

ENCORE SITE DEVELOPMENT PLAN (FORMERLY FESTIVAL PARK COMMONS)

8, 14, & 20 N. Wilcox Street and
Town Hall Parking Lot

DESIGN REVIEW BOARD
AUGUST 14, 2019





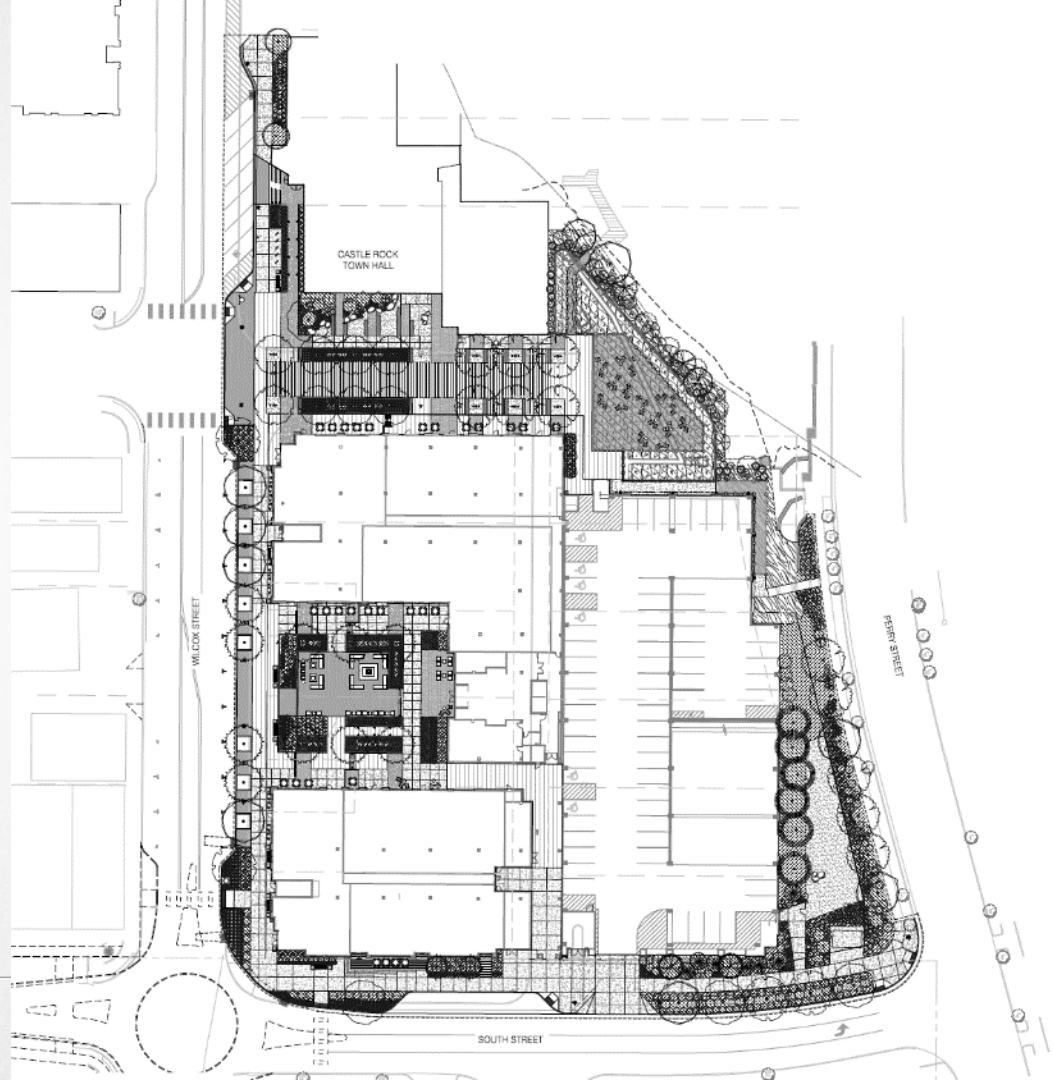
ENCORE PUBLIC MEETINGS

1. Neighborhood Meeting
 - January 7, 2019
2. Design Review Board – SDP
3. Town Council – Redevelopment Agreement, Rights-of-Way Vacations, etc.
 - August 20
 - September 3

PROPOSED SDP

Mixed-Use Building

- 7 Stories
- Approximately 28,600 SF of retail, office, restaurant
- 124 for-sale condominiums
- 601 space parking garage
 - 308 Town-owned
- Town Hall plaza
- Public plaza/courtyard
- Town-built roundabout
- On-street parking

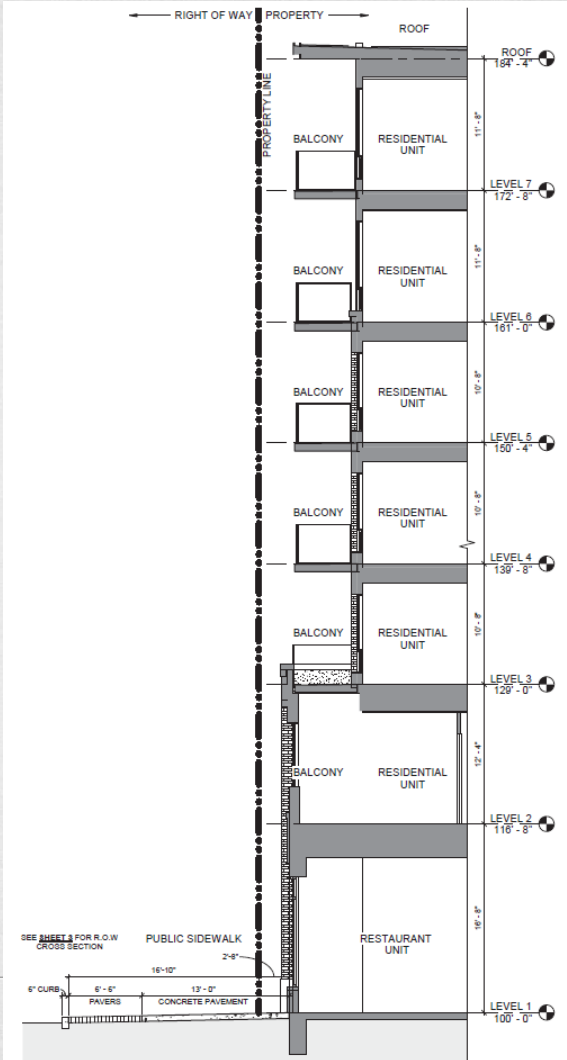




BUILDING HEIGHT REQUEST

One Additional Story

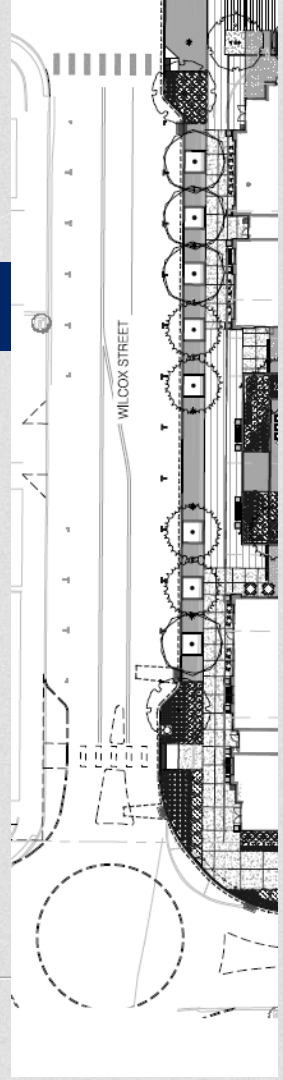
1. Whether the project will incorporate design elements found in adjacent Landmark structures.
2. The impacts of the increased building height on adjacent properties



LANDSCAPE VARIANCE REQUEST

Five Less Street Trees along N. Wilcox Street

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 (CRMC Chapter 17), or an effort to achieve the overall vision and goals of the Downtown Master Plan and/or the Historic Preservation Plan.



STAFF ANALYSIS

- 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;
- Allowing one additional story is justifiable since there are no adjacent landmarked structures, applicant is proposing to incorporate the historic building material of brick, and the additional story will not negatively impact adjacent properties;
- The landscape variance to allow 10 trees instead of 15 trees along N. Wilcox Street is justifiable due to the 10-foot separation requirement from utilities.

RECOMMENDATION

- Staff recommends approval of the Site Development Plan, the additional building story request, and the landscape variance.



QUESTIONS & DISCUSSION

PROPOSED MOTIONS - SDP

Option 1: Approval of SDP and Variances

“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to APPROVE (i) the Encore Site Development Plan as shown; (ii) the allowance of one additional story on the building, finding it will incorporate elements found in adjacent landmark structures and does not negatively impact the adjacent properties; and (iii) the landscape variance to allow 10 trees along N. Wilcox Street due to exceptional and practical difficulty of the 10-foot separation requirement from utilities. Further, the Board finds there is no adverse effect on the public’s health, safety, and welfare as it pertains to the requested landscape variance.”

Option 2: Approval with Conditions

“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to APPROVE WITH CONDITIONS (i) the Encore Site Development Plan as shown; (ii) the allowance of one additional story on the building, finding it will incorporate elements found in adjacent landmark structures and does not negatively impact the adjacent properties; and (iii) the landscape variance to allow 10 trees along N. Wilcox Street, due to exceptional and practical difficulty of the 10-foot separation requirement from utilities. The conditions for approval are as follows:” (list conditions)

Option 3: Denial

“Based on the applicable Code criteria that the Board considered and the evidence presented at the hearing, I to move to DENY (i) the Encore Site Development Plan as shown; (ii) one additional story on the building; finding that one or more of the following criteria has not been satisfied; and (iii) the landscape variance to allow 10 trees along N. Wilcox Street, finding that one or more of the following criteria has not been satisfied pursuant to the 17.42.100.B.”

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

“I move to continue this Encore Site Development Plan to the next regular Design Review Board meeting on August 28, 2019.”

PROPOSED MOTION – ADOPTING DRB'S FINDINGS

“I move to approve the resolution as introduced by title.”