



**Meeting Date:** May 9, 2018

## **AGENDA MEMORANDUM**

**To:** Design Review Board

**From:** Julie Kirkpatrick, RLA, ASLA, Long Range Project Manager  
Development Services

**Title:** Site Development Plan (SDP) Amendment

**Subject Property:** 519 N. Wilcox Street (Wild Blue Yonder Brewery)

Lots 1 & 2, Block 8, Town of Castle Rock,  
County of Douglas, State of Colorado.

Wild Blue Yonder Brewery, façade changes  
Project # SDP1-0015

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### **Executive Summary**

"The Downtown Castle Rock Master Plan 2008" identifies the short-term opportunity to develop restaurants, personal services and unique specialty retail niches within the Downtown Overlay District (p. 12). "Castle Rock Design" offers guidelines for new buildings within the Downtown that are, "clearly distinguished from their elder neighbors. These guidelines are designed to spark development that is creative, yet maintains respect for the architectural history of the district." (p.15) Balancing the identity of our historical structures with new architecture can be a challenge. However, new development that adds to



Location Map  
519 N. Wilcox Street

the Downtown's streetscape and pedestrian orientation while bringing new businesses, particularly restaurants, will help keep our Downtown vibrant.

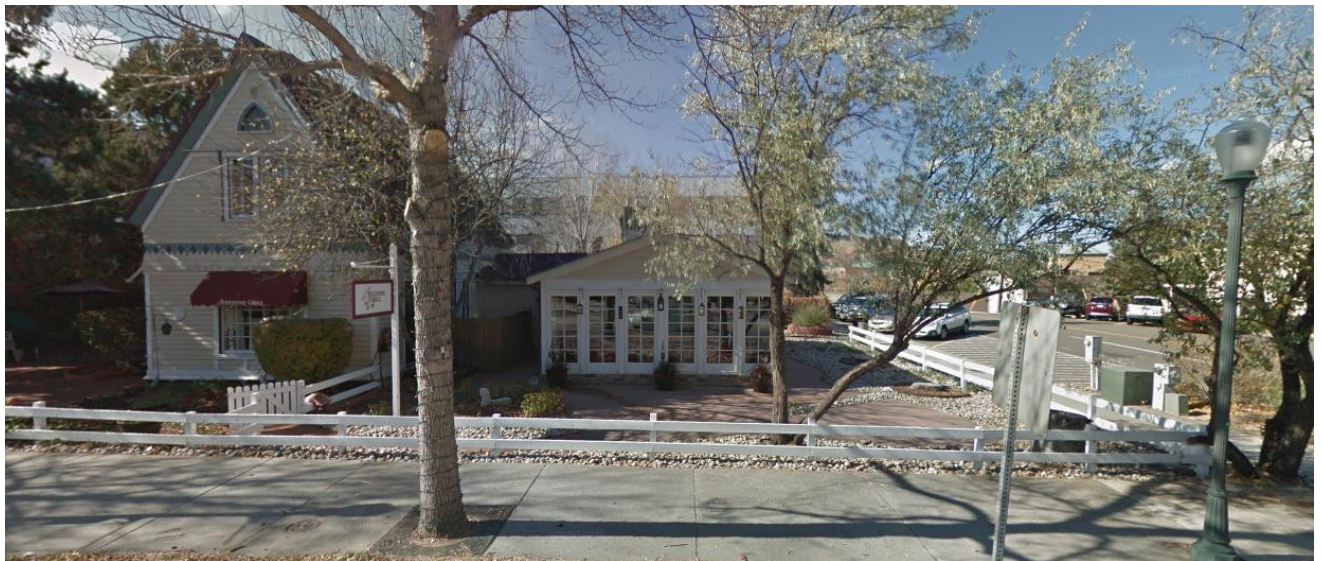
Located at the southwest corner of 6<sup>th</sup> and Wilcox Streets, the Site Development Plan (SDP) application for the new brewery (Wild Blue Yonder Brewery) was approved by the Design Review Board on November 9, 2017. The property owner, Andrew Wasson, has submitted a Site Development Plan Amendment (**Attachment A**) for proposed changes to the brewery façade. This application is for façade material changes only. All other design aspects as approved under the prior Site Development Plan approval remain in effect.

### **Notification and Outreach Efforts**

The proposed SDP Amendment was noticed in accordance with the Town of Castle Rock Municipal Code. Signs were posted on the property, and the applicant mailed letters to property owners within 300 feet of the site. Town staff published the hearing notice on the Town's website and the "Development Activity Map."

