



Meeting Date: May 22, 2019

AGENDA MEMORANDUM

To: Design Review Board

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

Title: Site Development Plan (SDP) Approval

Subject Property: 501 N. Wilcox Street

Lots 5, 6, and south 10 feet of Lot 4, Block 8, Town of Castle Rock,
County of Douglas, State of Colorado

Proposed Façade & Landscape
Independent / Guaranty Bank
Project # SDP19-0012

Executive Summary

Independent Bank submitted a Site Development Plan (SDP) for façade and landscape improvements at 501 N. Wilcox Street, located at the northwest corner of N. Wilcox and Fifth Streets (**Attachment A**). Independent Bank acquired Guaranty Bank earlier this year and will be moving to this location in the coming months and closing their bank branch currently in the building across the street. 501 N. Wilcox



Location Map: Independent / Guaranty Bank
501 N. Wilcox Street

Street is also the former location of Castle Rock Bank prior to acquisition by Guaranty Bank.

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."

Discussion

Existing Conditions

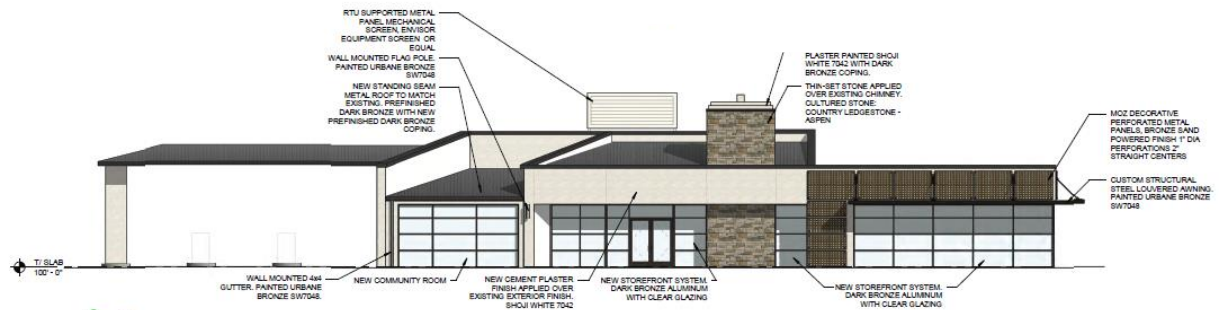
Built in 1973, the existing building is currently Guaranty Bank. Most of the façade is brick, particularly the sides facing Wilcox and Fifth Streets. The one-story building measures approximately 5,000 square feet. The site also includes parking spaces to the north and a drive-through facility for teller windows / ATM on the west side of the building.



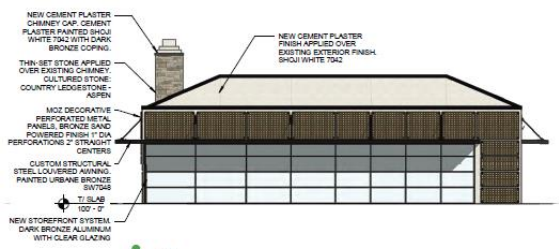
Existing Conditions: Independent / Guaranty Bank
Pictometry View (2017)

Proposed SDP

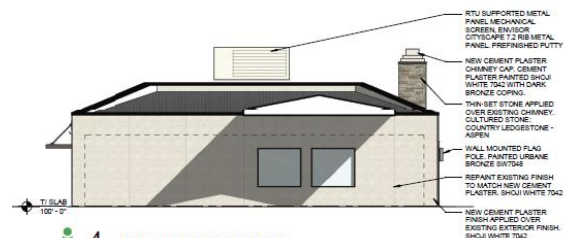
This proposal includes a new, cement plaster finish applied over the existing exterior finish as well as new thin-set stone applied over the existing chimney on the south/Fifth Street side of the building (**Attachment A**). The Fifth Street façade also includes metal panel mechanical screening for the rooftop equipment, perforated metal panels, custom structural steel louvered awning, and new storefront windows. The remaining sides include the same materials.



1 SOUTH ELEVATION (FIFTH STREET)
2 of 3 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (N. WILCOX STREET)
2 of 3 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
2 of 3 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
2 of 3 SCALE: 1/8" = 1'-0"

Review and Approval Criteria

The independent staff analysis following each criterion takes into account the representations made in the application and attachments submitted to date.

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 Analysis – This proposal includes an attractive street façade with storefronts scaled and oriented to pedestrians, which is a primary design goal found in *Castle Rock Style*. Adding color with annual and perennial plant material is also encouraged. The *Downtown Master Plan* also talks about transparency (storefront with inviting windows) along the street and using landscape enhancements to create a pedestrian-friendly environment.

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 Analysis – The elevations facing Fifth and Wilcox Street include storefront windows over the requirement. The Fifth Street façade includes approximately 72% windows while the Wilcox Street façade consists of approximately 86% windows.

Rooftop Equipment:

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 Analysis – The rooftop equipment will be screened with metal panels prefinished in a putty color to blend with the proposed, cement plaster exterior finish on the lower façade.

Landscaping:

All developments shall adhere to the following landscaping requirements with a focus on the pedestrian space and sidewalk areas. A landscaping plan will be required with all site plans, showing the proposed landscaping for the site. 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. The landscaping plan is subject to approval by Castle Rock Water and Public Works Departments . . . 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 Analysis – Because this proposal does not include changing the sidewalk within the right-of-way or changing the existing site/paving layout, the plantings proposed will use the existing street planting beds as well as adding new planters adjacent to the building for season color.

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 Site Development Plan for 501 N. Wilcox Street as shown.

Option 2: Approval with Conditions

I move to approve this Site Development Plan for 501 N. Wilcox Street as shown with the following conditions: (list conditions)

Option 3: Denial

I move to deny this Site Development Plan for 501 N. Wilcox Street 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 Site Development Plan for 501 N. Wilcox Street to the next regular Design Review Board meeting on June 10, 2019.

Attachments

Attachment A: Site Development Plan – façade & landscape

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