



**Meeting Date:** March 27, 2019

Continued from March 13, 2019 (meeting canceled due to weather)

## **AGENDA MEMORANDUM**

**To:** Design Review Board

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

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

**Subject Property:** 115 and 215 N. Wilcox Street

Lot 1 Town of Castle Rock Amendment 29 and  
Lot 13A-1 Town of Castle Rock Amendment 31,  
County of Douglas, State of Colorado

Proposed Façade Changes, Riverwalk  
Project # SDP18-0064

### **Executive Summary**

Confluence Companies is proposing façade changes to the Riverwalk North and South buildings from the approved Site Development Plan and Site Development Plan amendment that the Design Review Board previously approved. The changes include minor changes to window configurations, use of more brick rather than stucco in some locations, additional exterior utility doors, and a roll-up glass door on the South building façade facing Wilcox Street (**Attachment A**).



Location Map: Riverwalk North and South  
115 and 215 N Wilcox Street

## **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."

## **History of Past Design Review Board Decisions**

### **Design Review Board, September 14, 2016**

Original Site Development Plan approved.

### **Design Review Board, April 26, 2017**

Site Development Plan amendment approved. Amendment included an additional 0.3 acres for the project, revisions to the façade along the Riverwalk South building, more surface parking, and a new pedestrian walkway connecting the north and south buildings over the gulch.

## **Discussion**

### **Existing Conditions**

The Riverwalk project is currently under construction with certificates of occupancy issuances expected this spring.

### **Proposed SDP Amendment**

The major changes to the North and South Riverwalk façade includes using more brick rather than stucco in several locations. The applicant felt that more brick would enhance the project. Several exterior utility doors were added to the South building to comply with code requirements regarding access to the mechanical equipment and IREA comments for the electrical alcove within the level 1 garage area. Also added to the South building is a roll-up door with transparent panels along the Wilcox Street façade. On the South and North buildings, the applicant is proposing minor window configuration changes. Also on the North building, the applicant added hung balconies along the south elevation. Additionally, the retaining wall on the west side of the South building has been changed to a smooth concrete finish. The changes are clouded in red on **Attachment A**.

After review and recommendation by the applicant's structural engineer, the applicant is proposing to change the Riverwalk South retaining wall (facing the Town trail) from the approved MSE block to smooth concrete. The amendment shows the retaining wall as smooth concrete with no color. After further discussions with the applicant and review with staff, the applicant would like to propose using a stucco-like paint treatment on the

smooth concrete finish, per the following rendering (existing on top, proposed on bottom) and shown in **Attachment B**:



### **Development and Design Standards**

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

#### **Castle Rock Design and Downtown Master Plan:**

All project design should be based on the Castle Rock Design and the Downtown Master Plan.

Staff Comment – Castle Rock Design encourages new buildings in the downtown to compliment the architectural features and materials of the existing historic buildings. Because many historic buildings incorporated brick into their facades, adding more brick to the project is compatible. Additionally, use of quality building materials, such as brick, for new development reinforces the downtown character. The guideline also supports using architectural features and clear, transparent windows for retail uses. Used as an architectural detail, the proposed balconies on the North building will help to break up the façade while the proposed roll-up door on the South building will add more windows to retail/commercial space. The Downtown Master Plan also encourages architecturally detailed facades on infill buildings to enhance the downtown character in addition to transparent facades on the ground floor.

**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 South building façade facing Wilcox Street is increasing the window transparency with the change from a storefront window to a roll-up door. The previously approved SDP and SDP amendment complied with this requirement.

**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 this Riverwalk Site Development Plan Amendment as shown.

**Option 2: Approval with Conditions**

I move to approve this Riverwalk Site Development Plan Amendment as shown with the following conditions: (list conditions)

- Add the stucco-like paint to the smooth concrete retaining wall on Riverwalk South as shown in Attachment B.

**Option 3: Denial**

I move to deny this Riverwalk Site Development Plan Amendment based on the following findings: (list portion of code criteria not met)

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

I move to continue this Riverwalk Site Development Plan Amendment to the next regular Design Review Board meeting on April 11, 2019.

**Attachments**

Attachment A: Site Development Plan Amendment – façade

Attachment B: South Building Retaining Wall – proposed finish

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