

# Public Record Documents



## Julie Kirkpatrick

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**From:** Bill Detweiler  
**Sent:** Monday, March 11, 2019 8:22 AM  
**To:** Julie Kirkpatrick  
**Subject:** Fwd: Plum creek trail

Passing along a note from Jason. I don't recall any graphic on this wall. Do you?

Sent from my iPhone

Begin forwarded message:

**From:** "Jason Bower" <[JBower@crgov.com](mailto:JBower@crgov.com)>  
**To:** "Bill Detweiler" <[BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)>, "Kevin Tilson" <[kevin@downtowncastlerock.com](mailto:kevin@downtowncastlerock.com)>  
**Cc:** "Dave Corliss" <[DCorliss@crgov.com](mailto:DCorliss@crgov.com)>  
**Subject:** Fw: Plum creek trail

Morning Gents,

I don't remember the finish. Can either of you guys help me on this one? I'm sure I could dig up an old design review board packet from 2015 - 2016 ish....but whoof...I don't even know where to start...

Thanks

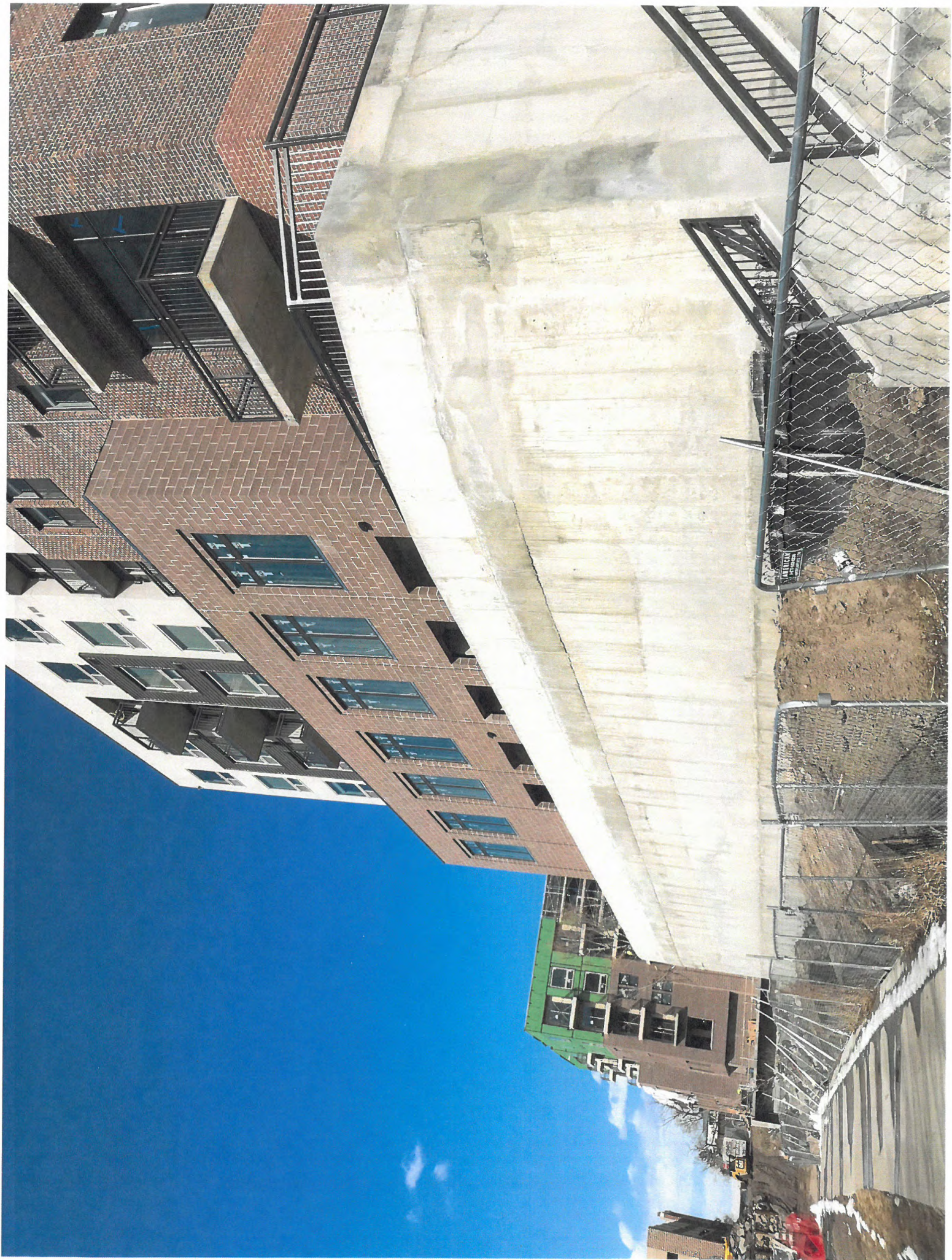
-sent on the go

Jason Bower  
Councilmember, District 4  
Town of Castle Rock, Colorado  
303-660-1384

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**From:** Glen Burmeister <[gburmster@gmail.com](mailto:gburmster@gmail.com)>  
**Sent:** Friday, March 08, 2019 7:55:10 PM  
**To:** Jason Bower  
**Subject:** Plum creek trail

Just wondering what the final appearance of this retaining wall along the trail will look like. I known Castle Rock has strict requirements for retaining walls and this one is sure an eyesore at this time. Could you check the building plans and verify this wall will be covered? Thank you.  
Glen Burmeister





**DESIGN REVIEW BOARD MEETING**  
**MARCH 27, 2019 – SIGN-IN SHEET**

[illegible]

# **RIVERWALK SDP AMENDMENT - FACADE**

**115 & 215 N. Wilcox Street**

DESIGN REVIEW BOARD  
MARCH 27, 2019





# PROPOSED FACADE CHANGES

## North & South Buildings:

- More brick rather than stucco.
- Minor window reconfiguration changes.

## North Building:

- Hung balconies added.

## South Building:

- Exterior utility doors added per code requirements.
- Roll-up door along South building, Wilcox Street.
- Retaining wall facing Town trail changed to smooth concrete from MSE block.

