



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

*"The technology you use impresses no one.
The experience you create with it is
everything."*


~~ Steve Jobs





The Development Services team is constantly pushing the envelope related to expanding technology for the benefit of our customers. Starting in 2006, we made a decision to use electronic media for all plan review, permitting, and tracking of development activity. That decision occurred at a time when no one was positioned to provide that level of technology along the entire Front Range. Yes, it has taken a bit of time to reach the level we achieved today, but the resources, both human and electronic, expended to date, provide an outstanding and efficient customer experience. Many staff members were involved with our electronic programs and all involved should be extremely proud of what we accomplished to date.

For the latest in development activity,
please visit:
www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

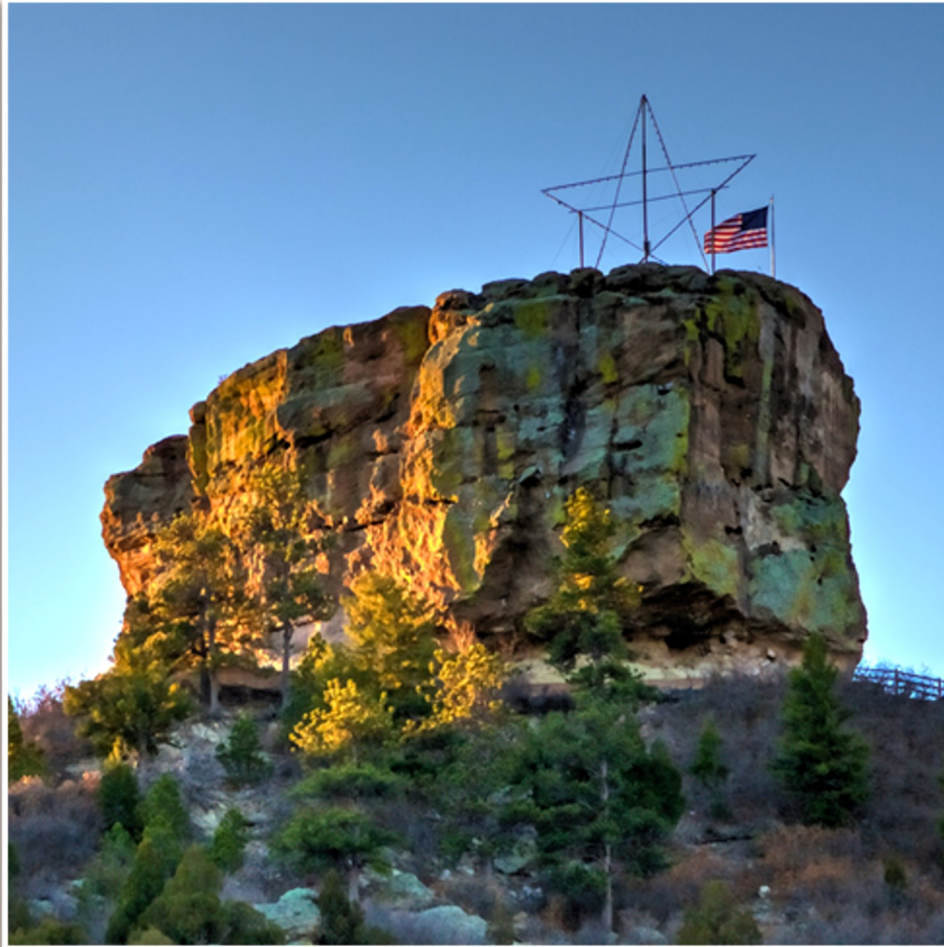
ecent permit tracking shows a reduction in new homebuilding activity when compared to first quarter activity in 2018. Those numbers, however, are currently offset by an increase in the number of infrastructure plan submittals to construct water and sewer pipes and pavement, curb, gutter and sidewalk construction to prepare for residential lot sales to national homebuilders followed closely by homebuilding permits and residential occupancy. We anticipate additional multi-family development in 2019 to match the approximate 300+ multi-family permits issued in 2018.

he winter months provided challenges to contractor work during the snow events and constant freeze and thaw that produced a significant amount of construction site mud. Working on frozen ground is much easier than the constant influx of mud into construction equipment and an ongoing battle against dragging mud onto our public streets. The upcoming warm days and warmer nights will allow contractors to better control soil conditions and increase efficiency on job sites. Based upon discussions with contractors and homebuilders, we can expect a very active second, third and fourth quarter construction environment throughout Town.

e recently inspected and approved certificate of occupancy permits on a number of commercial and office developments in Town. The Promenade project continues to open new retail establishments and downtown remains extremely active with the anticipated opening of the Riverwalk South building and other projects still under construction.

DEVELOPMENT TALES

As I write this latest edition of Development Tales, I am scheduled for surgery that will keep me out of the office for approximately six weeks. Experiencing a “hitch in my get-along” for the past several months has not been pleasant so I look forward to a healthy and speedy recovery. The Town is in good hands with an outstanding group of Development Services Enterprise Teammates committed to serving our customers. Wish me luck and see you in May.



STAFF SPOTLIGHT

Meet the staff...

The Development Services Enterprise Team is a diverse group with outstanding professional talent. The team works collectively to accomplish the Mission, Vision, and Values of the organization and to achieve the Enterprise program mission, “Implementing Community Vision through Development Activities.” Each month we will recognize two staff members to provide you with an inside look at the life and work experiences of our teammates. This month we are introducing you to:

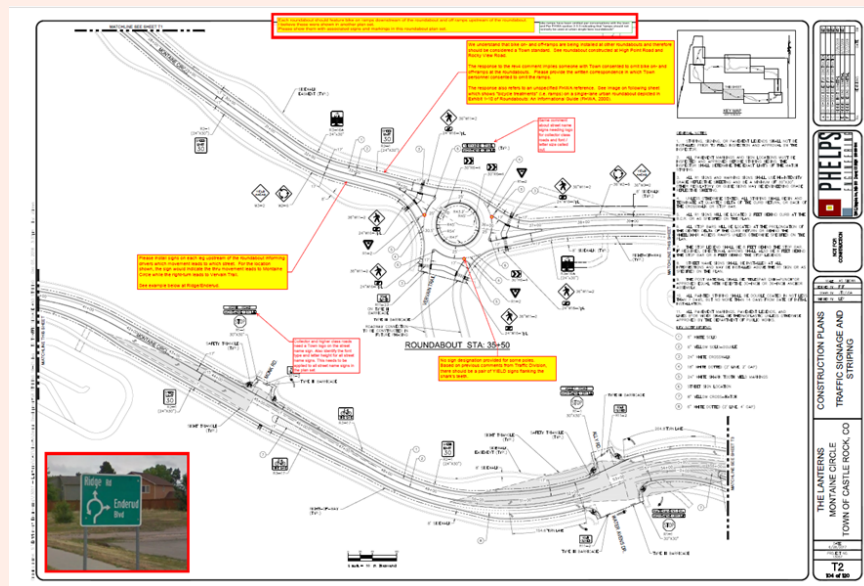
Mike Kopeck, Public Works Plan Review Engineer



