ATTACHMENT B



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)

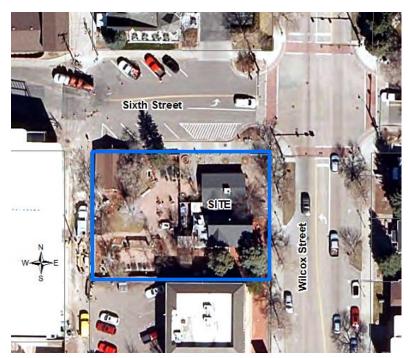
Lots 1 & 2, Block 8, Town of Castle Rock, County of Douglas, State of Colorado.

Wild Blue Yonder Brewery, façade changes

Project # SDP1-0015

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 6th 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 6th 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 6th Street Looking South 1870 Carriage House on right

Proposed SDP Amendment

The application proposes changes to the building façade from the previouslyapproved 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 6th 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.





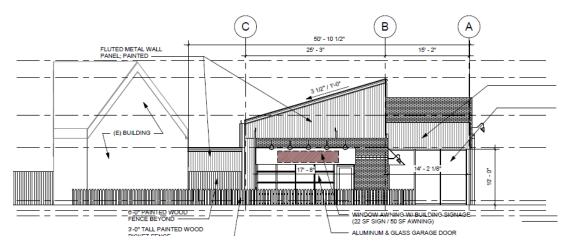
Development and Design Standards

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

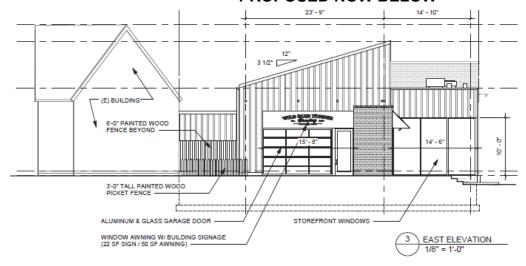
Crown Design:

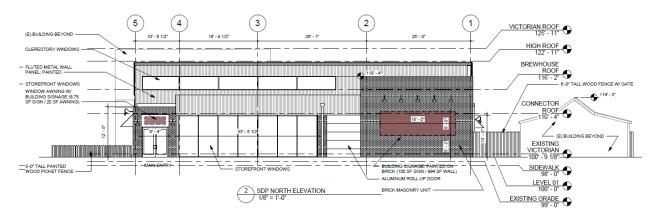
A building's crown design shall be reviewed by and is subject to approval of the Board based on aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the structure that is above the top floor, and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

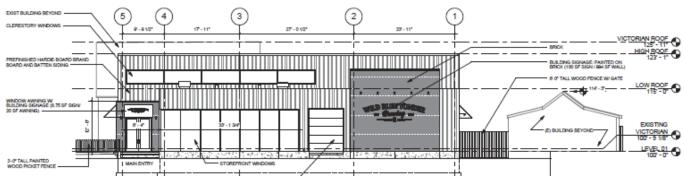


East Elevation - From N. Wilcox Street
APPROVED IN NOVEMBER ABOVE
PROPOSED NOW BELOW





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 6th 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 14, 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
PERMITTED USE:	MCRO-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
BUILDING SETBACKS:	22-11" / 1 STORY PROPOSED
FRONT (EAST): SIDES (NORTH): SIDE (SOUTH): REAR (WEST):	0 FEET 0 FEET 0 FEET 0 FEET
MAXMUM BUILDING SETBACK MINIMUM 25%, MUST BE WITHIN 0-20' OF PROPERTY LINE WITH DIRECT PEDESTRIAN ACCESS	100% OF BUILDING IS WITHIN 20' OF 6TH STREET 46% OF BUILDING IS WITHIN 20' OF WILCOX STREET
PARKING REQUIRED: PARKING PROVIDED:	NONE
SITE COVERAGE: BUILDING COVERAGE TOTAL: PROPOSED EXISTING PARKING: STREET COVERAGE: OPEN SEACH / I ANINCKAPEN APEA:	5,185 SF 37% SITE COVERAGE 3,441 SF 24.5% 1,744 SF 12.5% (NOT INCLUDING EXIST. TO BE DEMOLISHED) 0% 0% 8,839 SF 63% SITE COVEDAGE
TRANSPARENCY: MAIN STREET SIDE STREET	F 20
FENCE:	10' MAXIMUM HEIGHT 6' PROVIDED / 3' PROVIDED
FINISHED FLOOR ELEVATION:	100'-0" = 6186.00'
WATER SYSTEM DEMAND DESIGN CRITERIA	25.8075 SFE's