# RETAINING WALL FACING TRAIL

**Concrete, as built,  
above.**

**Proposed smooth  
concrete with  
stucco-like paint,  
below**



EXISTING WALL



PROPOSED WALL - COLOR OPTION B

# STAFF ANALYSIS

- Project meets the intent of the Downtown Overlay District and Castle Rock Design.
- Project helps further the goals and objectives set out for downtown Castle Rock through the Downtown Master Plan.

## RECOMMENDATION

- Staff recommends approval with the condition that the stucco-like paint be added to the Riverwalk South retaining wall adjacent to the Town trail.

# PROPOSED MOTIONS

## 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 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)

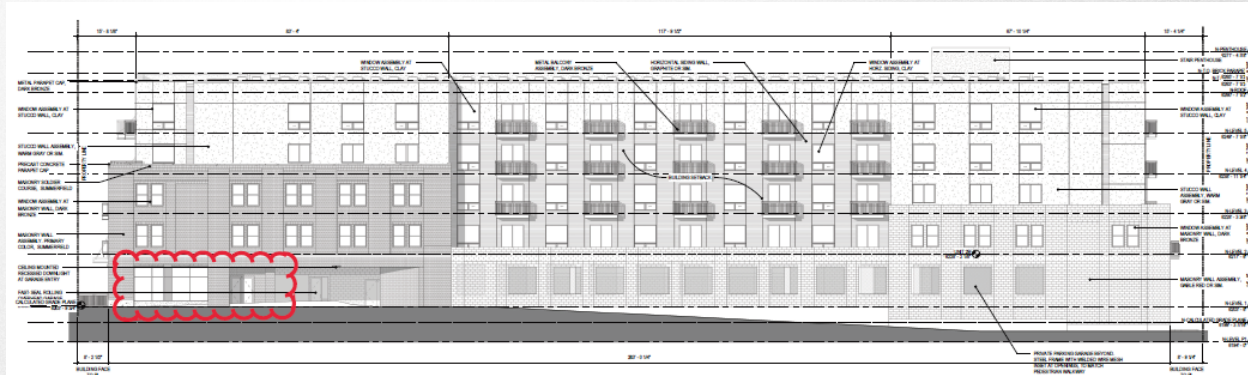
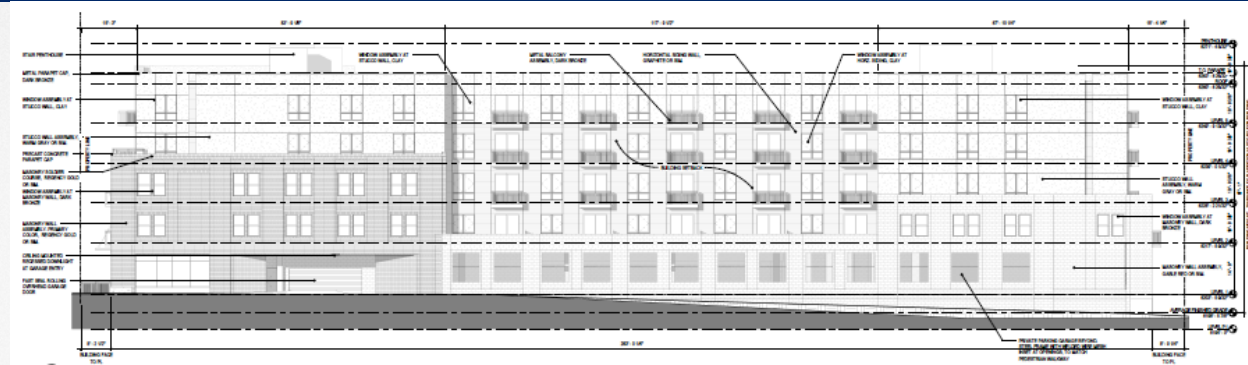
*“I move to continue this Riverwalk Site Development Plan Amendment to the next regular Design Review Board meeting on April 10, 2019.”*