Mike Kopeck
Plan Review
Engineer

Mike has worked for the Town since November 12, 2013. Ask him how he remembers that date and he will tell you that he was a Construction Inspector for three years, making sure infrastructure and roadways conformed to the Town’s criteria. When an opportunity came up to give his muddy boots a rest, he jumped at the chance, although with some hesitation. He never had a full-time office job prior to being a Public Works Plan Reviewer, and was a little worried about the lack of fresh air. Mike says everything has worked out just fine, and now he spends his time reviewing the Transportation Design Criteria Manual and attending many entertaining meetings for fun! Mike says the best part of his job is working with the friendly and talented staff at Town Hall, and of course, having access to Dazbog and Yolandas.

Mike grew up in Michigan and moved to Colorado in 1996. He has lived in Bailey, Golden, and for the last 13 years, in Castle Rock. He is married and has two teenage children who attend Douglas County High School. Mike admits he is a gearhead who enjoys collecting and working on old vehicles. He likes to mountain bike and explore the mountains and deserts of our state.



Implementing the Community Vision through Development Activities

STAFF SPOTLIGHT

Meet the staff...(Continued)

Scott Seubert, Zoning Inspector



Scott Seubert
Zoning Inspector

Scott has worked for the Town for about 2 1/2 years and is happy to be part of the Development Services Enterprise team. As the Zoning Inspector, Scott is responsible for enforcing all Municipal Code Ordinances pertaining to zoning. He is also an integral part of the final inspection process for new development. Scott considers it an honor to work alongside the Castle Rock Police, Fire Department, and all the other Town Departments to help implement the Town's Values.

In 2016, Scott traded in the surfboard and beaches of San Diego for the majestic Colorado Rockies and wildlife. Prior to relocating to Castle Rock, Scott was the Director of Operations and Sales for one of the largest transportation companies in the U.S.

This past year, Scott and his family purchased a home in Parker where he lives with his wife, Carrie, and 11 year old son, Ryan. Scott also has a step-son, 20 year old Noah, who lives in California where he's working and going to school. Scott enjoys snowboarding, shooting, fishing, camping, golfing and playing the bass guitar while his son plays the drums. Most of all, Scott enjoys relaxing and spending quality time with his wife and son.



Scott & Carrie



Seubert Family



Scott & Ryan



Scott & Ryan

Implementing the Community Vision through Development Activities

WHAT'S NEW — PEOPLE

Building Division Welcomes

John Jenkins, Combination Building Inspector

Building Inspector Supervisor, Jon White, announced that John Jenkins, Combination Building Inspector, joined the Building Division on March 11th.

John is a Master Plumber with 20 years of experience in the plumbing industry. He has spent the last ten years working for the City of Atlantic City, New Jersey, as a Plans Examiner and a Plumbing/Mechanical Inspector.



John Jenkins
Combination Building
Inspector

Welcome, John!

Castle Rock Water Enterprise Team Welcomes

Ken Murphy, Plan Review Engineer



Ken Murphy
Plan Review
Engineer

Tina Close, Castle Rock Water Plan Review Supervisor, welcomed Plan Review Engineer, Ken Murphy, on March 1st. Ken had been working for Public Works as a Plan Review Engineer since 2016, and transitioned from Public Works to Castle Rock Water. Ken has a Bachelor's degree in Civil Engineering, and a Master's degree in Civil/Geotechnical Engineering. Tina noted, *"Ken has a wealth of knowledge, a great sense of humor and loves to continue learning. We are pleased to have Ken join our team!"*

Welcome, Ken!

WELCOME

Dean's List

Business Administration Manager, Phil Kranz, announced that Jennifer Bigham, Development Services Technician, made the CU Denver, College of Liberal Arts and Sciences, 2018 Fall Semester Dean's List.

Way to go, Jennifer!



University of Colorado
Denver

Congrats!



Jennifer
Bigham
Development
Services
Technician

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2019 Colorado Chapter ICC Educational Institute

The 34th Annual Colorado Educational Institute, hosted by the Colorado Chapter of the International Code Council, was held March 4-8 at the Marriott Denver Tech Center.



"The Educational Institute will once again offer 13 full-week course paths with instruction by some of the best instructors in the country. Class offerings will include a number of new classes as well as updated versions of our most popular classes, all based on the 2018 International Codes and the 2017 National Electrical Code." (coloradochaptericc.org/education/education-institute)

Joseph Montoya, Chief Building Official, was the instructor for two courses at the Educational Institute: *Commercial Plumbing Inspections 101* and *Plumbing Plan Review*.

This week-long conference provides the Building Division personnel with new tools and concepts to utilize in their everyday duties, an introduction to the latest trends in the building industry and a chance to network with their peers in the construction field.

Those attending from the Building Division were:

- Joseph Montoya, Chief Building Official
- Jennifer Bigham, DS Technician
- Ben Christensen, DS Technician
- Diane Maki, DS Technician
- Cindy Brooks, DS Technician
- Amy Shalz, Plans Examiner
- Andy Blake, Plans Examiner
- J. R. Trout, Senior Combo Bldg Inspector
- Sean Davin, Const Project Manager
- Jon White, Bldg Inspector Supervisor
- Geoffrey Quabeck, Bldg Inspector
- Ron Weller, Combo Bldg Inspector
- Raul Gierbolini, Combo Bldg Inspector
- Ben Robinson, Combo Bldg Inspector
- Rob Dana, Combo Bldg Inspector
- Brett Wilkie, Combo Bldg Inspector
- Denise Hendricks, Admin Asst

Also attending from the Development Plan Review Division were:

- TJ Kucewesky, Plan Review Project Coordinator
- Dena Paulin, Plan Review Project Coordinator

"The Colorado Chapter of the International Code Council is dedicated to the improvement of building safety, by promoting and improving the International Codes, educating the building industry, public, and our membership, and providing mutual aid to building professionals." (coloradochaptericc.org)



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2019 Rocky Mountain Land Use Conference

The 2019 Rocky Mountain Land Use Conference was held March 6-8 at the University of Denver, Sturm College of Law. The theme for this year's Western Places / Western Spaces Conference was, *"Designing for the Future: Building Enduring Value."*

"The Rocky Mountain West is characterized as much by its vibrant and diverse communities as by its sweeping plains and rugged mountains. The annual Western Places/Western Spaces conference explores the social and development issues facing communities—from large cities to small towns—as well as concerns about managing and preserving our natural heritage."

