



## Design Review Board Meeting Minutes - Draft

Stuart Butler  
Desiree LaFleur  
Garo Chalian  
Dennis Dickey  
Bob Pasicznyuk  
Michelle Wimmer  
Charles Fletcher

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Wednesday, August 14, 2019

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

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This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

**\*\* ALL TIMES ARE APPROXIMATE \*\***

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

**Present** 6 - Charles Fletcher, Dennis Dickey, Desiree LaFleur, Garo Chalian, Michelle Wimmer, and Chair Stuart Butler  
**Not Present** 1 - Bob Pasicznyuk  
**Attendance** 3 - Sandra Aguilar, Elizabeth Allen, and Julie Kirkpatrick

### CERTIFICATION OF MEETING

Ms. Kirkpatrick confirmed the meeting notice and agenda had been posted as required by the Open Meetings Law.

### APPROVAL OF MINUTES

[DRB 2019-012](#) Minutes: June 12, 2019 Design Review Board Meeting Minutes

**Attachments:** [June 12, 2019 Design Review Board Meeting Minutes - DRAFT](#)

Fletcher moved, seconded by LaFleur to approve the June 12, 2019 Design Review Board meeting minutes as written.  
The motion passed: 6-0

**Yes:** 6 - Fletcher, Dickey, LaFleur, Chalian, Wimmer, and Chair Butler

**Not Present:** 1 - Pasicznyuk

[DRB 2019-014](#) Minutes: July 24, 2019 Design Review Board Meeting Minutes

**Attachments:** [July 24, 2019 Design Review Board Meeting Minutes - DRAFT](#)

Fletcher moved, seconded by LaFleur to approve the July 24, 2019 Design Review Board meeting minutes as written.  
The motion passed: 6-0

**Yes:** 6 - Fletcher, Dickey, LaFleur, Chalian, Wimmer, and Chair Butler

**Not Present:** 1 - Pasicznyuk

**ELECTION OF OFFICERS, ETC.**

[DRB 2019-015](#) Discussion Action Item: Election of Chair

**Fletcher moved, seconded by Dickey to approve the nomination of Stu Butler as Chair of the Design Review Board.  
The motion passed: 6-0**

**Yes:** 6 - Fletcher, Dickey, LaFleur, Chalian, Wimmer, and Chair Butler

**Not Present:** 1 - Pasicznyuk

[DRB 2019-016](#) Discussion Action Item: Election of Vice Chair

**Wimmer moved, seconded by Dickey to approve the nomination for Desiree LaFleur as Vice-Chair of the Design Review Board.  
The motion passed: 6-0**

**Yes:** 6 - Fletcher, Dickey, LaFleur, Chalian, Wimmer, and Chair Butler

**Not Present:** 1 - Pasicznyuk

**TOWN COUNCIL UPDATE**

None

**PUBLIC HEARING ITEMS**

[DRB 2019-017](#) Site Development Plan 8, 14, & 20 N. Wilcox Street and Town Hall Parking Lot

Lots 1-12 and Adjacent Alley, Block 32;

A Portion of First Street; A Portion of Perry Street;

Town of Castle Rock Plat,

Located in the Northwest One-Quarter of Section 11,

Township 8 South, Range 67 West of the 6th P.M.,

Town of Castle Rock, County of Douglas, State of Colorado

Encore Mixed-Use Building (formerly Festival Park Commons)

Project # SDP19-0004

**Attachments:** [Agenda Memorandum](#)[Attachment A: Encore Location Map](#)[Attachment B - Proposed Site Development Plan](#)[Attachment C: Landscape Variance Request from applicant](#)[Attachment D: Project Narrative from Applicant dated April 2019](#)[Attachment E: Project Renderings](#)[Attachment F: Public Comments](#)[Attachment G: Resolution](#)[Public Record DRB - Encore - staff presentation](#)[Public Record - Encore DRB Presentation - applicant](#)[Public Record - 8.14.19 DRB Sign In](#)

Ms. Kirkpatrick presented the Site Development Plan and the variances requested for the Encore Site Development Plan and clarified that Town Council has additional considerations regarding this property, specifically the Redevelopment Agreement and rights-of-way vacations. The Town does have interest in the property as it relates to owning parking spaces. The board is to consider the additional story and landscape variance. Staff recommends approval as it meets criteria.

Applicant: The developer, Tony DeSimone, Confluence Co. and architect, Kody Cronan, Pivotal Architecture presented.

Public Comment: Many residents, business owners and area business associations spoke in support of the project and one resident spoke in opposition.

**La Fleur moved, seconded by Wimmer, to approve the Site Development Plan, additional building story request and landscape variance for the Encore Mixed-Use Building Project No. SDP19-0004.**

**The motion passed: 6-0**

**Yes:** 6 - Fletcher, Dickey, LaFleur, Chalian, Wimmer, and Chair Butler

**Not Present:** 1 - Pasicznyuk

**Wimmer moved, seconded by Chalian to adopt the written findings of this Board via resolution entitled Resolution No. DRB 2019-01: A resolution of the Castle Rock Design Review Board regarding determination on Encore Mixed-Use Building Project No. SDP19-0004.**

**The motion passed: 6-0**

## **BOARD MEMBER ITEMS**

All board members anticipate a quorum for the upcoming meetings.

## **ITEMS FROM STAFF**

Ms. Kirkpatrick thanked the board members for attending the Trolley tour of the historic downtown and Craig and Gould areas. Ms. Kirkpatrick mentioned several

upcoming events including the grand opening of Deputy Parish park on Saturday, Arapahoe Community College grand opening on Friday and the Sunday Dinner event Festival Park. Ms. Kirkpatrick also showed a video of Castle Rock taken in 1967.

Video can be seen here:

<https://www.youtube.com/watch?v=QaLUkaYjaDs#action=share>

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## ADJOURN

The meeting was adjourned at 7:33 p.m.