# QUESTIONS & DISCUSSION

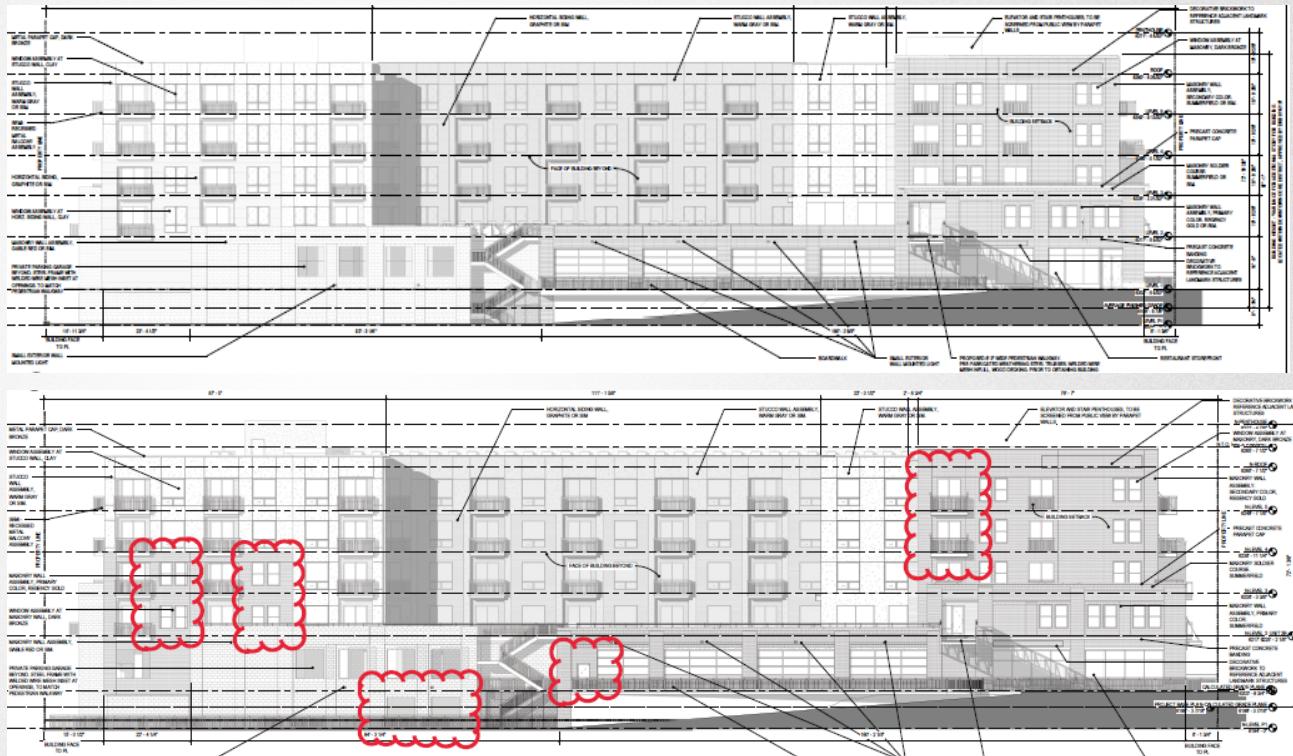
# APPROVED VS. PROPOSED

## North Building (north façade facing alley)



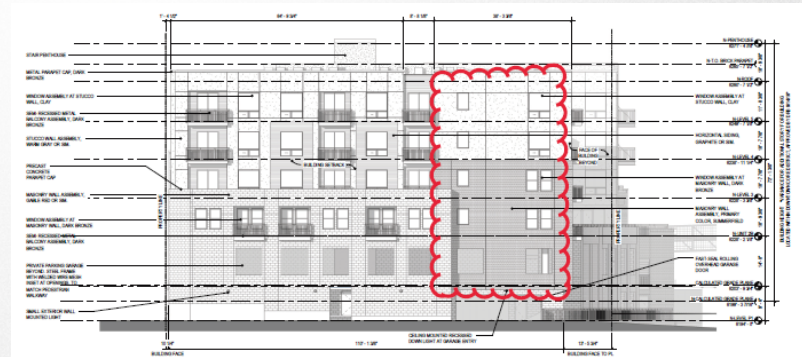
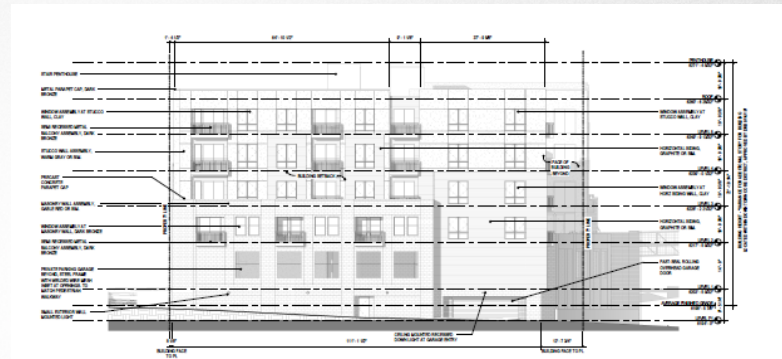
# APPROVED VS. PROPOSED

## North Building (south façade facing Town trail)



# APPROVED VS. PROPOSED

## North Building (west façade facing DC building)

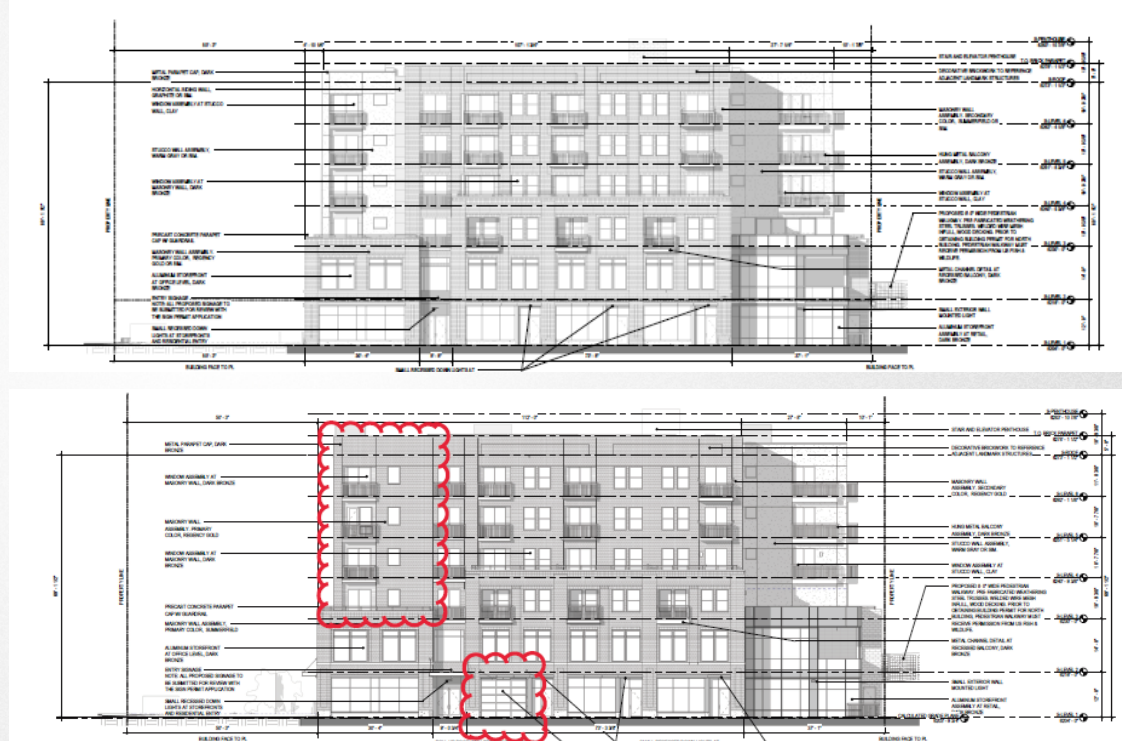


## South Building (north façade facing Town trail)

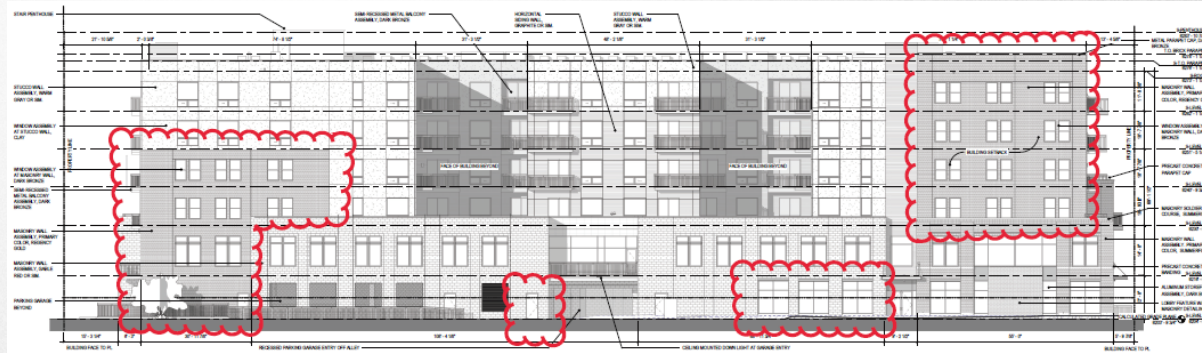
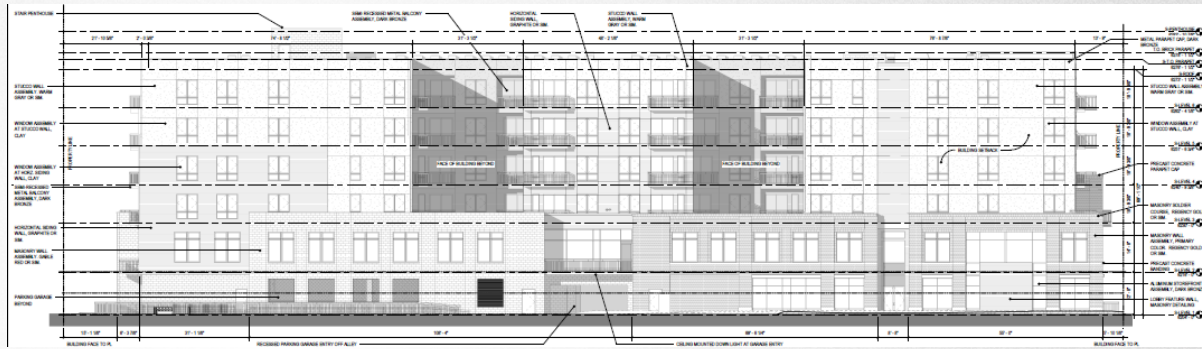


# APPROVED VS. PROPOSED

## South Building (east façade facing Wilcox Street)

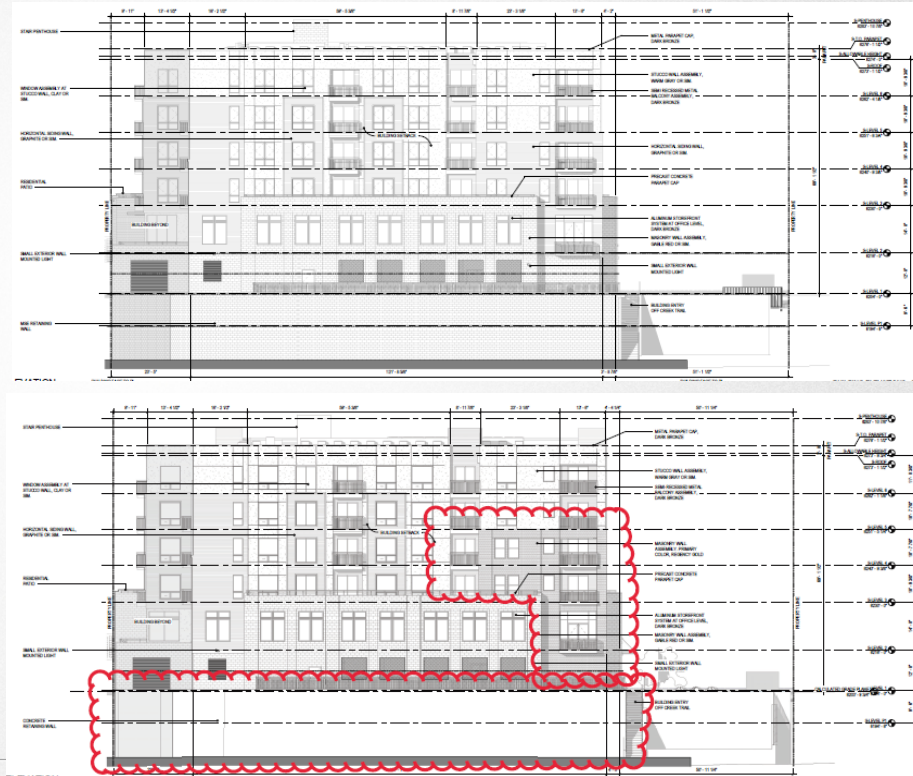


## South Building (south façade)

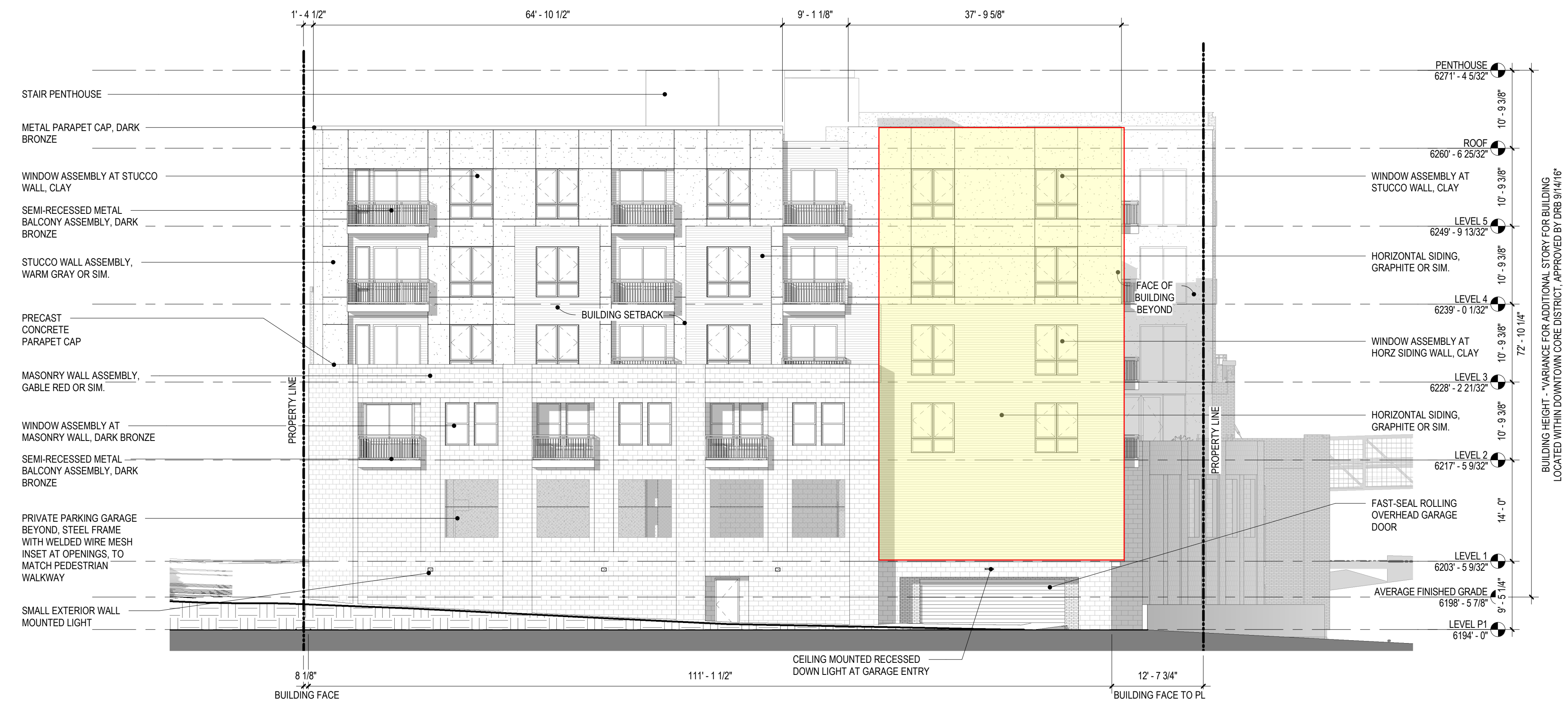


# APPROVED VS. PROPOSED

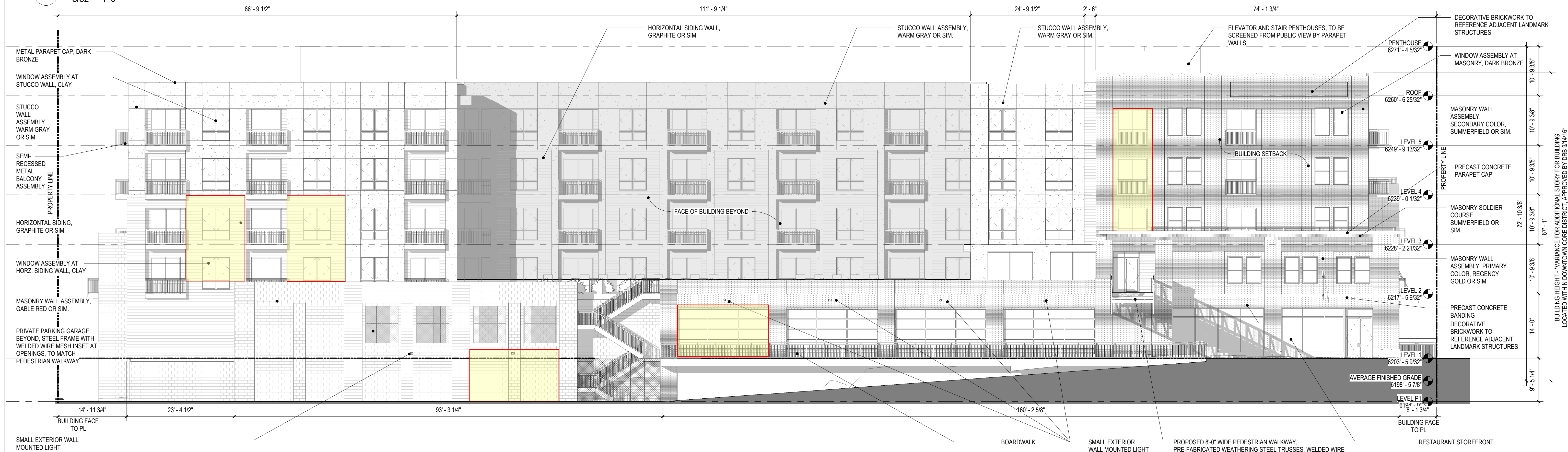
## South Building (west façade facing Town trail)



SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK  
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,  
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



2 NORTH BUILDING - WEST ELEVATION  
3/32" = 1'-0"

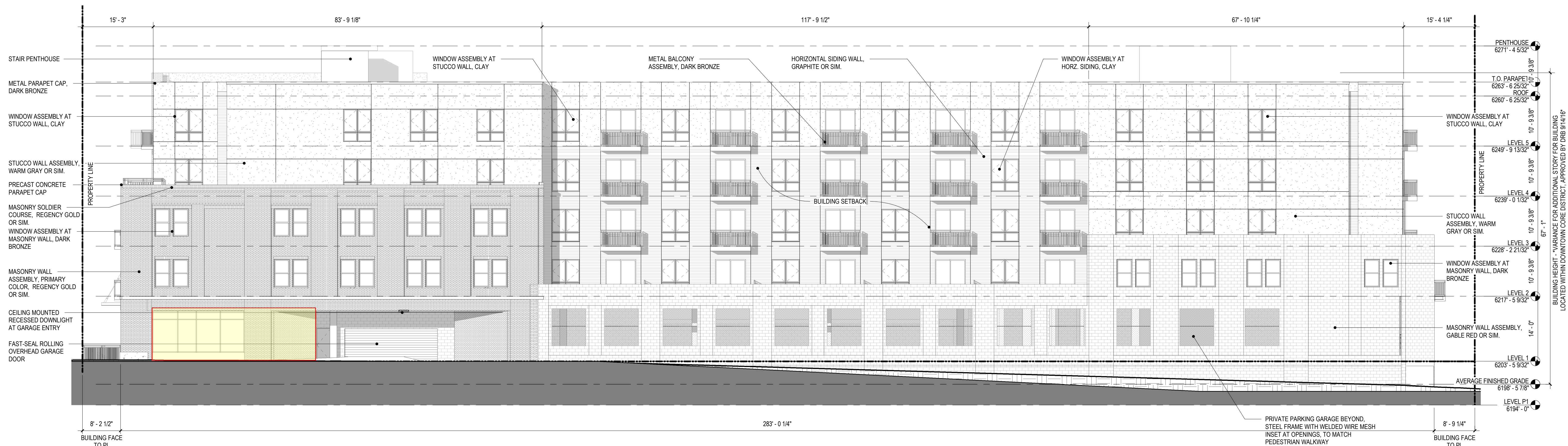


1 NORTH BUILDING - SOUTH ELEVATION  
3/32" = 1'-0"

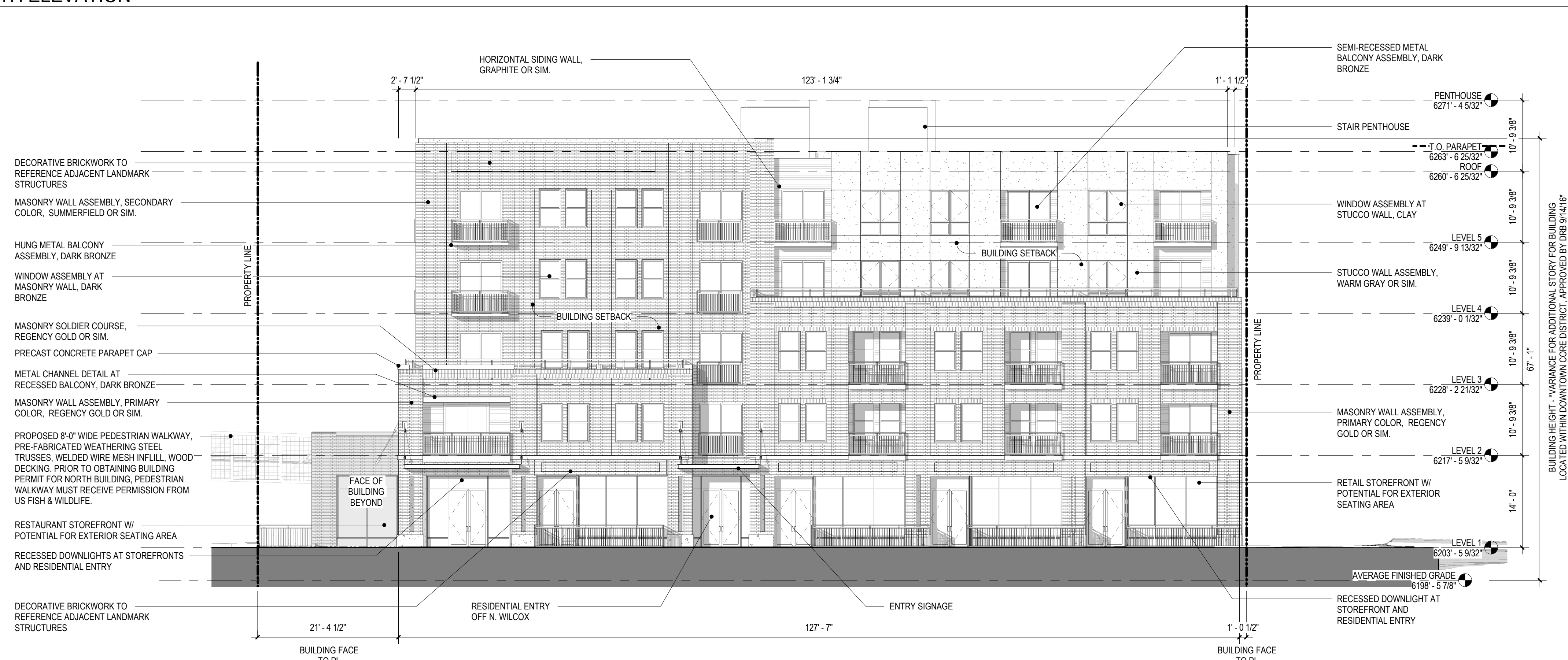
BUILDING ELEVATIONS - NORTH BUILDING  
SHEET 8

4/5/2017 3:37:12 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK  
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,  
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

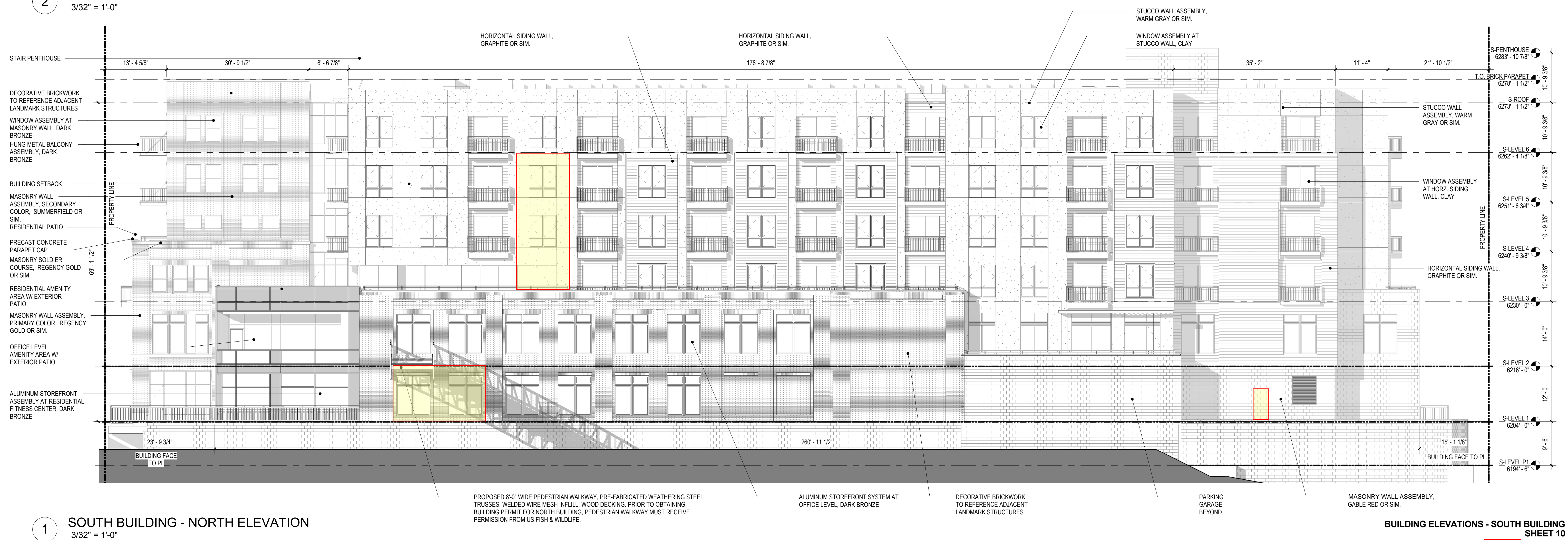


2 NORTH BUILDING - NORTH ELEVATION  
3/32" = 1'-0"



1 NORTH BUILDING - EAST ELEVATION  
3/32" = 1'-0"

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK  
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,  
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



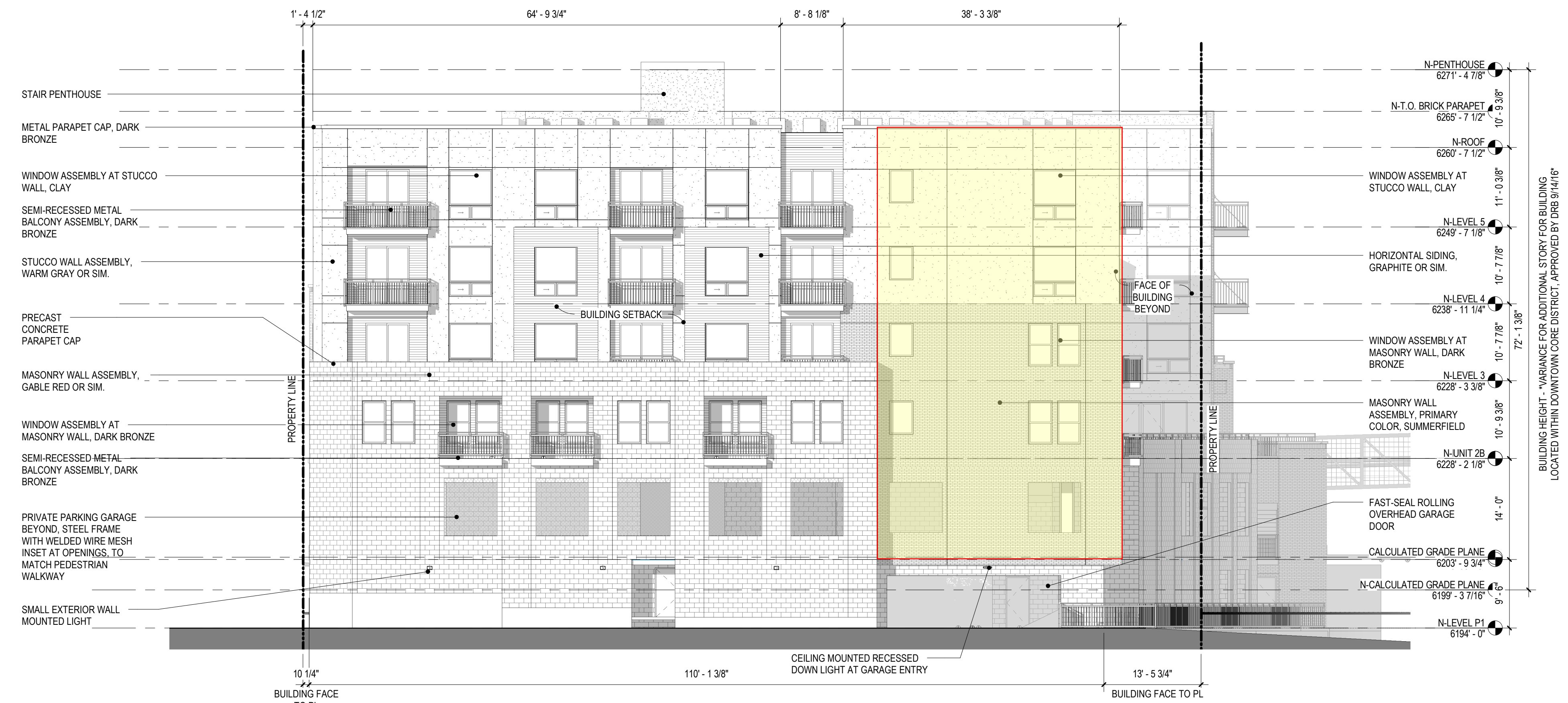
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SHEET 10

4/5/2017 3:37:58 PM

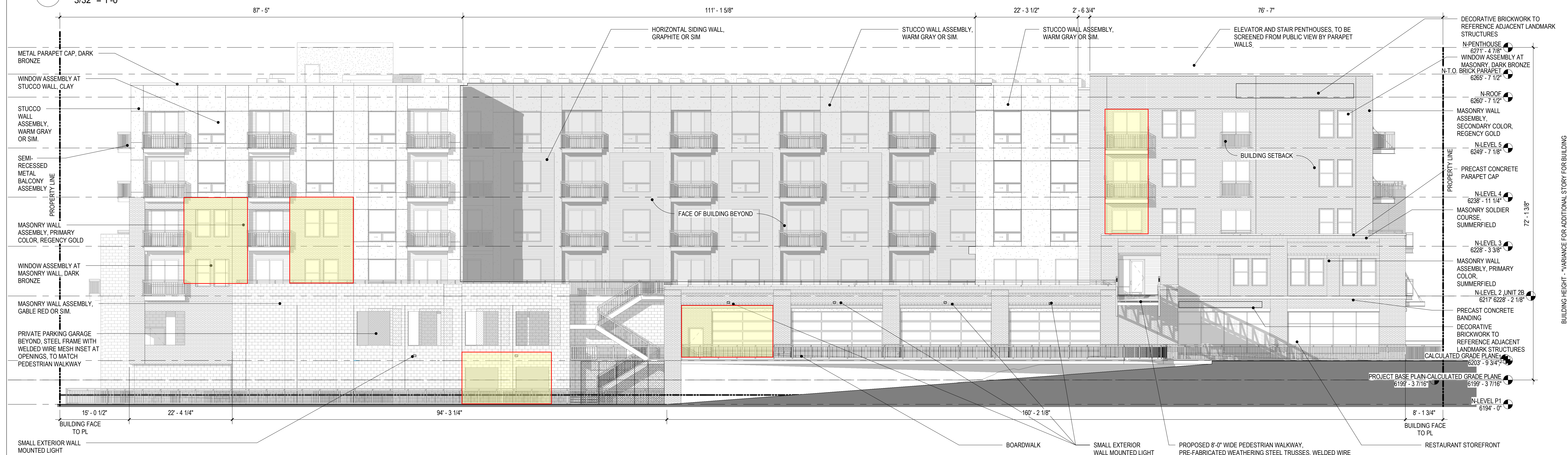
2 SOUTH BUILDING - SOUTH ELEVATION  
3/32" = 1'-0"



SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK - AMENDMENT 1  
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,  
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



2 NORTH BUILDING - WEST ELEVATION  
3/32" = 1'-0"



1 NORTH BUILDING - SOUTH ELEVATION  
3/32" = 1'-0"

BUILDING ELEVATIONS - NORTH BUILDING  
SHEET 2

1/31/2019 9:51:20 AM

Architectural elevation drawing of a multi-story building facade. The drawing shows a long, rectangular building with multiple windows and balconies. A red rectangular area highlights a specific section of the ground floor. Various callouts and dimensions are present throughout the drawing.

**Dimensions:**

- 15' - 8 1/8"
- 83' - 4"
- 117' - 9 1/2"
- 67' - 10 1/4"
- 15' - 4 1/4"
- 8' - 2 1/2"
- 283' - 0 1/4"
- 8' - 9 1/4"

**Callouts and Notes:**

- WINDOW ASSEMBLY AT STUCCO WALL, CLAY
- METAL BALCONY ASSEMBLY, DARK BRONZE
- HORIZONTAL SIDING WALL, GRAPHITE OR SIM.
- WINDOW ASSEMBLY AT HORIZ. SIDING, CLAY
- BUILDING SETBACK
- UNIT 2B 6228' - 2 1/8"
- PRIVATE PARKING GARAGE BEYOND, STEEL FRAME WITH WELDED WIRE MESH INSET AT OPENINGS, TO MATCH
- PROPERTY LINE
- STAIR PENTHOUSE 6271' - 4 7/8"
- N-PENTHOUSE 6271' - 4 7/8"
- N-T.O. BRICK PARAPET 6265' - 7 1/2"
- N-T 6265' - 7 1/2"
- N-ROOF 6260' - 7 1/2"
- WINDOW ASSEMBLY AT STUCCO WALL, CLAY
- N-LEVEL 5 6249' - 7 1/8"
- N-LEVEL 4 6238' - 11 1/4"
- STUCCO WALL ASSEMBLY, WARM GRAY OR SIM.
- N-LEVEL 3 6228' - 3 3/8"
- WINDOW ASSEMBLY AT MASONRY WALL, DARK BRONZE
- N-LEVEL 2 6217' - 0"
- MASONRY WALL ASSEMBLY, GABLE RED OR SIM.
- N-LEVEL 1 6203' - 6"
- N-CALCULATED GRADE PLANE 6199' - 3 7/16"
- N-LEVEL P1 6194' - 0"

2



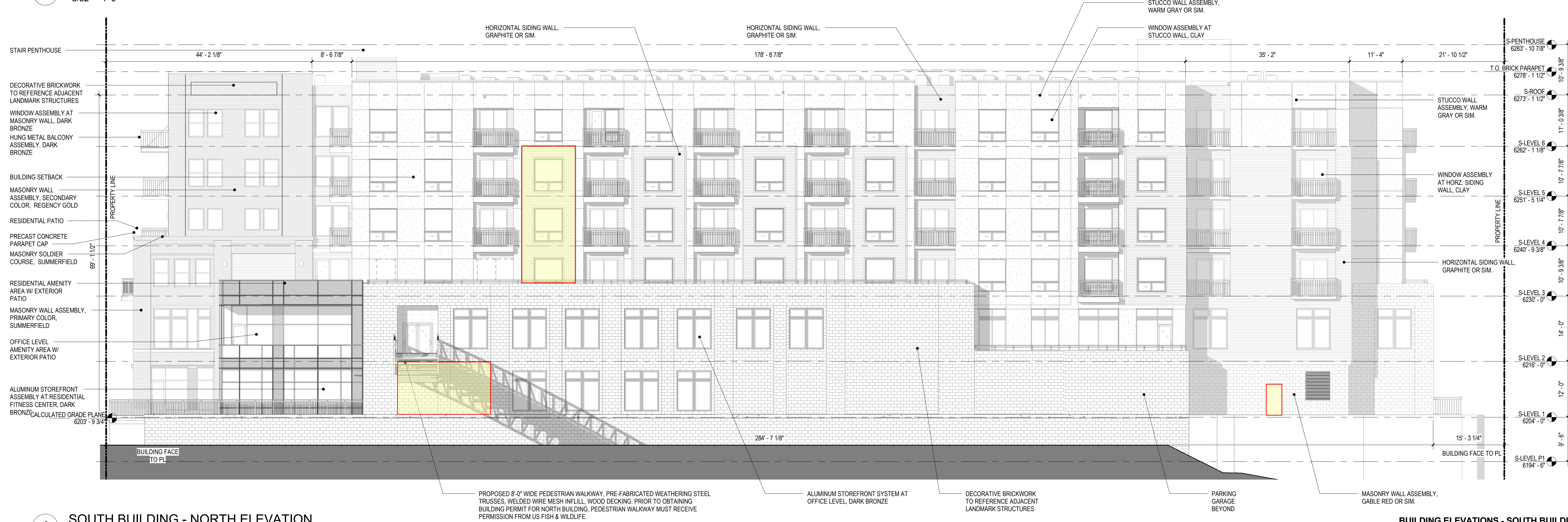
1

**BUILDING ELEVATIONS - NORTH BUILDING**  
**SHEET 3**

1/31/2019 9:51:41 AM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK  
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,  
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET  
PROJECT NO. SDP18-0064

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK - AMENDMENT 1  
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,  
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



BUILDING ELEVATIONS - SOUTH BUILDING  
SHEET 4

1/31/2019 9:52:00 AM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK  
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,  
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET  
PROJECT NO. SDP18-0064

2 SOUTH BUILDING - SOUTH ELEVATION  
3/32" = 1'-0"





EXISTING WALL



PROPOSED WALL

SOUTH BUILDING RETAINING WALL