The keynote speaker for this year's conference was Sarah Williams Goldhagen. Ms. Goldhagen is a writer, lecturer, and consultant on issues of architecture and landscapes, cities and urban design, infrastructure, and public art. She is the author of several books, including *"Welcome to Your World: How the Built Environment Shapes our Lives."*

Conference attendees included:



Kevin Wrede
Planning Manager



Donna Ferguson
Senior Planner



Brad Boland
Planner II



Sandy Vossler
Senior Planner



Julie Kirkpatrick
Long Range
Project Manager

To learn more about the RMLUI conference, please visit: <https://www.law.du.edu/rmlui/conference>

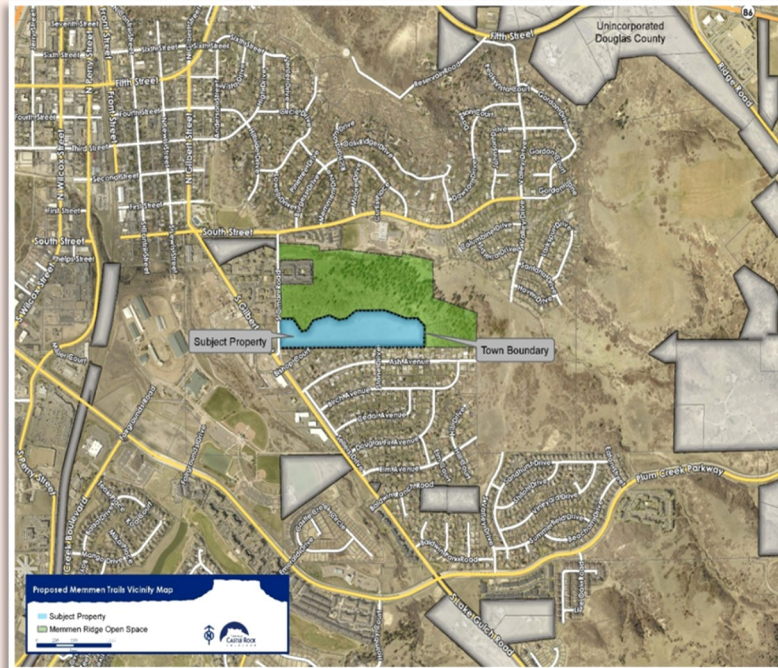
RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Memmen Trails Planned Development Plan

Following Council approval of Substantial Compliance for Annexation on March 5th, staff received a complete application for the Memmen Trails Planned Development Plan and Zoning Regulations. The proposal includes a 15.78-acre parcel located between Memmen Ridge Park to the north and the Glover Subdivision to the south. Main access is off Oman Road on the west edge of the property, along with a secondary connection to the Glover Subdivision by way of Stone Ave. The plan proposes single-family attached homes with paired homes along the south border of the project for a total of 120 dwelling units (7.7 dwelling units/per acre). The proposed project falls within Mayor Pro Tem Bower's district.



Vicinity Map

Riverwalk North Project

Tony De Simone, Principal of Confluence Companies, LLC, and developer of the Riverwalk North and Riverwalk South project, announced on March 27th that the Great Divide Brewery and Roadhouse will be coming to the Riverwalk North Building in downtown Castle Rock. Great Divide will be brewing a Castle Rock beer at Riverwalk as part of the 8,000 square foot brewery and restaurant concept. In addition, Confluence will be investing \$2.5 million into the restaurant. The restaurant/brewery design is currently in development, and they are expected to open in September 2019.



Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Not Required)

Castle Rock Industrial Park

Replat: To incorporate area purchased from CDOT into lot 1, located at 2801 Highway 85.

Canyons South (County Project)

Sanitary Outfall System Plans: For first phase of residential project with 278 single-family lots (Town will own and maintain the project's water system per previous 2005 agreements and sanitary system per recent agreement).

Ecclesia

Easement Agreement: For utility improvements for project located at the southwest corner of Perry and Third Streets.

Founders Marketplace

Construction and Soil Erosion Control: For single tunnel carwash, located at the northeast corner of Founders Parkway and Highway 86.

Founders Village

Construction and Soil Erosion Control: For completion of The Enclave Townhomes project (88 additional residences), located at Enderud and Wagon Wheel Trail.

The Meadows

Construction Plans: For Meadows Town Center Park, located on Tract H between Viridian and Saffron.

Design Revision: For Meadows Town Center, Canvas Credit Union, for soil erosion control plan.

Construction Documents: For Meadows, IREA Substation, located east of the railroad adjacent to Castle View High School and ACC Collaboration Campus.

Construction Documents: For Meadows Town Center streetscaping along the north side of North Meadows Drive between Ireland Moss and Low Meadow.

The Oaks

Construction and Soil Erosion Control: For a 117 single-family lot subdivision, located west of Ridge Road and Appleton Way.

Plum Creek

License Agreement: For community garden, located on Town wellsite adjacent to Master Club Circle.

Promenade

Construction Plans: For utilities, private drives and a portion of public street for the block southeast of Factory Shops Boulevard and Promenade Parkway and west of Sam's Club.