### **Discussion**

#### **Existing Conditions**



2017 View from N. Wilcox Street Looking West  
1902 Victorian house on left and 2004 Addition on right  
(2004 Addition has been demolished)

Located within the North District of the Downtown Overlay District (DOD), the property currently includes two buildings on the approximately 14,000 SF site. The oldest building is a two-story Victorian house dating to approximately 1902, also known as the Leonard House. From 1996 to 2017, the Augustine Grill operated a restaurant within the Victorian structure and surrounding garden to the rear of the house. The newer addition to the north of the original Victorian home was added in 2004 to add more dining room space and has since been demolished. On the northwest corner of the



property is a one-story carriage house that dates to approximately 1870. Facing 6<sup>th</sup> Street, the carriage house included the gift shop Skadoodles. While the original Victorian house and carriage house are of historical significance to the Town, neither are landmarked.



Existing View from 6<sup>th</sup> Street Looking South  
1870 Carriage House on right

### Proposed SDP Amendment

The application proposes changes to the building façade from the previously-approved Site Development Plan. The proposed architecture includes pearl gray cement board and batten siding, cobalt blue metal roof, black diamond brick masonry, silver aluminum doors, and cobalt blue window awnings. Storefront windows would still be found along the 6<sup>th</sup> Street (north) elevation and part of the Wilcox Street (east) elevation. An aluminum and glass garage door on the Wilcox Street elevation would open to the new concrete patio. The new building is meant to be current and timely in design as not to deter from the historical architecture onsite.



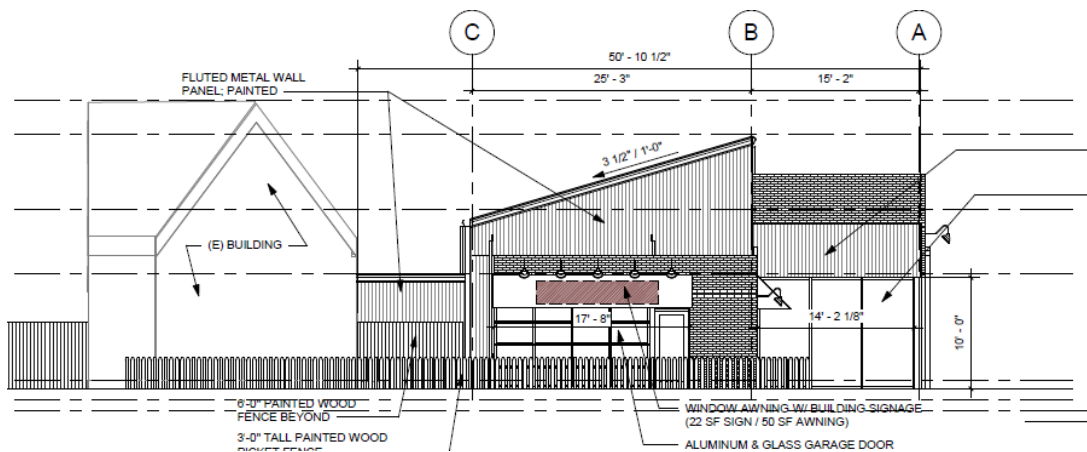
## Development and Design Standards

The following Downtown Overlay District development and design standards apply to this application:

