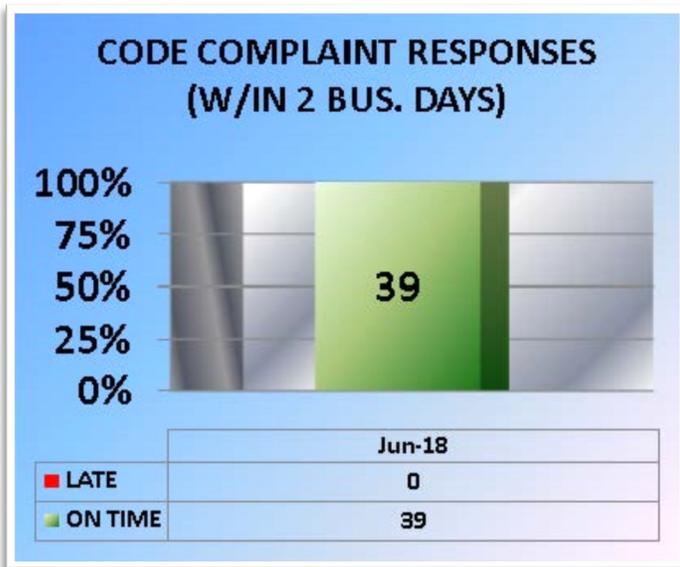
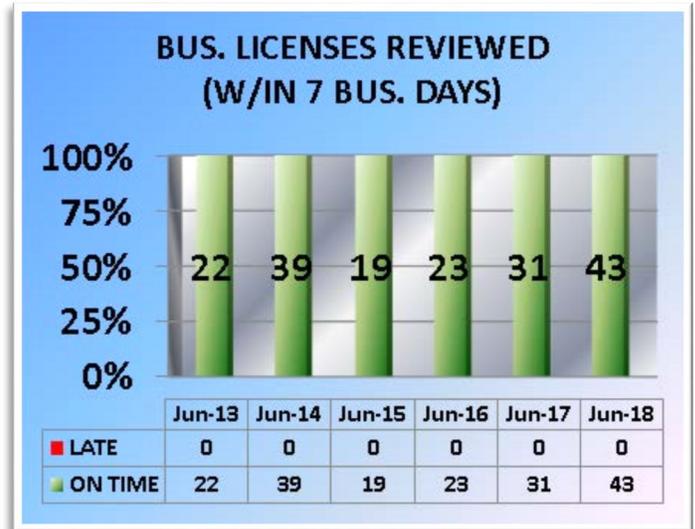
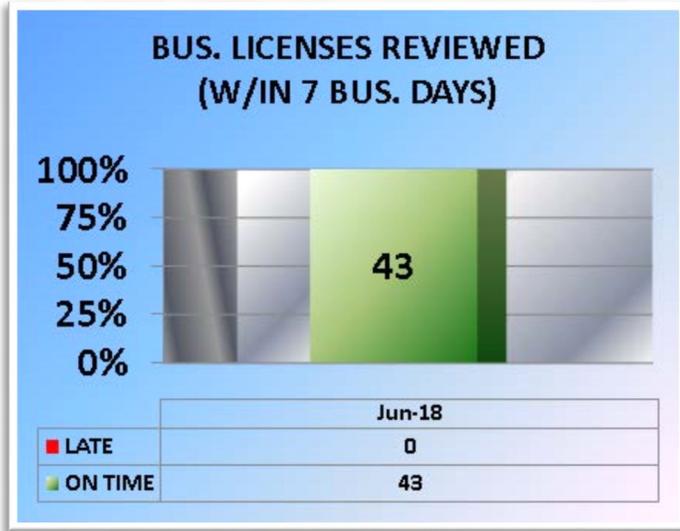
## Building Division



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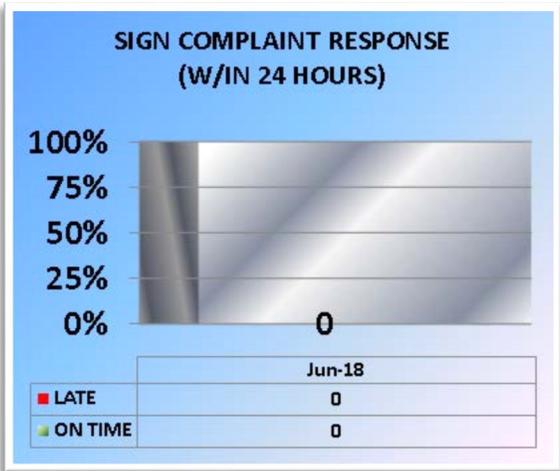
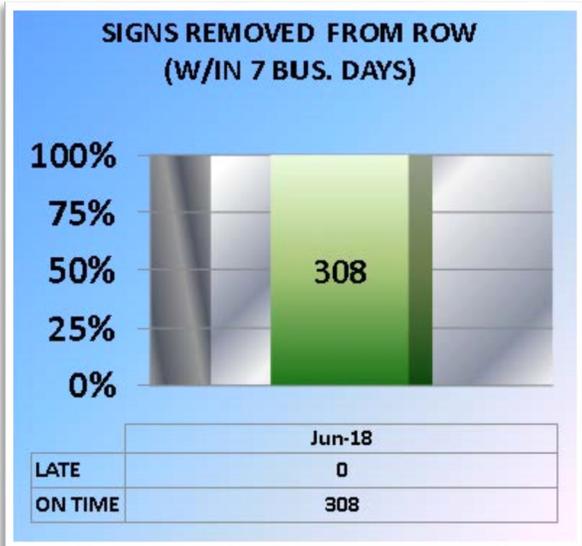
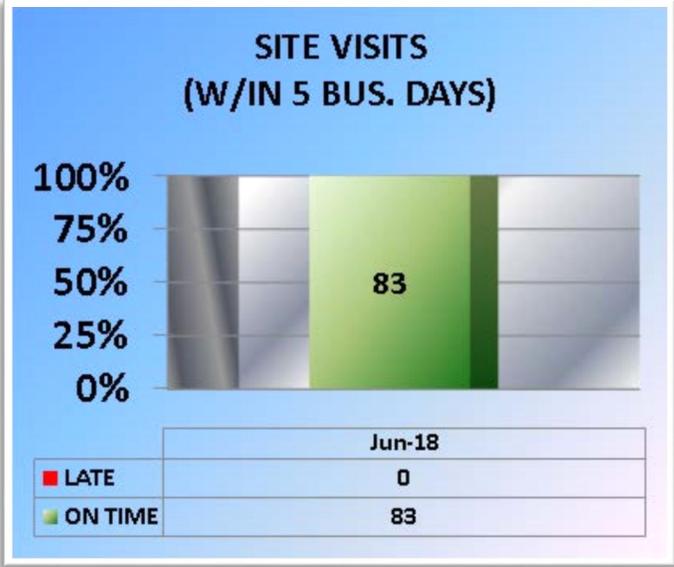
# CORE SERVICE LEVELS

## Code Compliance



# CORE SERVICE LEVELS

## Code Compliance

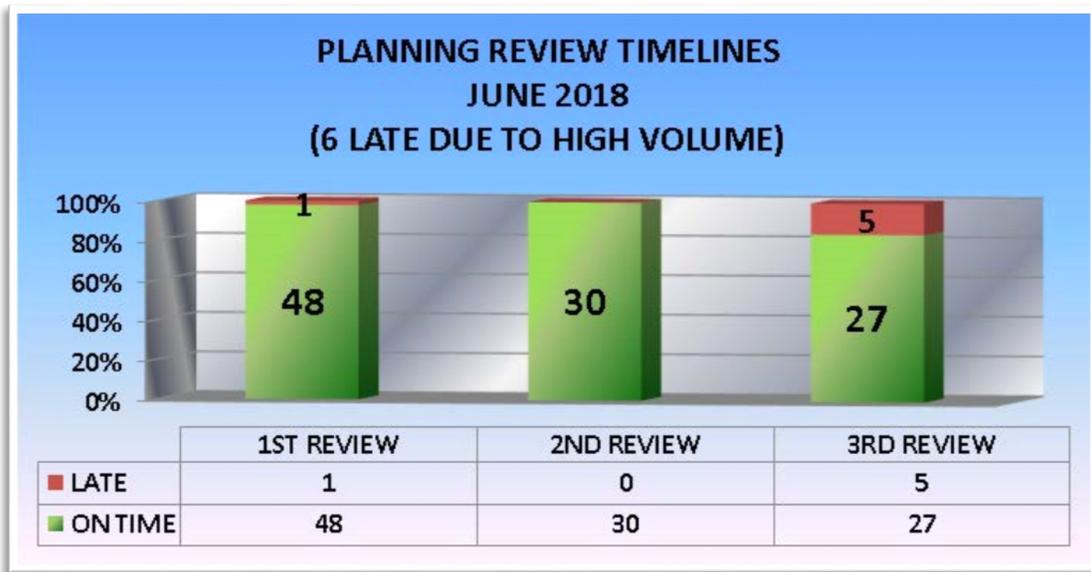


# CORE SERVICE LEVELS

## Zoning Division



## Planning Division

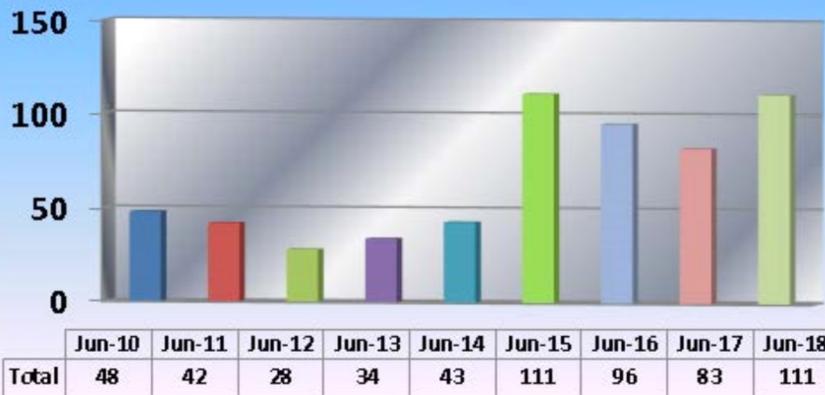


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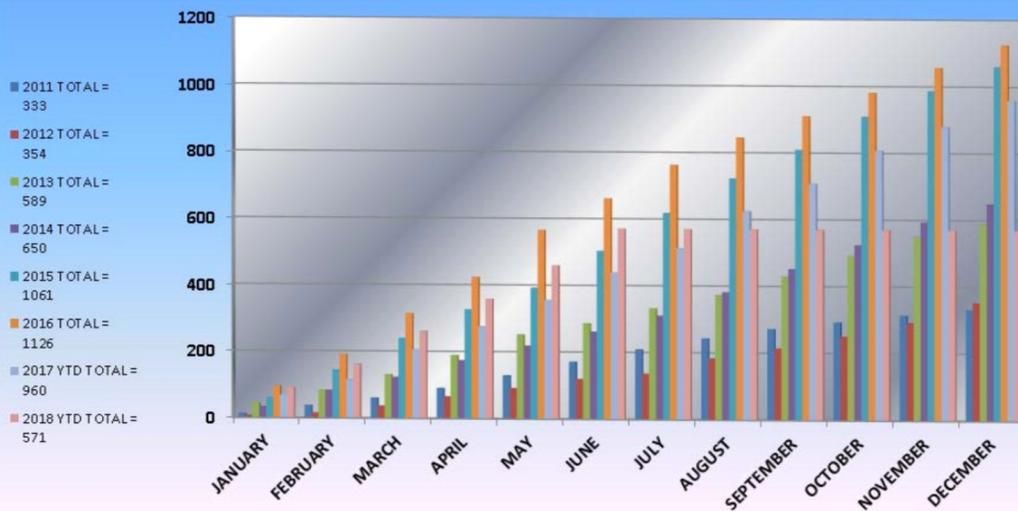
# DEVELOPMENT ACTIVITY

## Planning Division

### PLANNING/DEVELOPMENT REVIEWS JUNE 2010- 2018 (UP 34% OVER 2017)



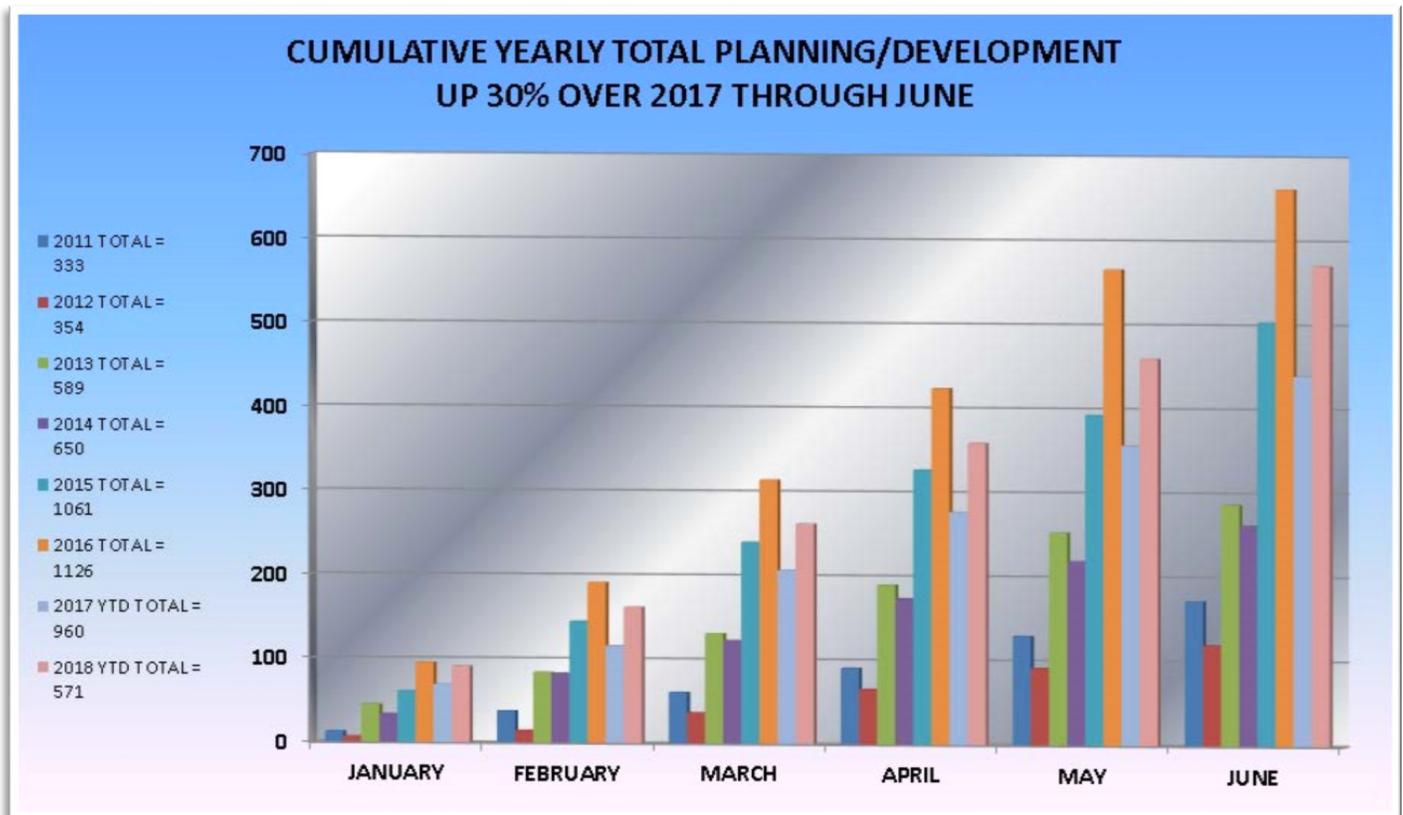
### CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP 30% OVER 2017 THROUGH JUNE



Implementing the Community Vision through Development Activities

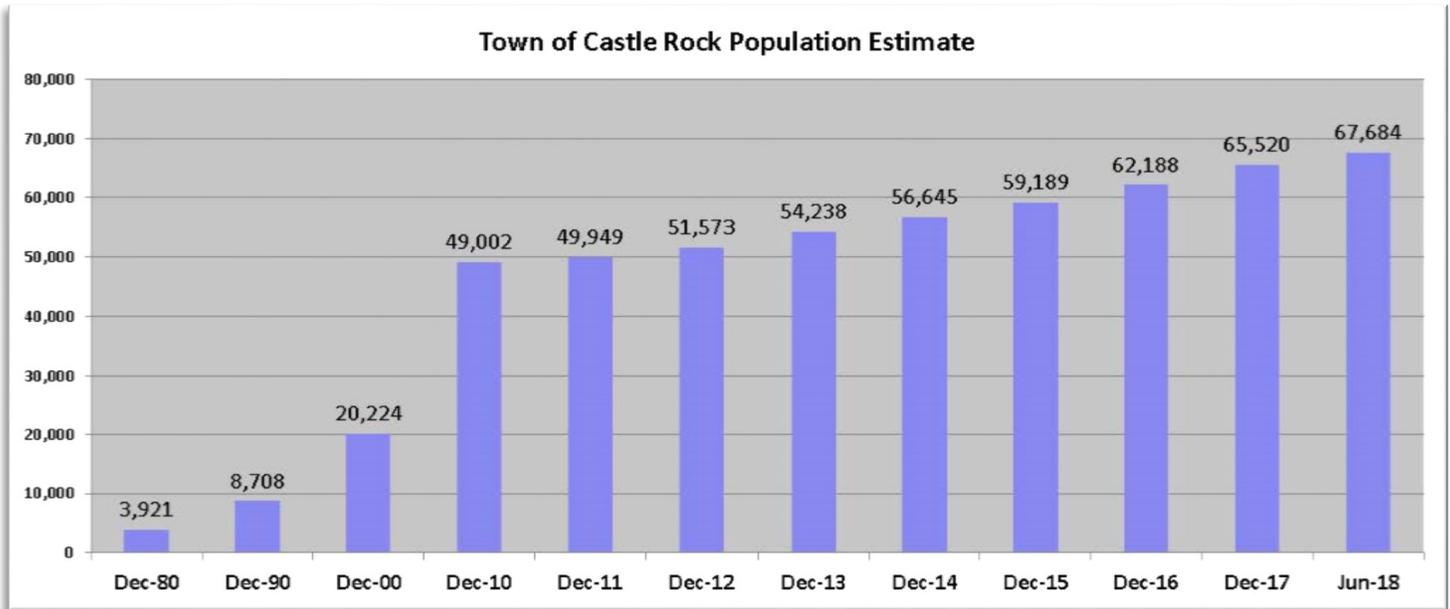
# DEVELOPMENT ACTIVITY

## Planning Division



Implementing the Community Vision through Development Activities

# POPULATION ESTIMATE



Implementing the Community Vision through Development Activities