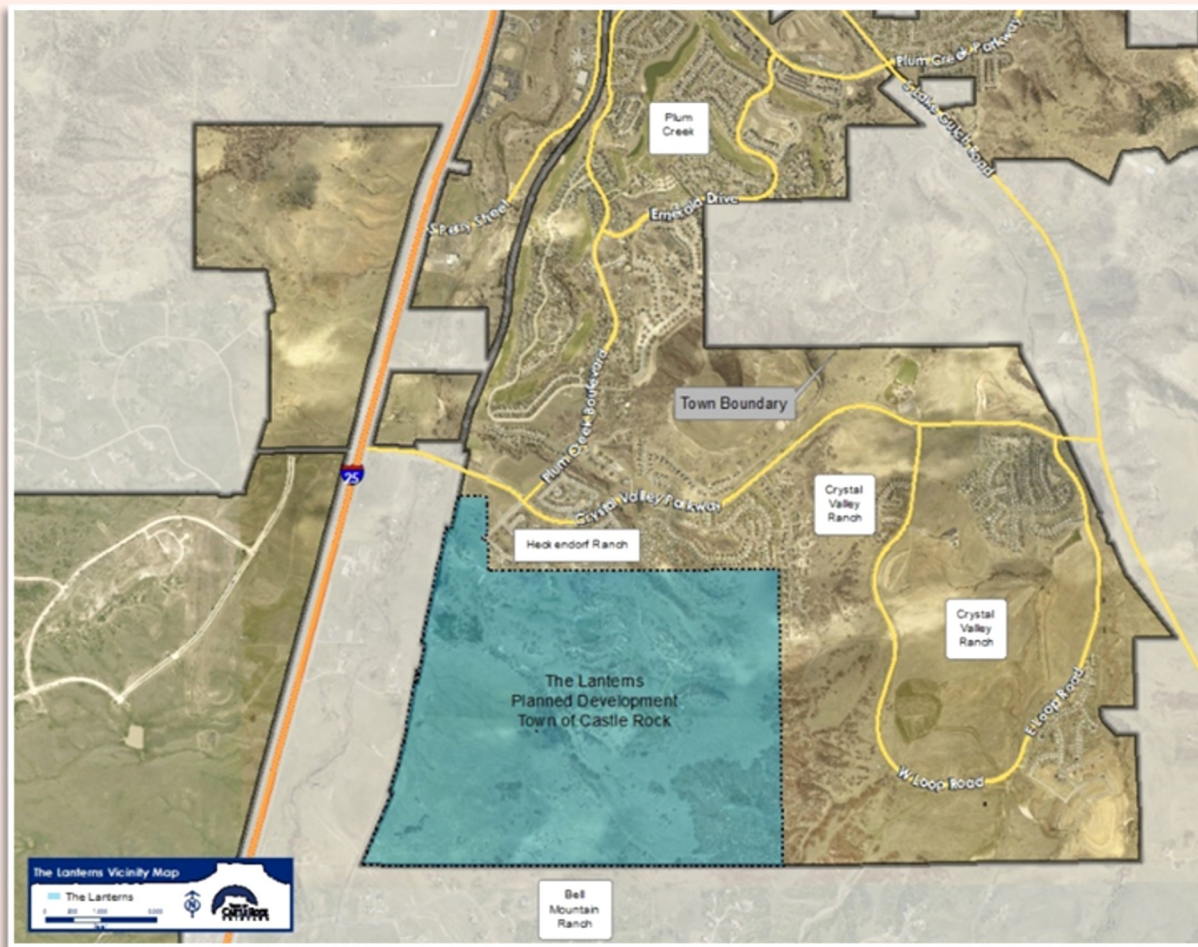
Erosion Control Plans: For inline retail units (approximately 9,200 square feet), located west of Sam's Club and southeast of Promenade Parkway.

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

The Lanterns Site Development Plan Amendment

On March 5th, Town Council approved the Resolution for a Site Development Plan in The Lanterns. The Resolution allows the construction of a new development south of Crystal Valley Parkway. The Lanterns was annexed into the Town in 2002. The development plan proposes an 848-acre master-planned community, which would include approximately 1,200 single-family homes. Additionally, a total of 549 acres, or 65 percent of the property, will be set aside for open space and public land. That land includes 14 miles of trails, a Douglas County Schools site and a 40-acre park site dedicated to the Town.



Vicinity Map

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Memmen Trails Annexation Substantial Compliance and Eligibility Resolution

Town Council voted to approve the Resolution, at their March 5th hearing, finding the proposed Memmen Trails Annexation area eligible, per State Statute, for annexation.

The next step in the annexation process is when the Town determines whether a request complies with the Town's Vision, Comprehensive Master Plan, and Municipal Code through advertised public hearings at the Planning Commission and Town Council. Those hearings will be scheduled for future meetings.



Vicinity Map

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Board of Adjustment

At the March 7th Board of Adjustment meeting, the applicant withdrew their variance application for a 16-foot rear setback for a deck on a single-family residence at 4616 Larksong Drive. This item was continued from the February 7th Board of Adjustment meeting to allow time for the applicant and the neighbor opposing the project to discuss a possible compromise.



Board of Building Appeals

The Board of Building Appeals (BOBA) met for their quarterly meeting on March 4th. There were no public hearing items scheduled. Joseph Montoya, Chief Building Official, updated the Board on Building Division activities since the last BOBA quarterly meeting held in December.



Historic Preservation Board

The Historic Preservation Board held their regularly scheduled meeting on March 6th. Erica Duvic from the State Historic Preservation Office (History Colorado) observed the meeting to verify compliance with the Certified Local Government (CLG) standards, which the Board passed with flying colors.



The applicant for the public hearing, Landmark Alteration Certificate for 110 N. Lewis Street, requested that the item be continued to a future date to be determined, since she may change the design submitted.

The discussion item, a restoration grant for 203 N. Cantril Street (Hammar House), was approved 7-0. The Board also discussed ideas to promote Historic Preservation Month in May. The meeting adjourned to a study session on legal training by the Town Attorney's office.

Design Review Board

On March 27th, the Design Review Board held their regularly scheduled meeting. The Board unanimously approved (6-0) the Riverwalk Site Development Plan Amendment for façade changes with the condition that the Riverwalk South, smooth concrete retaining wall facing the Town trail, have a stucco-like paint finish that blends with the adjacent block wall. The Board was also receptive to the idea of displaying public art or a mural on the retaining wall, perhaps in the future. The Board adjourned the meeting to a Study Session on the Downtown Mobility Master Plan.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The March 13th Contractors Luncheon was cancelled due to the blizzard impacting the area and Town Offices were ordered closed that day.

The next luncheon is scheduled for:



Wednesday, April 10, 2019
Sponsored by Lennar Homes

11:30 am to 1:00 pm

Mill House at P.S. Miller Park
1375 W. Plum Creek Parkway

No Meeting in May

If you're interested in sponsoring a luncheon or have any questions, our Development Services Technicians will be happy to assist you. Please contact them at buildingcounter@CRgov.com or 720-733-3527.

To view luncheon meeting summary notes, please visit: CRgov.com/contractorluncheon.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Arapahoe Community College Receives Historic Gift from Sturm Family Foundation

Arapahoe Community College (ACC) received a gift of up to \$10 million from the Sturm Family Foundation, the largest in the history of the 13 institution Colorado Community College System.

With over \$5 million match opportunity, bringing the full potential of the gift in excess of \$15 million, the funding will be used in its entirety for ACC's new Sturm Collaboration Campus at Castle Rock. The Campus will bring together education, industry and the community to create a unique resource for delivering seamless education and work-based learning to Castle Rock and greater Douglas County.

The campus creates a one of a kind model that will align applied learning and workforce training with educational offerings in areas such as Cyber Security, Secure Software Development, Business, Accounting, Entrepreneurship and Health Care. The unique model will pair educational and industry partners to provide students the opportunity to learn in a tech-forward environment with a flexible pathway-based schedule designed to make it easier to work while they attend college.

The campus is already receiving recognition for its innovative approach, and in October 2018 was named the 2018 Economic Development Partnership of the Year by the Economic Development Council of Colorado.