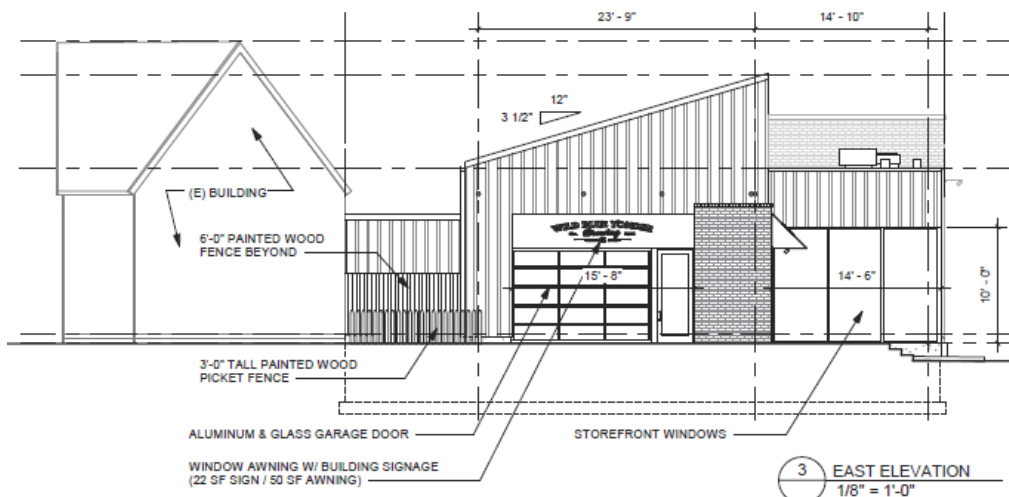
### **Crown Design:**

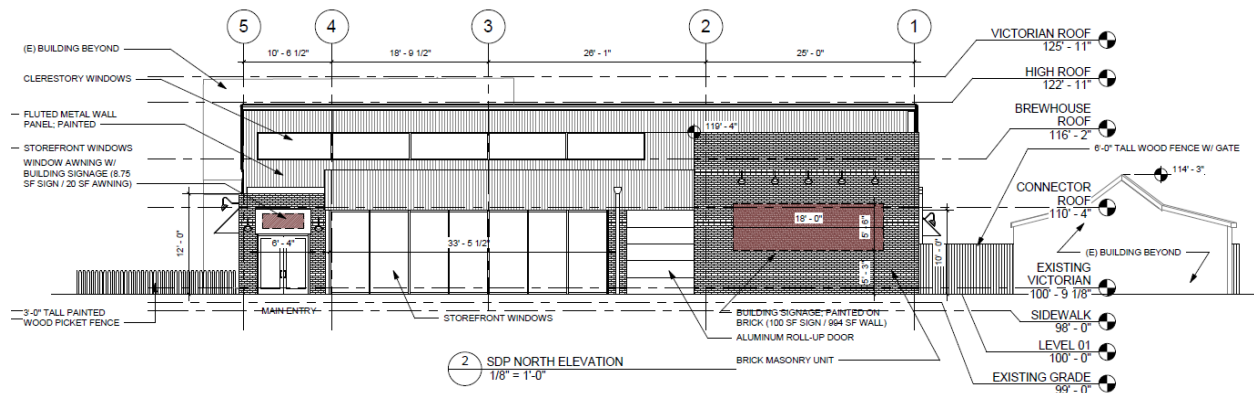
A building's crown design shall be reviewed by and is subject to approval of the Board based on aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the structure that is above the top floor, and may include angled roofs, decorative elements, towers and other similar construction.

**Staff Comment – The proposed building includes an angled roofline over the main seating area. The portion of the building that will house the brewing equipment “steps down” from the angled roof to a level roofline. The north elevation also proposes clerestory windows.**

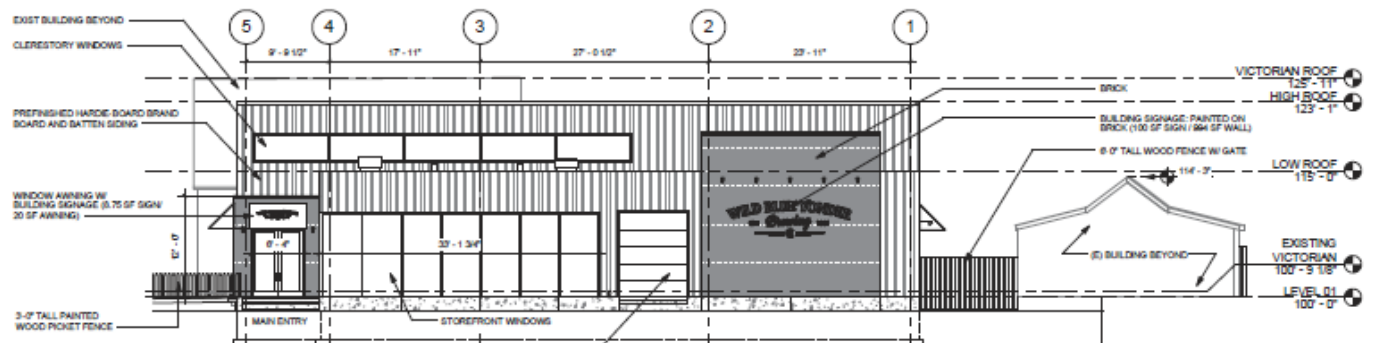


**East Elevation - From N. Wilcox Street  
APPROVED IN NOVEMBER ABOVE  
PROPOSED NOW BELOW**





North Elevation - From 6th Street  
**APPROVED IN NOVEMBER ABOVE**  
**PROPOSED NOW BELOW**



### Building Height:

Building height in the North District is limited to six stories, with no maximum linear foot height limitation. This project is in the North District.

**Staff Comment – The proposed building measures just under 23 feet at the highest point. While it is technically one story, the angled roof matches the existing, two story Victorian structure. The existing Victorian structure measures about 26 feet tall.**

### Window or Transparency Requirements:

The main front elevation shall provide at least thirty-five percent (35%) window or transparency at the pedestrian level. Side elevations that face a public roadway shall provide at least thirty percent (30%) window or transparency at the pedestrian level. The window or transparency is measured in a lineal fashion. (For example, a one-hundred-foot long building elevation shall have at least thirty-five percent (35%) transparency in length equal to 35 linear feet of total window or transparency area). The height of the glass or plexiglass must be a minimum height of five (5) feet.

**Staff Comment – The proposed east façade facing N. Wilcox Street is considered the main front elevation and totals approximately 51 feet, with approximately 30 feet (58%) of windows at the pedestrian level. The side elevation that faces 6<sup>th</sup> Street to the north measures approximately 81 feet, with approximately 40 feet (48%) of windows at the pedestrian level.**

**Rooftop Equipment Requirements:**

All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet walls or other building elements that appear as integral elements of the overall building.

**Staff Comment – No rooftop equipment will be visible.**

**Summary of Findings**

Staff recommends approval of this project based on:

- The project meets the intent of the DOD;
- The project helps further the goals and objectives set out for downtown Castle Rock through its Master Plan.

**Motion Options****Option 1: Approval of SDP Amendment**

I move to approve the Lots 1 & 2, Block 8, Town of Castle Rock Site Development Plan Amendment.

**Option 2: Approval with Conditions**

I move to approve the Lots 1 & 2, Block 8, Town of Castle Rock Site Development Plan Amendment with the following conditions: (list conditions)

**Option 3: Denial**

I move to deny the Lots 1 & 2, Block 8, Town of Castle Rock Site Development Plan Amendment.

**Option 4: Continue item to next hearing (need more information to make decision)**

I move to continue the Lots 1 & 2, Block 8, Town of Castle Rock Site Development Plan Amendment to the next regular Design Review Board meeting on May 23, 2018.

**Attachments**

Attachment A: Site Development Plan Amendment

T:\Development Review\Town of Castle Rock\TOCR - Block 8, Lots 1 and 2 - 519 N Wilcox St\public hearings - DRB\SDP18-0015 amendment



LEGAL DESCRIPTION:

LOT 1A, BLOCK 8, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SAID PARCEL CONTAINS 14,024 SQUARE FEET OR 0.3219 ACRES MORE OR LESS ACCORDING TO THE LOT LINE VACATION RECORDED AT RECEPTION NO. 2018010377 OF THE DOUGLAS COUNTY, COLORADO RECORDS.

BENCHMARK:

NGS BENCHMARK PID KK1334: BRASS DISK IN CENTER OF EAST END OF ROCK OUTCROPPING ALONG COUNTY ROAD 25.

ELEVATION = 6222.12 FEET (NAVD1988) DATUM

SITE BENCHMARK: TOP OF ALLOY DISK STAMPED PLS 38284 AT THE SOUTHWEST PROPERTY CORNER.

ELEVATION = 6187.05 (NAVD 1988 DATUM)

STATISTICAL INFORMATION:

ZONING:	B-BUSINESS COMMERCIAL DISTRICT DOWNTOWN OVERLAY / NORTH DISTRICT
PERMITTED USE:	MICRO-BREWERY
LOT SIZE:	14,024 SF / 0.3219 ACRES
PROPOSED USE:	MICRO-BREWERY
GROSS FLOOR AREA:	3,441 SQUARE FEET PROPOSED
BUILDING HEIGHT:	UNLIMITED / SIX STORIES PERMITTED 22'-11" / 1 STORY PROPOSED
BUILDING SETBACKS:	FRONT (EAST): 0 FEET SIDES (NORTH): 0 FEET SIDE (SOUTH): 0 FEET REAR (WEST): 0 FEET
MAXIMUM BUILDING SETBACK	100% OF BUILDING IS WITHIN 20' OF 6TH STREET
MINIMUM 25% MUST BE WITHIN 0-20' OF PROPERTY LINE WITH DIRECT PEDESTRIAN ACCESS	46% OF BUILDING IS WITHIN 20' OF WILCOX STREET
PARKING REQUIRED:	NONE
PARKING PROVIDED:	NONE
SITE COVERAGE:	5,185 SF 37% SITE COVERAGE 3,441 SF 24.5% 1,744 SF 12.5% (NOT INCLUDING EXIST. TO BE DEMOLISHED) 0%
PARKING:	0%
STREET COVERAGE:	8,839 SF 63% SITE COVERAGE
OPEN SPACE / LANDSCAPED AREA:	
TRANSPARENCY:	MIN. 35% FRONT 62% PROVIDED SIDE STREET 48% PROVIDED
FENCE :	10' MAXIMUM HEIGHT 6' PROVIDED / 3' PROVIDED
FINISHED FLOOR ELEVATION:	100'-0" = 6186.00'
WATER SYSTEM DEMAND DESIGN CRITERIA	25,807.5 SFE's

PROJECT TEAM:

ARCHITECT	LANDSCAPE ARCHITECT
CLUTCH DESIGN STUDIO 309 W 71ST AVENUE DENVER, CO 80223	KIRBY SMITH & ASSOCIATES, INC. 6201 S. HUDSON COURT CENTENNIAL, CO 80121
CIVIL ENGINEER	ELECTRICAL ENGINEER
MARTIN MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVENUE LAKEWOOD, CO 80215	HUNT ELECTRIC, INC. 8020 SOUTHWARK CIRCLE, SUITE 100 LITTLETON, CO 80120

SITE DEVELOPMENT PLAN

AMENDMENT NO. 1 LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK


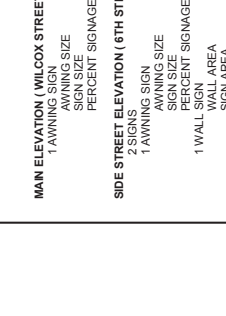
LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.









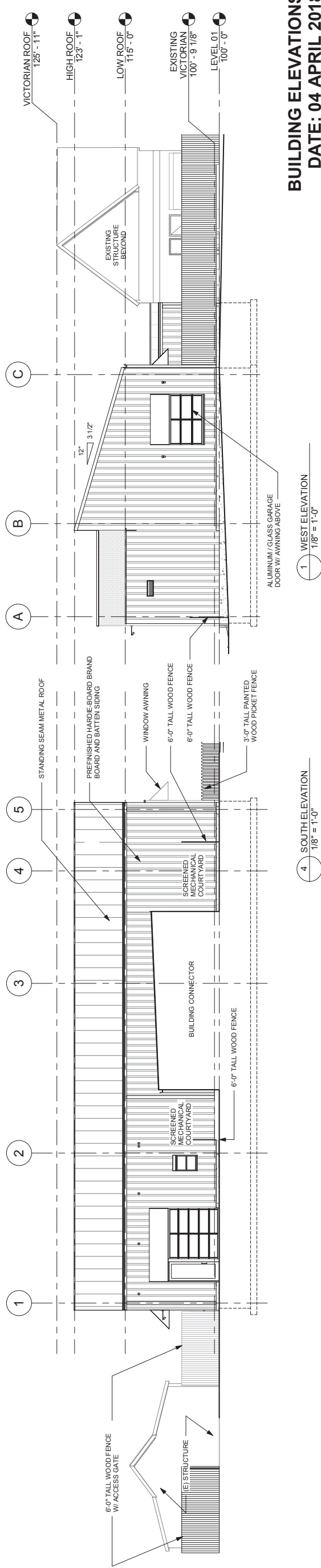
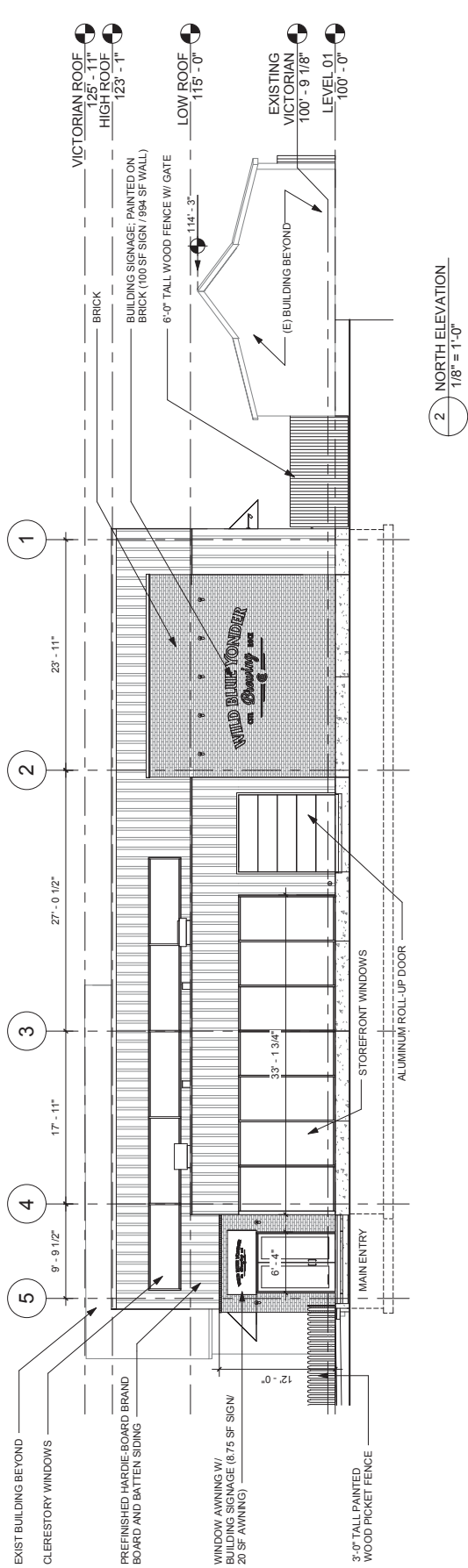
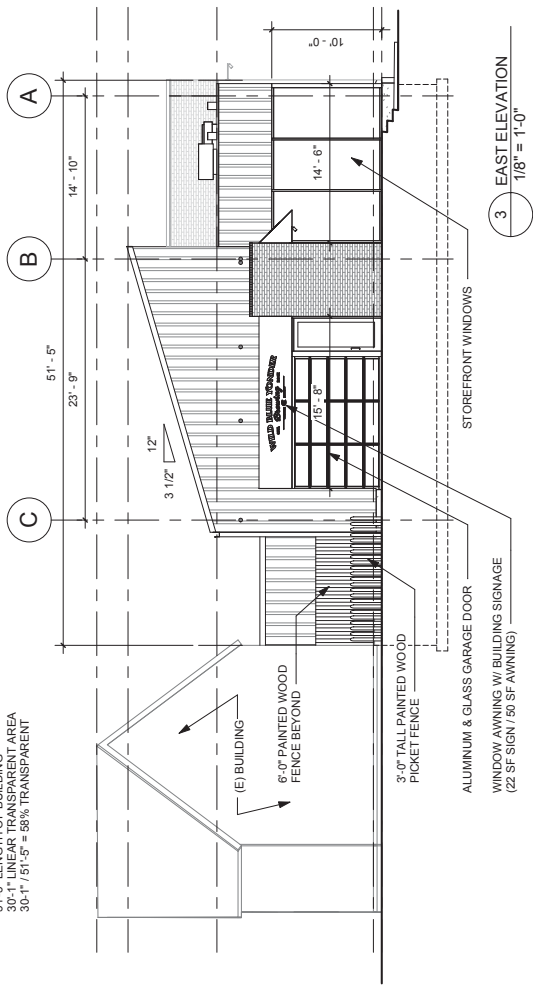
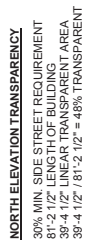
# SITE DEVELOPMENT PLAN

**AMENDMENT NO. 1 LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK**

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH  
P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

 <p>AWNING SIGNAGE</p>	<p><b><u>EAST ELEVATION SIGN EXAMPLE</u></b></p>
 <p>AWNING SIGNAGE</p>	<p><b><u>NORTH ELEVATION SIGN EXAMPLE</u></b></p>

BUILDING MATERIAL KEY		
JAMES HARDIE BRAND CEMENT BOARD BOARD & BATTEN SIDING	PEARL GRAY	
STANDING SEAM METAL ROOF	COOL COBALT BLUE	
BRICK MASONRY UNITS	BLACK DIAMOND	
ALUMINUM DOORS	SILVER FINISH	
WINDOW AWNINGS	COOL COBALT BLUE	
GLASS	LOW IRON GLASS	



**BUILDING ELEVATIONS**  
**DATE: 04 APRIL 2018**  
**SHEET 2 OF 2**  
**PROJECT NO. SDP18-0015**

**SITE DEVELOPMENT PLAN**

**AMENDMENT NO. 01      LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK**