



Meeting Date: June 27, 2018

AGENDA MEMORANDUM

To: Design Review Board

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

Title: Site Development Plan Approval

Subject Property: 221 N. Wilcox Street

Lots 1 through 5, Block 23, Town of Castle Rock

Proposed Mixed-Use Building (retail & 39 condos)
Project # SDP18-0008

Executive Summary

The *Castle Rock Design* states that within the Downtown area, "New buildings should reflect the traditional character of the Downtown but can use new, innovative elements in ways to express the architecture of current times. In this way, new buildings can be clearly distinguished from their elder neighbors." (p. 15)

The owner and developer of the Riverwalk project, Confluence Companies, has submitted this Site Development Plan to develop the property at 221 N. Wilcox Street, located at the southwest corner of Third and N. Wilcox Streets. After demolishing the existing office building, the proposal includes a new mixed-use building



Location Map

221 N. Wilcox Street (SW corner of 3rd & Wilcox)

with approximately 3,500 SF of restaurant space and approximately 6,800 SF of retail space on the first floor and 39 for-sale condominiums on floors two through five. The levels below ground would house 62 parking spaces for the development.

This application is within the Core District of the Downtown Overlay District. Retail, restaurant, and multi-family residential uses are allowed by right.

Notification and Outreach Efforts

The proposed SDP 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 (In Your Backyard)."

A neighborhood meeting was held on January 17, 2018, prior to formal submission of this Site Development Plan. Approximately nine members of the public attended the meeting, which was held at 221 N. Wilcox St. The majority of attendees were



Existing bird's eye view looking south

downtown property owners curious about the project. Questions included timing of construction, concerns over additional parking demands, and if any retailers have been chosen. The applicant stated that they may break ground as early as this fall, approximately 60 parking spaces would be created on the site below grade, and that they have not yet finalized tenants.

Discussion

Existing Conditions

The site formerly included a bank and then an employment/staffing agency. The existing commercial structure dates to 1976 and would not be eligible for

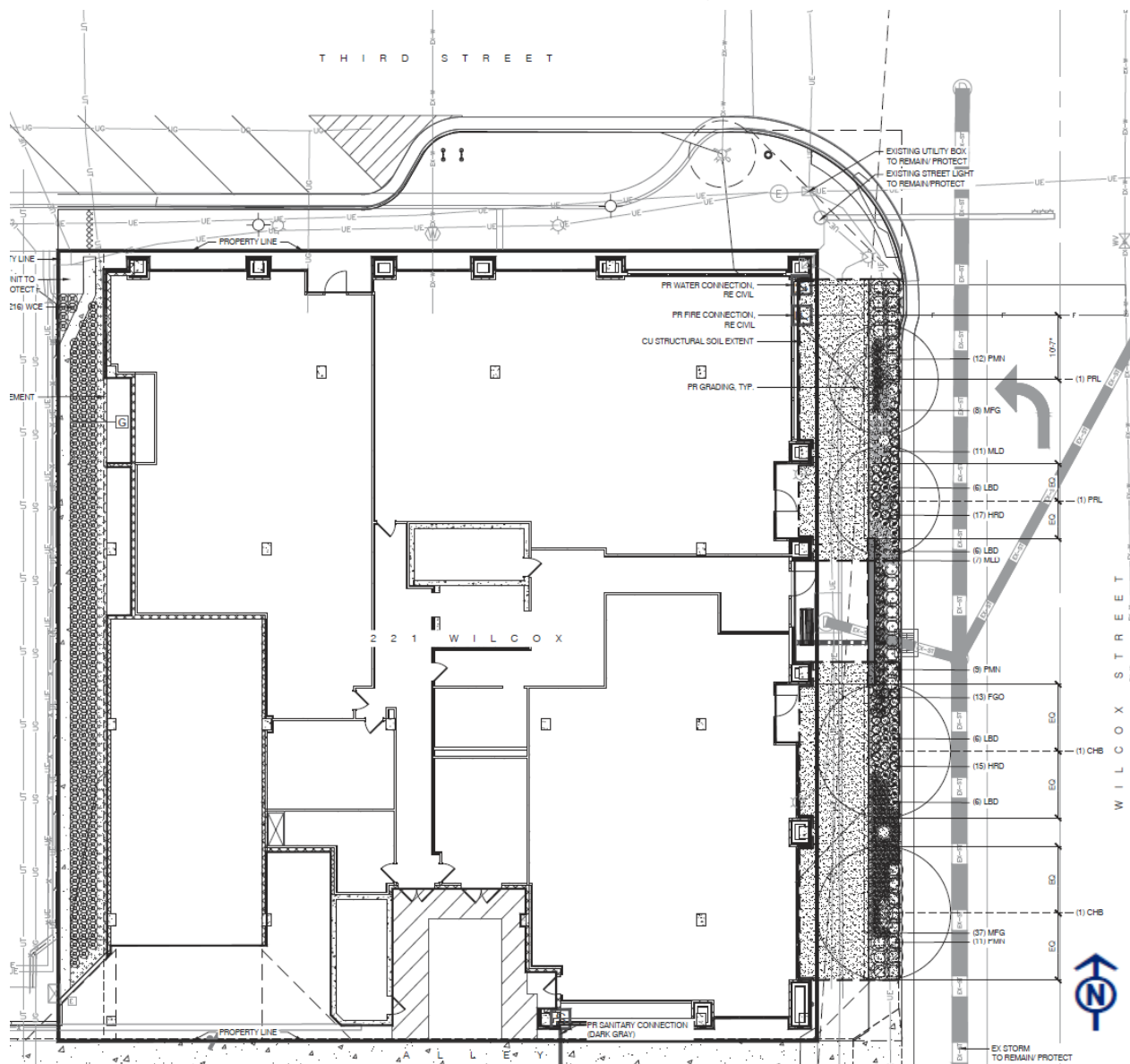


Existing street view looking SW from intersection of 3rd and Wilcox

historic landmark designation. Currently enclosed with construction fencing, the existing structure is now being used as the temporary construction offices associated with the Riverwalk project. The owner/applicant has submitted a demolition permit, which is still under staff review, to remove the existing building.

Proposed SDP

The proposed mixed-use building would include approximately 3,500 SF of restaurant space and approximately 6,800 SF of retail space on the first floor and 39 for-sale condominiums on floors two through five. With an entrance from the southern alley, the below ground garage would house 62 parking spaces for the development. Existing on-street parking along Wilcox Street would be removed to enhance the streetscape, and the existing parking on Third Street would shift to the west so that a larger patio space at the corner of the site can be added for outdoor dining.



Proposed Site Development Plan
(see Attachment A)

The architectural façade materials would include black aluminum storefront windows, beige stucco walls, black metal canopies and coping at the parapet, precast coping and concrete banding, masonry brick walls, overhead rolling doors, and black metal balconies.

The following chart summarizes the project:

GENERAL ZONE LOT INFORMATION	SQ FT	ACRES
LOT AREA	16,250 SF	0.373 ACRES
	PERMITTED	PROPOSED
BUILDING GROUND COVERAGE	16,250 SF	14,074 SF
BUILDING HEIGHT	PERMITTED	PROPOSED
BUILDING HEIGHT, STORIES (MAX)	4	5
BUILDING HEIGHT, FEET (MAX)	60'	62' - 5"
PARKING	REQUIRED / PERMITTED	PROVIDED
STANDARD	N/A	59
ACCESSIBLE	3	3
COMPACT	0	0
TOTAL	N/A	62
SETBACKS	REQUIRED (MIN)	PROVIDED
FRONT YARD - NORTH	0	1' - 0"
SIDE YARD - WEST	0	7' - 6"
SIDE YARD - EAST	0	1' - 0"
REAR YARD - SOUTH	0	2' - 0"
MAXIMUM BUILDING SETBACK -	29' - 1 1/2"	116'-6"
MIN 25% FRONTAGE, SETBACK 0'/20' (25% x 116' - 6" = 29' - 1")		
PROGRAM SUMMARY		
RESTAURANT	3,500 SF	
RETAIL	6,842 SF	
RESIDENTIAL	56,413 SF	
TOTAL DWELLING UNITS (DU)	39 DU	
DENSITY	104.56 DU / ACRE	
SINGLE FAMILY EQUIVALENT UNITS	103 SFE	
PARKING	31,254 SF	
LANDSCAPE SUMMARY (WITHIN PROPERTY LINE)		
BUILDING COVERAGE	12,832 SF	
PAVEMENT COVERAGE	2,754 SF	
LANDSCAPE COVERAGE	664 SF	
TOTAL	16,250 SF	

Development Standards and Design Standards

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

Setbacks, Fences, Residential Unit Size:

- A. Maximum lot coverage: one hundred percent (100%) of lot area;
- B. Minimum side yard: zero (0) feet;
- C. Minimum front yard: zero (0) feet;
- D. Minimum rear yard: zero (0) feet;
- E. Maximum building setback: A minimum of twenty-five (25%) percent of a building's linear footage facing a public roadway must have a setback of zero (0) to twenty (20) feet with a direct pedestrian connection.
- F. Maximum fence height: ten (10) feet
- G. Multifamily residential units must each be a minimum of 500 square feet in size and must each have an individual kitchen and individual bathroom.

Staff Comment – The application complies with lot coverage, setback, and minimum residential unit square footage requirements. No fences are proposed.

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.



Proposed façade from Wilcox Street
(looking northwest)

Staff Comment –

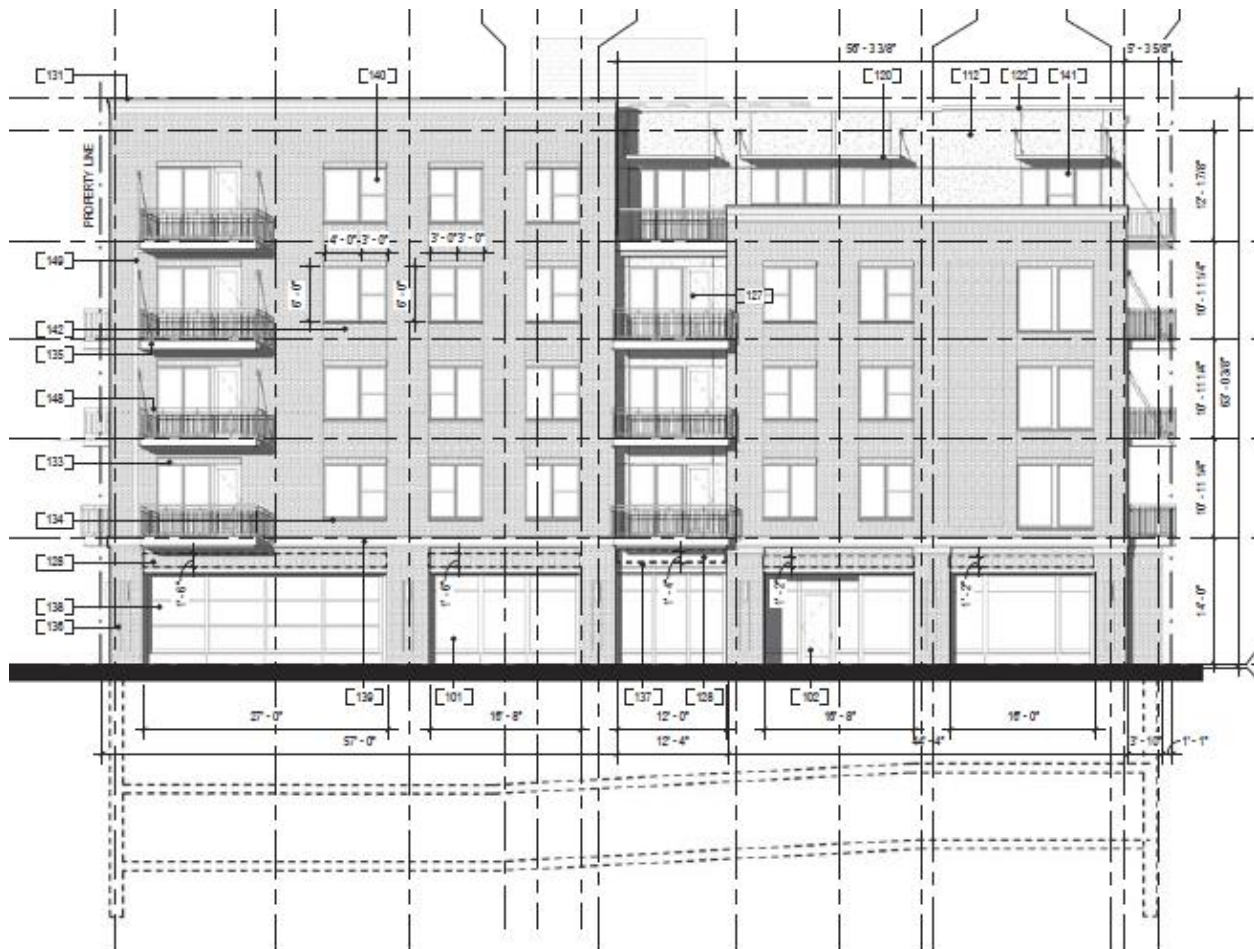
The crown design facing the public streets includes beige stucco walls, masonry brick, metal entry canopies over upper story windows, and precast coping and black metal coping at the parapet.

Building Height:

Building height in the Downtown Core District is limited to four stories, with a maximum height of 60 feet. A building's crown cannot exceed the 60 foot building height limitation. Building height in the North or South Districts is limited to six stories, with no maximum height limitation. The landowner may request one additional floor (with

corresponding increase in building height) in the Downtown Core District, or two additional floors in the North and South Districts.

Staff Comment – Because this project is within the Core District, the applicant is requesting one additional story for a total of five stories equaling 62 feet 5 inches tall. The additional story request is evaluated in more detail under the “Staff Findings: Variance Request” section of this report.



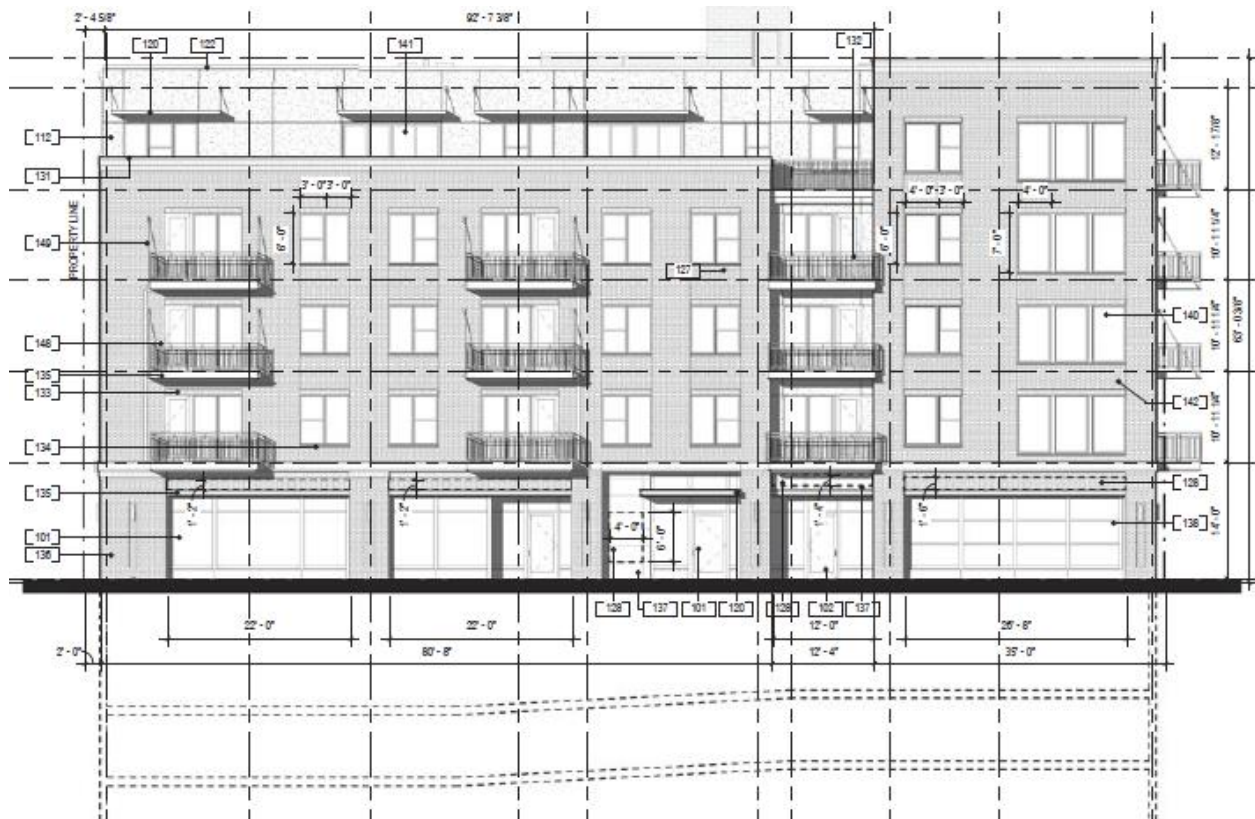
Proposed Third Street Elevation
(underground parking levels shown with dashes)

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 façade along Third Street (north façade) totals approximately 118 feet. Windows and/or glass doors account for approximately

88 feet of this façade, which provides approximately 75% transparency. The façade facing N. Wilcox Street (east façade) is about 136 feet long with windows and/or glass doors accounting for at least 83 feet of the facade, or approximately 61% transparency.



Proposed Wilcox Street Elevation
(underground parking levels shown with dashes)

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 – Adequately screening the rooftop equipment, the parapet rises about 3.5 feet above the roof.

Landscaping Requirements:

One (1) large canopy tree will be required for every twenty-two (22) linear feet (on center) or one (1) small canopy tree will be required for every fifteen (15) linear feet (on center) of property fronting along a public roadway. Seventy-five percent (75%) of the tree plantings must be large canopy trees. For every required tree, a corresponding number of plantings or trees, from either Subparagraph a., b. or c. below, will be required for each site plan:

- A. Shrubs: five (5) per required tree.
- B. Perennial plants: seven (7) per required tree.
- C. Trees: one (1) per required tree.

Staff Comment – The site faces Third Street on the north and N. Wilcox Street to the east. The Wilcox Street frontage is 127 feet, which equates to six required trees and 30 shrubs or 42 perennials. The applicant is proposing four trees, 32 shrubs and 132 perennials. The Third Street frontage measures 116 feet, which would require six trees and 30 shrubs or 30 perennials. The applicant does not have any plant material proposed along Third Street. Please see the “Staff Findings: Variance Request” section of this report for more details.

Parking Requirements:

- A. No parking space requirements.
- B. Parking lots located along public roadways will be required to provide a landscaping buffer that is four (4) feet or greater in width, between the parking area and the public sidewalk.
- C. No on-site parking is allowed in front of any structure. All parking must be on the side or rear of a structure.

Staff Comment – The proposal includes 62 parking spaces, 59 standard parking spaces and three accessible spaces. With a garage entrance proposed on the south side of the building from the alley, the parking would all be underground below the first floor retail/restaurant space.

The SDP proposes to remove the four existing on-street parking spaces so that a larger streetscape may be added, which would include small patio/pedestrian pockets outside of the businesses. Along Third Street, the existing eastern-most on-street spaces would shift to the west since the driveway from Third Street will no longer be needed. By relocating the existing spaces to the west, more patio area can be created by the corner of Third and Wilcox. The applicant worked extensively with the Public Works department to solve the on-street parking concerns. While four on-street spaces will be lost on Wilcox Street, staff feels that the additional garage parking makes up for the lost spaces and that the pedestrian/streetscape gained is worth the loss of the four on-street parking spots.

Sidewalks:

All buildings will be required to have a minimum of one (1) sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure.

Staff Comment – All of the building entrances along Wilcox and Third Streets have a direct connection to the existing public sidewalk.

Staff Findings: Variance Requests

Building Height:

The landowner may request one additional floor (with corresponding increase in building height) in the Downtown Core District, or two additional floors in the North and South Districts. The Board may grant an additional floor request based upon the following criteria:

1. Whether the project will incorporate design elements found in adjacent Landmark structures.
2. The impacts of the increased building height on adjacent properties.

Staff Comment – The applicant is requesting an additional story and associated height (Attachment B). By incorporating brick and stucco façade material, similar to the Riverwalk North building that received approval for an additional story, the building uses elements of nearby historically landmarked properties. Specifically, the landmarked building at 302 N Wilcox Street was originally faced with stucco and many buildings in the 300 block of Wilcox are brick facades. The proposed building height is 62 feet, five inches. While an approval of an additional story also includes the associated increase in height, the proposed height is just under three feet above 60 foot height limit allowed for four-story buildings within the Downtown Core District.

The Mercantile Commons building, which is adjacent to this project on the project's west side, measures 55 feet tall while the Riverwalk North building to the south of this project will be 59 feet tall. The proposed building height of 62 feet, 5 inches would not impact adjacent properties when 60 feet is the allowable height by right.



Proposed street view from Third & Wilcox intersection
(looking southwest)

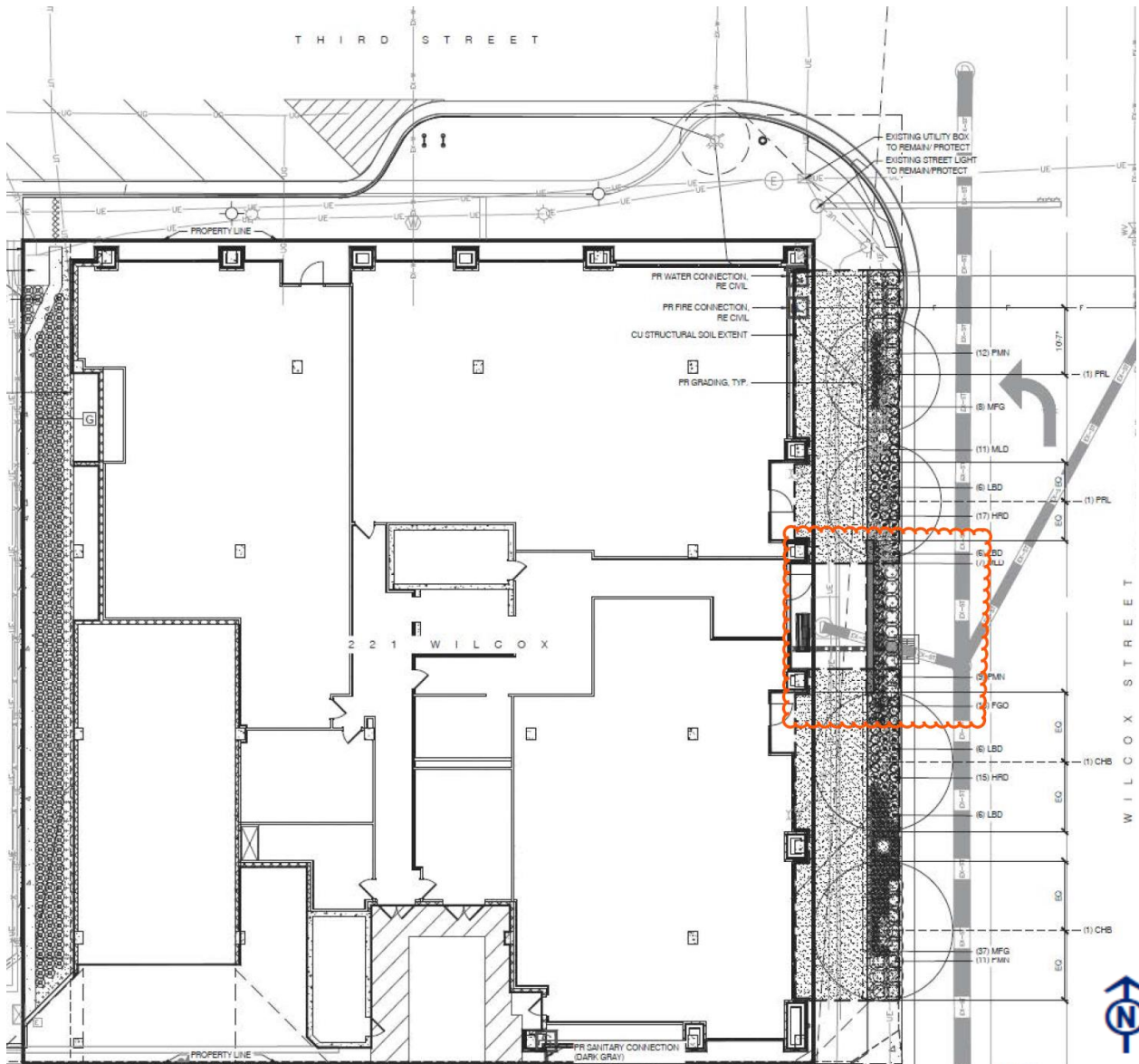
Mercantile Commons to the right, Riverwalk to the left of proposed building

Landscape:

The Board may grant a variance from the minimum landscape requirements based on the following:

1. By reason of exceptional shape or topography of a lot or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of the property from a strict enforcement of this Chapter, or an effort to achieve the overall vision and goals of the Downtown Master Plan and/or the Historic Preservation Plan.

Staff Comment – The applicant is requesting a variance from the landscape requirement along Third Street because there is not sufficient right-of-way for on-street parking, pedestrian gathering space, and landscaping. Along Wilcox Street, the storm water inlet interferes with two tree plantings. New trees must be planted a minimum of 10 feet away from utility pipes. The applicant is proposing four trees instead of the required six, 32 shrubs instead of the required 30, and 132 perennials. Please see Attachment B for applicant’s request.



Proposed Landscape Plan
(storm water conflict clouded in red)

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;
- The additional building story and associated height request incorporates façade materials similar to adjacent landmark structures and will be less than four feet higher compared to adjacent buildings, thereby having little impact on the those adjacent properties;
- The landscape variance to allow no landscaping along Third Street and two less trees along Wilcox Street is reasonable due to the existing site constraints.

Proposed Motion

Option 1: Approval of SDP and Variances

I move to approve the Site Development Plan for Lots 1 through 5, Block 23, Town of Castle Rock and to allow one additional story and associated height on the building, insofar as it will incorporate design elements found in adjacent landmark structures and thus does not negatively impact the adjacent properties; and to approve the landscape variance to allow 4 street trees, 32 shrubs, and 132 perennials along Wilcox Street and no landscaping along Third Street due to the exceptional condition and practical difficulty of insufficient right-of-way and a storm water inlet, finding that there is no adverse effect on the public's health, safety, and welfare.

Option 2: Approval with Conditions

I move to approve the Site Development Plan for Lots 1 through 5, Block 23, Town of Castle Rock with the following conditions: (list conditions)

Option 3: Denial

I move to deny the Site Development Plan for Lots 1 through 5, Block 23, Town of Castle Rock based on the following criteria: (list findings for denial)

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

I move to continue the Site Development Plan for Lots 1 through 5, Block 23, Town of Castle Rock to the next regular Design Review Board meeting on July 11, 2018.

Attachments

Attachment A: Proposed Site Development Plan

Attachment B: Variance Request from Applicant