Approximately half of the Sturm's gift of up to \$10 million will be immediately invested in several areas, including program and staffing start-up and state-of-the-art equipment and technology. Matching dollars raised by the ACC Foundation will augment a unique program innovation fund, an endowed scholarship fund, and an investment in the future Phase II of the campus.

CSU will offer bachelor's degree completion programs at Sturm Collaboration Campus and will work closely with ACC and Douglas County School District to create a smooth pathway from high school concurrent enrollment to associate to bachelor's degrees that align to relevant career pathways. The Arapahoe Douglas Workforce Center and two industry partners will also have a presence on the campus. Classes are scheduled to begin in the fall of 2019.

The Sturm Family Foundation was founded in 2000 by ANB Bank owners Donald and Susan Sturm. Their children, Stephen Sturm and Emily Sturm, are currently co-managing directors of the foundation and oversee the family's philanthropic portfolio, which includes the Sturm College of Law at the University of Denver, Judaism Your Way, History Colorado and the Denver Art Museum, among others.



STURM COLLABORATION CAMPUS
ARAPAHOE COMMUNITY COLLEGE CASTLE ROCK

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Douglas County Named Healthiest County in U.S.



According to a March 26th news article in the U.S. News & World Report, Douglas County ranked the No. 1 community in the second annual U.S. News ranking of Healthiest Communities in America. Created in collaboration with the Aetna Foundation, the project assessed nearly 3,000 U.S. counties and county equivalents on 81 metrics in 10 categories that shape the core of a community's well being, from traditional health indicators like cancer prevalence and obesity to social determinants such as crime rates, housing quality and share of a population living in poverty.

To view the entire article, visit: <https://www.usnews.com/news/healthiest-communities/articles/2019-03-26/healthiest-community-in-america-douglas-county-colorado>

To view public notices, please visit:
CRgov.com/notices

For planning questions, please email:
Planning@CRgov.com

For zoning questions, please email:
Zoning@CRgov.com

To view building info, please visit:
CRgov.com/building

For code information, please visit:
CRgov.com/CodeCentral



*"Spring is the time of year when it is summer
in the sun and winter in the shade."*

~~ Charles Dickens

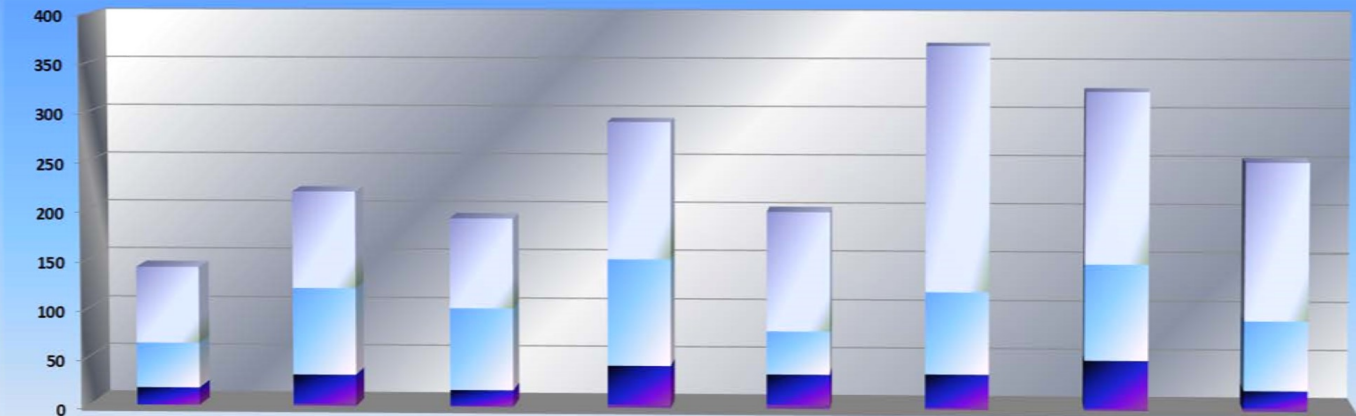
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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
MARCH 2012 - 2019



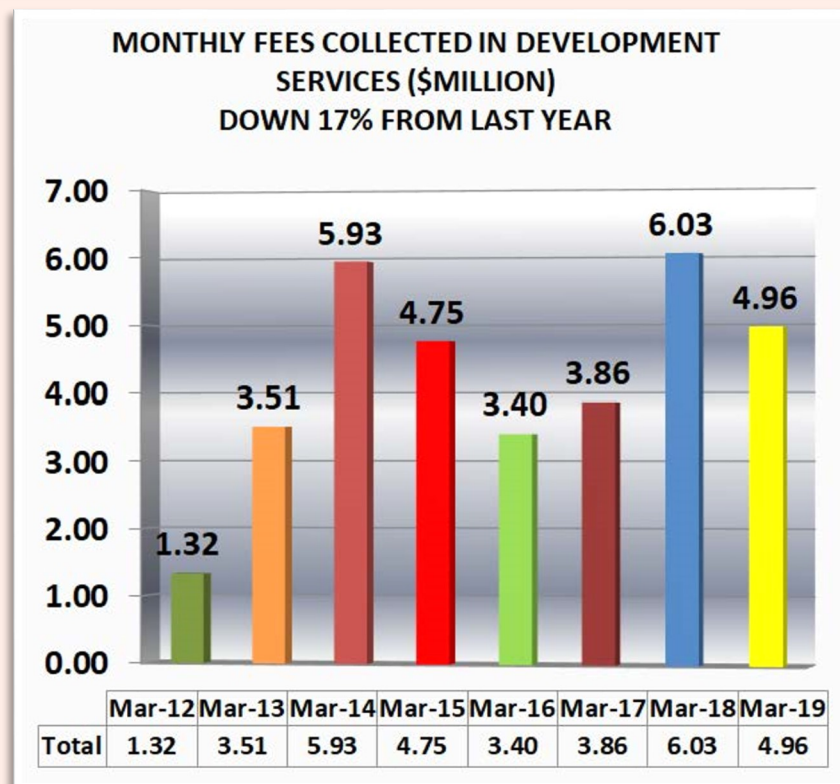
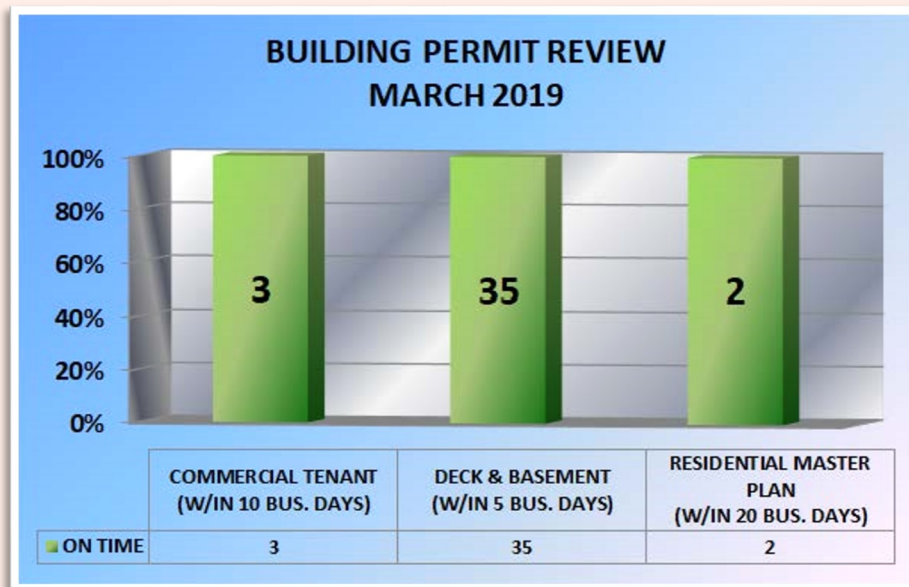
BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH MARCH 2019



Implementing the Community Vision through Development Activities

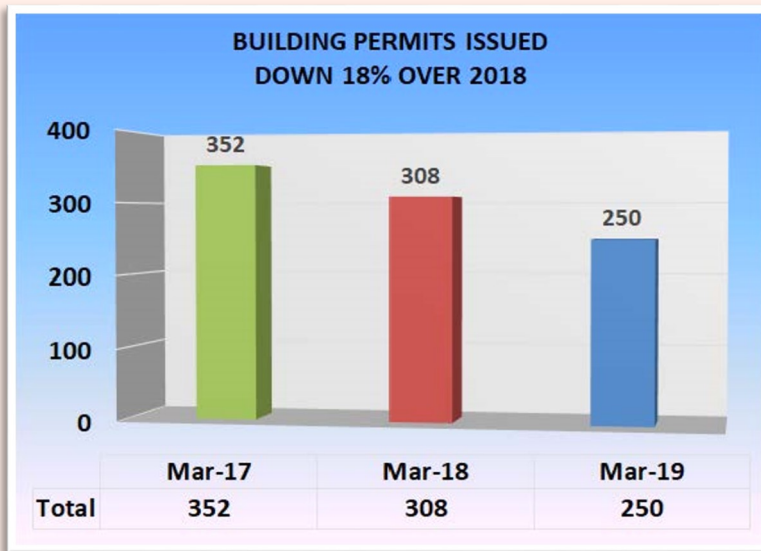
CORE SERVICE LEVELS

Building Division

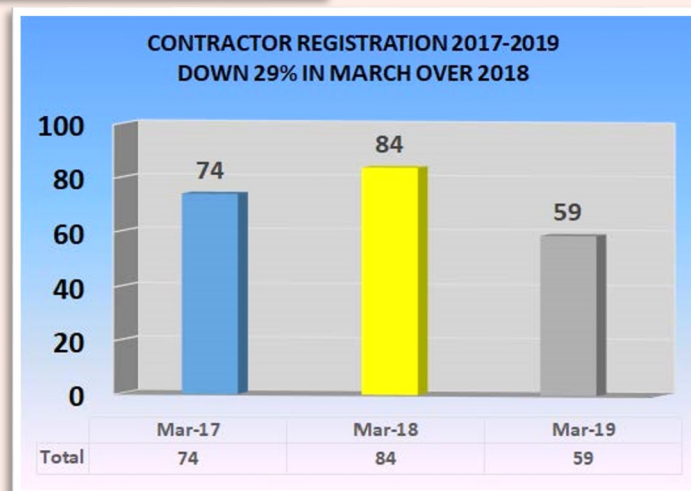
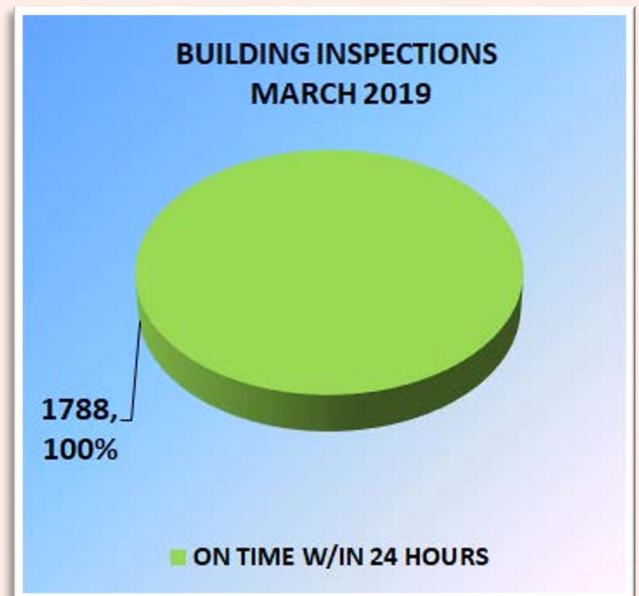
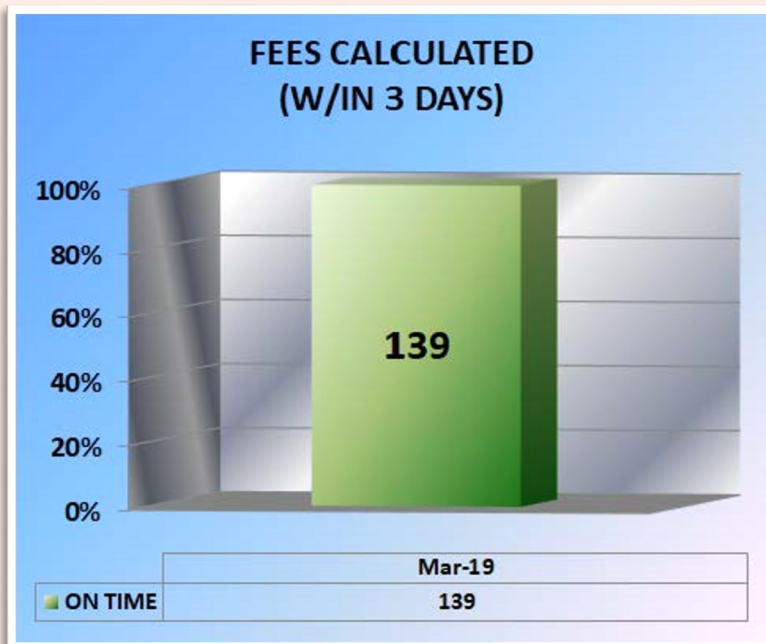


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS



**Building
Division**

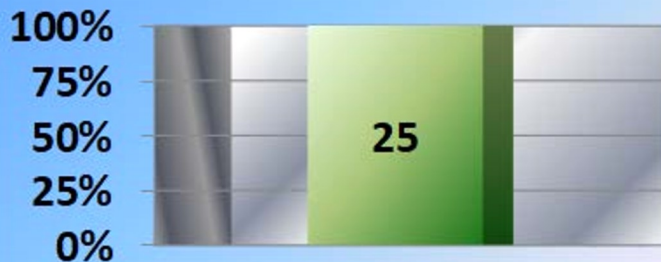


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



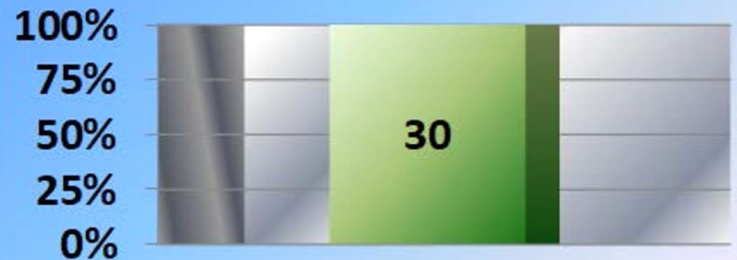
	Mar-19
LATE	0
ON TIME	25

NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



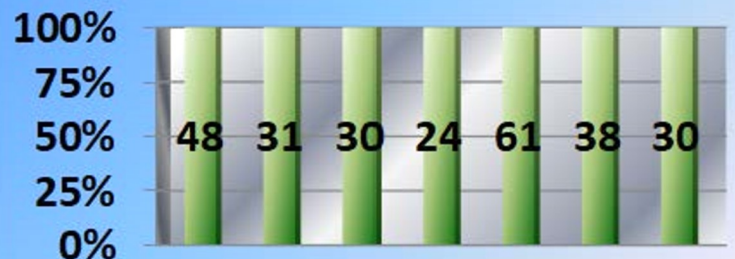
	Mar-19
LATE	0
ON TIME	2

BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



	Mar-19
LATE	0
ON TIME	30

BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)

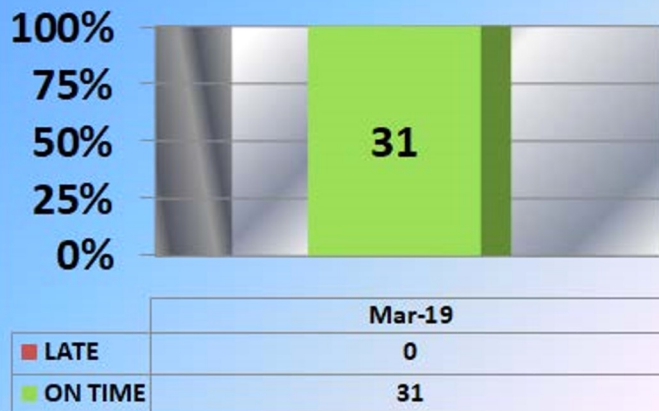


	Mar-13	Mar-14	Mar-15	Mar-16	Mar-17	Mar-18	Mar-19
LATE	0	0	0	0	0	0	0
ON TIME	48	31	30	24	61	38	30

CORE SERVICE LEVELS

Code Compliance

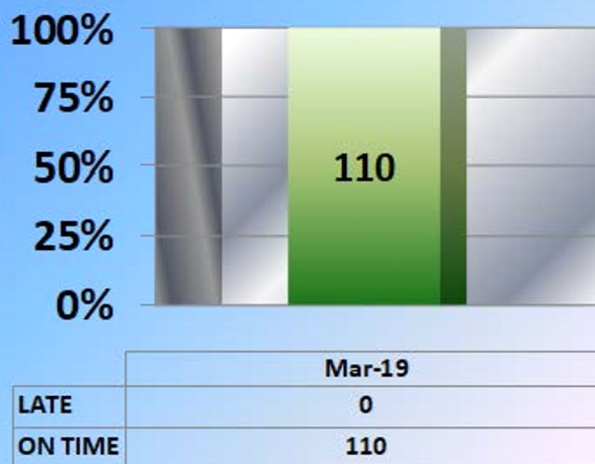
SITE VISITS (W/IN 5 BUS. DAYS)



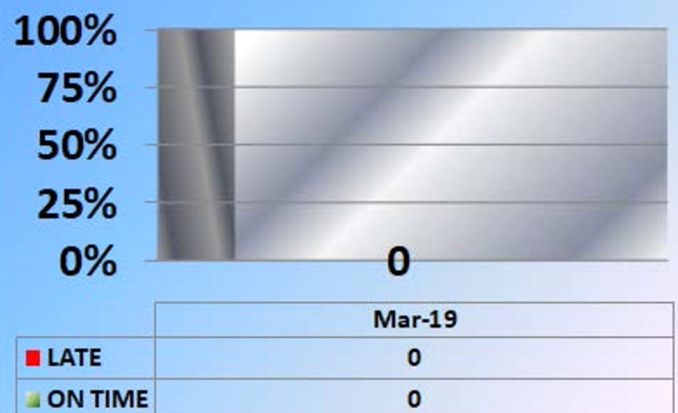
SIGN PERMIT REVIEW (W/IN 14 BUS. DAYS)



SIGNS REMOVED FROM ROW (W/IN 7 BUS. DAYS)



SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



CORE SERVICE LEVELS

Zoning Division

TEMPORARY USE PERMITS ISSUED



Mar-19

■ LATE

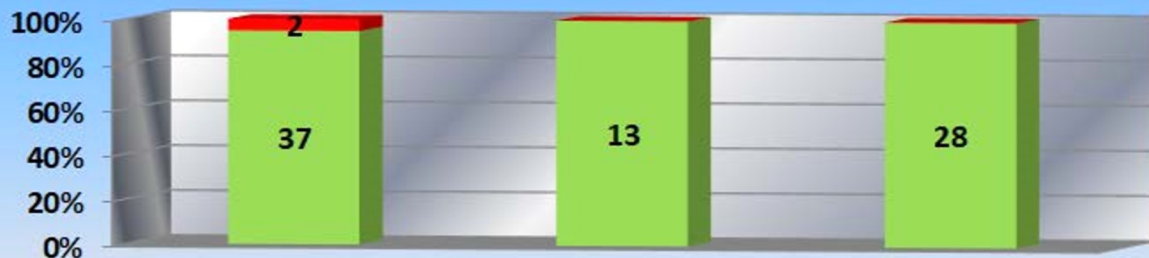
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■ ON TIME