PROJECT TEAM:

ARCHITECT	LANDSCAPE ARCHITECT
CLUTCH DESIGN STUDIO	KIRBY SMITH & ASSOCIATES, INC.
309 W 1ST AVENUE	6201 S. HUDSON COURT
DENVER, CO 80223	CENTENNIAL, CO 80121
CIVIL ENGINEER	ELECTRICAL ENGINEER
MARTIN MARTIN CONSULTING ENGINEERS	HUNT ELECTRIC, INC.
12499 WEST COLFAX AVENUE	8020 SOUTHARK CIRCLE, SUITE 100
LAKEWOOD, CO 80215	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.



g 250 500 VICINITY MAP: SCALE 1"=500'

GENERAL NOTES:

Owner, busednut to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent wowners, here; successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-claws is to be maintained by the adjacent private property owner or the Homeower-Property Owner Association, as applicable. Landscaping shall be onfirthously maintained including mesessary awearing puring moving past confrol and replacement of dead or diseased plant material. Upon writhen notice by the Town the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased alandscape material is the case of diseased alandscape material is shorter compliance predict may be appointed in said notice. The Town of Castle Rock Water Conservation Ordinance regulates intens of seasonal irrigation and politicities washing of polable water through improper irrigations.

The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.

street signs, striping, street lights and curb ramps are conceptual only and subject to Town with the Construction Document. These items shall comply with the Town of Castle Rock's tooks, stooks and requirements.

The Developer shall conform to the Town of Castle Rock "Water Use Management Program plementation Policy", as amended from time to time, for this project.

7. No solid object (excluding fire hydrants, Inaffic control devices and traffic signs) exceeding thinty (30) inches in height above the flowine devicents of the adjacent site et, including but not limited to buildings, utility cabinets, walls, fences in addiscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance essenents. novai of this conceptual Site Development Plan does not constitute approval of any deviations of the site of excite gualations and standards. All development from Town regulations and and are as subject to the appropriate procedures for approval.

All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as nown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.

9. The Zoning recordation information, including date and reception number OR-This site is zoned B, Business/Commercial within the North Distric of the Downtown Overlay District."

Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines along all public righte-livews and stell have 6500 Utility Easements along as not side by line. Being all public Easements are for the installation, maintenance and operation of utilities and disinger littles including, but not infined to stell eights, electric lines, gas lines, cable television lines, fiber active and lespforce lines as well as perpetual right for ingress and egress for installation, retained and egress for installation.

1. A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior being any sign on the property, all signs must comply with the provisions of Title 19 (Sign Code Asquations) of the Municipal Code.

Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.

3. Approved fine apparatus access roads shall be provided for every Patility. United or principle or provided for every Patility. United or provided or provided or moved find, or within the building outside or moved find, or within the fine apparatus or the allowing and the first story of the building as measured by an approved roate around the extention of the building or field the first story of the building as measured by an approved roate around the extention of the building of fielding.

Dead-end fire access roads in excess of 150 eet shall provide an approved area for turning tround fire apparatus.

5. Fire apparatus access roads shall have an unobstructed within fron these than 20 feet, exclusive of shoulders, accept for approved ascurity gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

7. Ye Parking Fire Lane' signs are required in areas areas that meet the following order and in areas areas that meet the following order and in areas signaled by the Fire Provention Bureau. Signs shall be posted on both store of the access to devise, such or private ordersys and ordersys, butter for more ordersys and be the propertion of the propertion of the propertion of the propertion of the properties of the propertie

OWNERSHIP CERTIFICATION
THE UNDERSIGNED ARE ALL THE CONNERS OF CERTAN LANDS IN THE T
COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREN. AND LIENHOLDERS OF CERTAIN LANDS IN AND STATE OF COLORADO DESCRIBED THE LIEN OREATED BY THE INSTRUMENT LIENHOLDER SUBORDINATION CERTIFICATE

VASSON FAMILY HOLDINGS, LLC, A COLORADO. MITED LIABILITY COMPANY NOTARY BLOCK

TITLE CERTIFICATION

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY BLOCK

DESIGN REVIEW BOARD APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS A THE TOWN OF CASTLE ROCK, COLORADO, ON THE

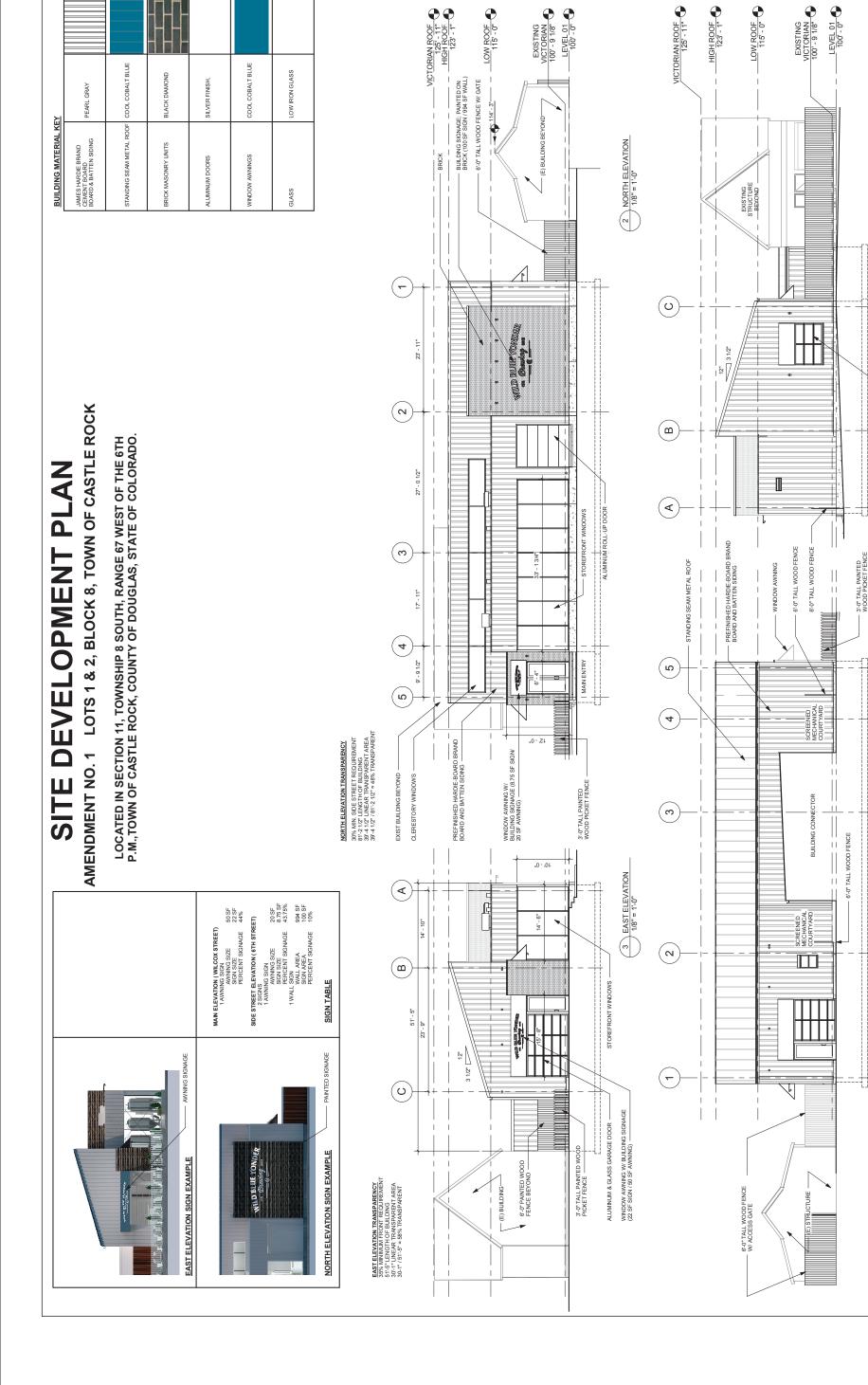
FOR RECORD IN THE OFFICE OF THE CO DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED CLERK AND RECORDER OF DOUGLAS COUNTY AT

SHEET INDEX

SHEET NAME
COVER PAGE
BUILDING ELEVATIONS SHEET NUMBER 01 OF 02 02 OF 02

COVER PAGE DATE: 04 APRIL 2018 SHEET 1 OF 2

PROJECT NO. SDP18-0015



SITE DEVELOPMENT PLAN AMENDMENT NO. 01 LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK

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

1 WEST ELEVATION 1/8" = 1'-0"

4 SOUTH ELEVATION 1/8" = 1'-0"

ALUMINUM / GLASS GARAGE DOOR W/ AWNING ABOVE —