4

Planning Division

PLANNING REVIEW TIMELINES MARCH 2019 (2 late due to volume)



1ST REVIEW

2ND REVIEW

3RD REVIEW

■ LATE

2

0

0

■ ON TIME

37

13

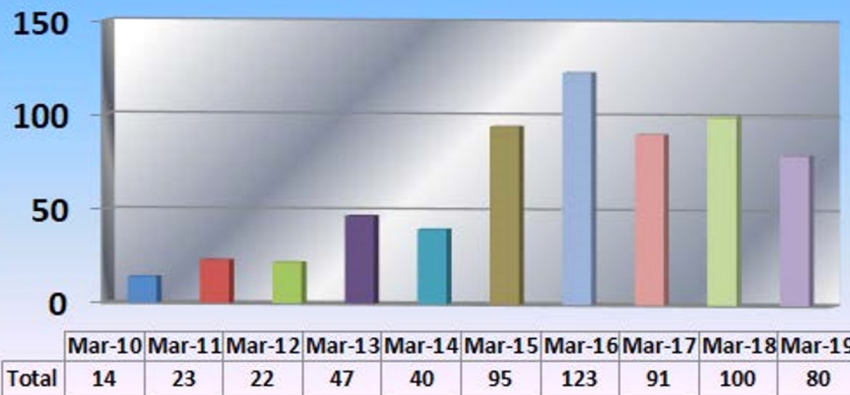
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Implementing the Community Vision through Development Activities

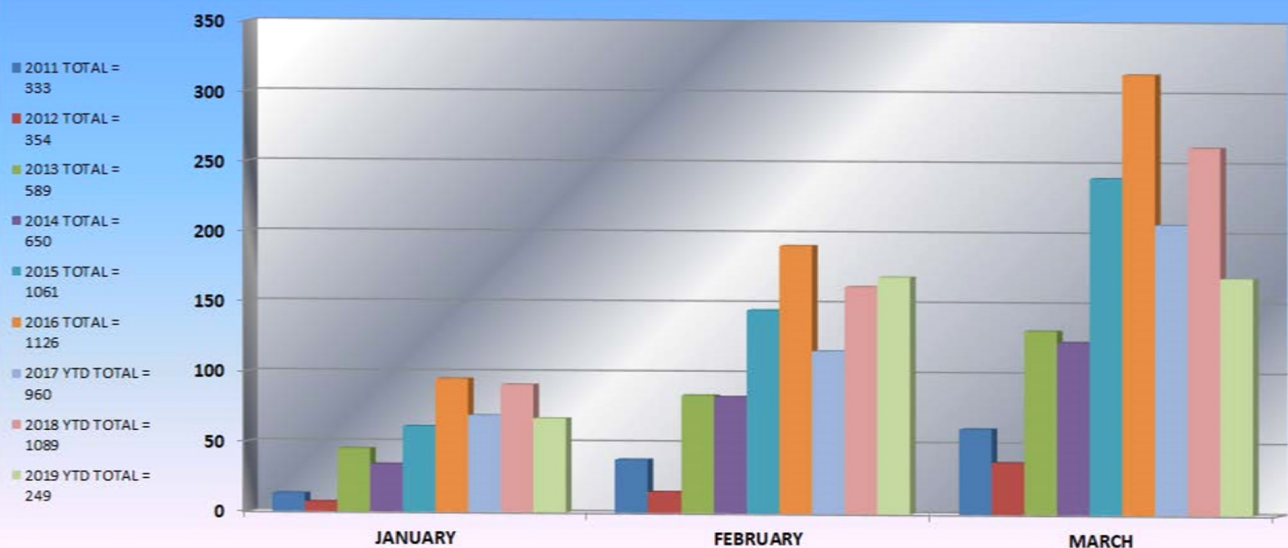
DEVELOPMENT ACTIVITY

Planning Division

**PLANNING/DEVELOPMENT REVIEWS
MARCH 2010- 2019
(DOWN 20% OVER 2018)**



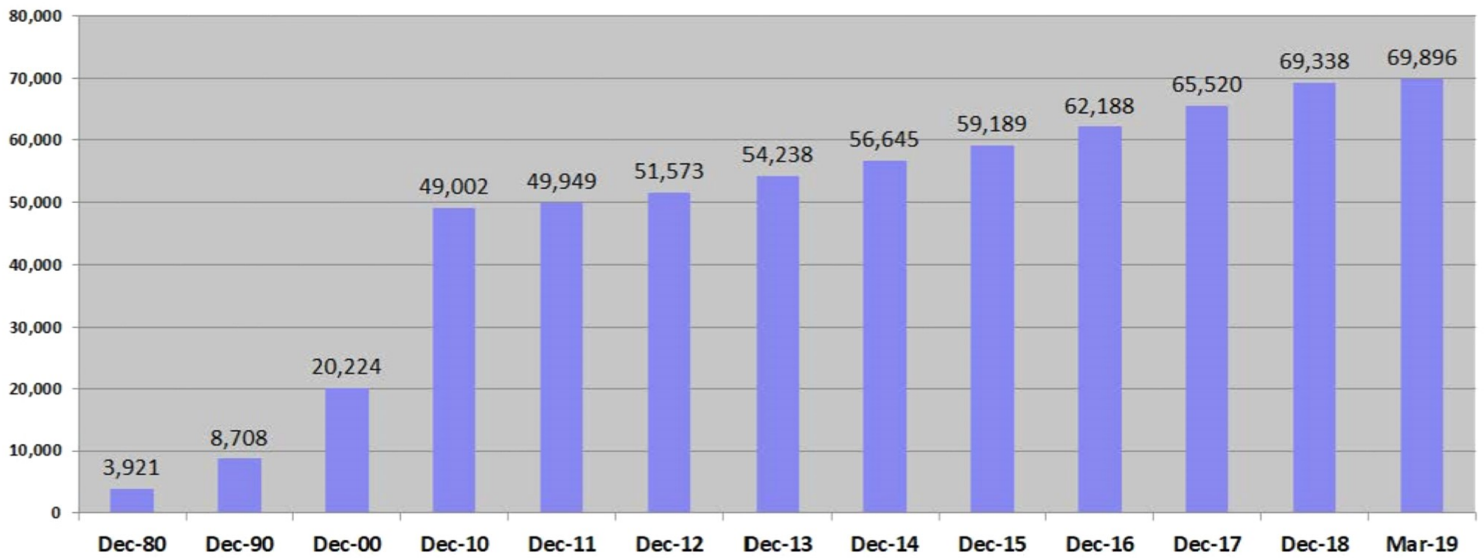
**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
UP 35% OVER 2018 THROUGH MARCH**



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities