

Project Narrative for Site Development Plan
415 Perry Street, Castle Rock, Colorado
“City Hotel”

Project Overview

The design for the project includes the complete restoration of the historically landmarked City Hotel building together with the construction of a new, four-story boutique hotel. The historic structure will serve as the main food and beverage venue for the new hotel and will be restored to historic preservation standards. The new structure will contain 33 hotel rooms, all carefully designed to accommodate travelling families and business travelers, an indoor/outdoor rooftop bar with unrivaled views, and a dividable 2,578 square foot commercial unit on the main level. The old and new structures will be connected by a highly activated courtyard, which will serve as Downtown Castle Rock’s newest gathering place.

Site Information

The parcels are located at 415 N. Perry Street (Parcel ID No: 2505-112-07-005) and includes the parking lot to its south (Parcel ID No. 2505-112-07- 005). The two parcels combined total .353ac (15376.68ft²). The lot at 415 N. Perry Street currently houses the City Hotel, Castle Rock’s oldest building (1878) and a historically designated landmark (Castle Rock Historical Society). The parcel is zoned Business/Commercial in the Downtown Overlay District and the existing structure had previously been divided into 6 residential units. The building is currently vacant.

Compliance

1. Vision 2030 Plan Compliance

We have strived to create and propose a project that furthers the Town of Castle Rock’s strategic vision and community-focused goals. We believe that the proposed project furthers the high-level goals of the Vision 2030 plan including, but not limited to: preserving and enhancing history and heritage through a vibrant downtown; diversifying the local economy through job creation and economic development; encouraging retail and employment-based business in key activity centers in Town; and planning for responsible growth that balances housing, services and employment. The proposed project further supports the Four Cornerstones of the Vision 2030 plan as set forth below.



a. Distinct Town Identity

“Our goal is to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, distinct identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment, and family-friendly activities.”

The City Hotel is one of Castle Rock’s oldest surviving structures and was a landmark business during Castle Rock’s early years. The proposed project furthers the goal of maintaining a distinct town identity by preserving one of the Town’s historically landmarked structures in tandem with new ground-up development designed to be the new community anchor on the north end of Town. The development will provide new entertainment, retail, and dining opportunities all informed by the historic past of the City Hotel as a gathering space and place of commerce. The project is designed to be inviting at a pedestrian level, with the visual emphasis placed on the historic structure and a courtyard that invites residents and visitors to discover the business offerings rather than be confronted by them.

b. Responsible Growth

“Our goal is to ensure Castle Rock plans for responsible development that accommodates the needs of existing and future residents while enhancing the Town’s own character, maintaining a distinct identity and ensuring we remain a vibrant freestanding community within the region.”

The proposed project adds to the cohesiveness of the historic downtown neighborhood by restoring an important landmark on the north end of Downtown in a manner that is compatible with the recent and planned development in the area. The scale of the project is sensitive to the adjacent structures and surrounding neighborhoods and is designed to ensure that downtown remains visually and physically accessible at a pedestrian level. The proposed project furthers the objective of maintaining Castle Rock as a freestanding community by providing hospitality and accommodation services currently unavailable in the Downtown area.

c. Community Services

“Our goal is to ensure quality community services and infrastructure are provided in an efficient manner to support public health, safety and welfare to maintain a high quality of life for Castle Rock residents and business owners.”

This project does not directly bear on community services.



d. Thriving Economy

“Our goal is to ensure Castle Rock is a self-sufficient community where people can work, live and play. This includes a business environment that offers a broad range of primary employment opportunities for residents and maintains a healthy tax base.”

Through our community outreach, we identified a distinct need for hospitality within the Downtown district. Community members expressed a need for a more centrally located hotel for out-of-town visitors. Members of the Town’s business community and the Downtown Development Alliance indicated that business travelers routinely travel to Castle Rock for meetings but often stay in Denver or the Denver Tech Center, meaning visitors are spending less time (and money) in the Town. A properly scaled and design driven hotel in the Downtown district allows visitors to stay in the central business district and take more advantage of the local retail and restaurant offerings. The proposed project also expands the range of employment offerings for residents and offers over 2,500 square feet of leasable commercial space for new or expanding businesses, plus hospitality and service employment options.

2. 2030 Comprehensive Master Plan Compliance

The proposed project follows and furthers the objectives of the Town’s 2030 Comprehensive Master Plan including, but not limited to:

- The restoration and activation of one of the Town’s oldest surviving structures furthers the goal of building a community with a vibrant downtown that values its history and heritage (Principle ID-1.1, 1.2) and creates an opportunity to convey a unique identity rooted in historic heritage within the larger Town character (Principle ID-2).
- The design of the new City Hotel is carefully thought out to not only be a new gathering place for the community but to expand upon the tradition of local community events, including arts, cultural and entertainment opportunities by providing gathering spaces that are inviting at a pedestrian level, especially during key downtown events (Principle ID-3).
- The proposed development is designed to take advantage of natural scenic vistas from the downtown area including direct views of The Rock (Principal ID-6).
- The project utilizes strong and compatible architectural character by pairing a design forward architectural style with materials that are referential and complementary to



the historic structure on site as well as the historic characteristics of the downtown district more broadly (Principle ID-8).

- The scale of the proposed development is sensitive to the needs of existing and future residents (Principle RG-1).
- The proposed project expands on the commercial, retail, and dining/entertainment offerings of the downtown district and provides services and uses that are not currently available, thereby offering a variety of lifestyle options for Castle Rock residents and meeting the short- and long-term needs of the community while creating a place where people can live, work, and play (Principle RG-3).
- The proposed project is a thoughtful example of Infill development that is sensitive to the scale and character of the surrounding neighborhoods as it is carefully designed to be welcoming from a pedestrian level and uses complementary but design forward materials (Principle RG-5).
- The proposed development honors Castle Rock's existing historic structures and historic street grid pattern while introducing a new infill projects that offers retail, hotel, commercial uses that promotes current design elements (Principle RG-6).
- The proposed development positions Castle Rock as a regional center by attracting and retaining visitors for longer stays (Principle EC-1).
- The proposed project's off-site parking partnership with the Town encourages circulation and access by bringing people into the Downtown district, while keeping their vehicles from utilizing street parking spaces (Principle EC-2.3).
- The proposed project supports the vitality and ongoing revitalization of Downtown Castle Rock as the main street of Douglas County, nurtures local businesses, and fosters the creation of a mixed use environment that serves as a center for business and cultural and civic activities; promotes a strong sense of place; and offers a unique lifestyle option within the region (Principle EC-3.1).
- The proposed development reflects a strong partnership between a private developer and the Town's economic development partners (Principle EC-5).
- The proposed development brings a diverse number of uses to a centrally located site in the Downtown district (Principle EC-6).



Overall, we believe the City Hotel project provides the unique opportunity to facilitate the restoration of one of Castle Rock's most historic structures, while building upon its unique heritage as a centralized point of gathering, commerce, and recreation. The project will bring new services and businesses to the Downtown district while serving as a beautiful new landmark for the Town's north end.

3. Zoning Code Compliance

The Property sits in the B Business/Commercial district within the Downtown Overlay. The *Business/Commercial* district allows for the hotel use. As outlined in the Town of Castel Rock zoning code section 14.42.30, where there is a conflict in the standards and regulations between the overlay and underlying zone districts, the regulations and standards established for the *Downtown* overlay district shall govern.

The development standards for the *Downtown* overlay district include a 100% maximum zone lot coverage, zero feet setback minimums on all sides, and a requirement that 25% of the building's linear footage facing a public roadway has a zero to twenty feet with a direct pedestrian connection. The maximum building height within the *Downtown Core District*, specific to this site, is 60'. The proposed design meets all of these standards.

Additionally, the Downtown overlay district requires 35% of window transparency. In combination with the existing historic structure, the proposed total length of building frontage along Perry Street is 87'-0", requiring 29'-0" of transparency. The proposed design achieves 18'-0" of transparency, approximately 21%. The shortfall is a result of the requirements to restore the front façade of the historic structure, which has far less than the 35% minimum transparency requirement.

Parking onsite, as required by zoning code section 17.42.120, shall be (1) parking space per 500 sq ft of new construction. The first 2,000 sq ft of non-residential construction shall be exempt from parking requirements. Likewise, the existing building square footage of the historic hotel structure is exempt. The parking requirements outlined for the Downtown overlay district reference zoning code section 17.54.040 specifically, for the hotel use. The hotel use thus requires 1.2 spaces for each guest room plus required spaces for all accessory uses. Parking shall thus be as follows:

- Existing building: 1,345, parking exempt
- Level 1 retail: 2,708 square feet
 - o 2,000 is parking exempt per overlay district
 - o 708 sq ft parked at 1/500 sq ft: 1.4 spaces required



- 33 Hotel rooms: 39.6 paces required
- Accessory hotel food and beverage uses within new construction. The following areas are parked at 1/500 sq ft per the requirements of the overlay district:
 - o Level 1 Bar and Kitchen: 1,242 sq ft parked at 1/500: 2.5 spaces required
 - o Level 4 Food and Beverage: 2,478 sq ft parked at 1/500: 5 spaces required

Total parking requirement: $1.4 + 39.6 + 2.5 + 5 = 48.5$ parking spaces required

The proposed design includes 7 parking spaces onsite with the remainder being parked offsite. Pursuant to the Term Sheet dated August 22, 2023, the developer of the project has agreed to lease off-site parking for a valet program to provide off-site parking for guests and visitors to fulfill its commercial parking requirements. This Term Sheet has been approved by the Downtown Development Alliance and recommended for approval by the Town Council. In order to

4. General Design Principal Compliance

The proposed City Hotel project adheres to the primary goals of the design guidelines for new commercial and mixed-used buildings in the Downtown district:

- Develop an attractive street façade with storefronts scaled and oriented to pedestrians

The proposed project is designed to be a new anchor on the north end of Downtown for visitors and is designed with the pedestrian experience at the forefront. The emphasis of the project is the complete restoration of the historic city hotel. In order to not detract from the historic structure, the proposed new building is oriented with its main massing along the back of the lot. Those portions of the building that extend to be adjacent to the historic structure are set back slightly further than required by code and a terraced rooftop patio is situated to mitigate the impact of the vertical elements. The proposed project is designed to be inviting to pedestrians, with a courtyard that encourages exploration of the various spaces within the hotel (lobby, restaurant, and bar), and allows all foot traffic to be engaged with the leasable commercial spaces.

- Place buildings at the appropriate setback

The proposed project complies with all required setbacks and purposefully increases the setback of the new structure along Perry Street to keep the emphasis on the historic structure and avoid confronting pedestrians with a large vertical element.



- Promote mixed-use development with ground floor retail and office or residential uses on the upper stories

The proposed development provides a variety of commercial spaces on the main floor with hospitality above. The main floor of the project contains approximately 2,500 square feet of dividable retail or commercial space, the main hotel lobby, and a full service bar and restaurant with seating in the historic structure. These spaces are designed to encourage exploration with most spaces opening to a welcoming courtyard. The project also includes a bar and patio area with light dining planned on the rooftop of the new structure.

- Encourage a variety of architectural styles that are complementary to the historic precedents set in the Town. New developments should be compatible in form, height, building elements and materials with neighboring buildings.

The anchoring point for the design on this project is the historic City Hotel structure. This structure will be restored to historic standards. The architectural and design style of the proposed new building is intended to be referential to the historic structure while offering a modern vision for a new city hotel in Castle Rock. Exterior elements of the new structure (e.g. the awning along Perry Street and window sizing/locations) are designed to be compatible with and referential to the existing historic structure.

- Encourage continuous building street frontage thereby reducing the visual impact of parking lots.

The proposed project has tuck-under parking that is accessed from the alley between Perry and Wilcox Streets and utilizes off street parking leased from the Town for visitors and guests. This ensures there is no visual impact of parking on the project. The main frontage along Perry Street capitalizes on the inviting “covered front porch” of the historic structure and carries this inviting element into a courtyard and retail/restaurant spaces.

- Locate parking areas at the rear of buildings or in parking structures.

The proposed project has tuck-under parking that is accessed from the alley between Perry and Wilcox Streets and utilizes off street parking leased from the Town for visitors and guests. Additional parking is provided off-site through an agreement with the Town. Two new loading spaces for the valet program are provided along Perry Street.

- Encourage buildings to have dual entryways, allowing patrons to enter from the street and the parking area at the side or rear of the building.



The proposed project has several entryways allowing patrons to access the discrete spaces of the project in several ways. The main entrance for the hotel lobby is accessed by a walkway directly in line with the arched signage connecting the historic and new structures.

- Locate signs in traditional signage locations on building façades.

The proposed project has several high-visibility sign locations proposed. In addition to the restoration of the historic “Hotel” sign on the old City Hotel building, custom signage is planned above the entryway to the courtyard. A historically referential mural advertising the City Hotel is also planned for the south façade of the building, which would be visible from Perry Street.

Impacts

We believe that the proposed project will provide an overwhelmingly net positive impact on the Downtown district and Castle Rock more broadly. As stated throughout this report, the emphasis of this project remains the restoration of the historically landmarked City Hotel structure paired with an infill development that brings new uses and amenities to downtown Castle Rock. Preserving one of Castle Rock’s oldest surviving structures in an important impact in and of itself. However, the larger project expands on the heritage of the historic structure as a hotel and brings properly scaled hospitality to the Downtown area. This offering, paired with several exciting dining and retail offerings, will encourage more visitors to stay in the downtown area and patronize other local businesses, a key goal of the Town’s Downtown Development Alliance.

The new City Hotel is also designed to be a new anchor for the north end of Downtown. The recent wave of redevelopment in Castle Rock has been centered on the south end of town. The proposed project will serve as a new landmark on the north end and is designed to integrate with the surrounding structures and pedestrian corridors, ensuring that it becomes a popular spot to visit and stay, especially during the Town’s popular Downtown events (Rock lighting, Oktoberfest, etc.).

The project also offers a variety of entertainment and retail spaces that will expand upon the wave of new offerings in the area. With 2500+ square feet of dividable retail space, new business concepts can find a home within the new City Hotel, and two food and beverage venues (the historic structure/lobby, and the rooftop indoor/outdoor bar with expansive views) will provide elevated dining experiences.



Infrastructure

1. Water

- The City Hotel will tie into the existing water system in N. Perry St. south of the intersection with Fifth St.
- The existing water line is a 12-inch PVC main and is listed as a Yellow Zone water distribution main.
- An existing water service tap for the historic hotel located at the northeast corner of the property will be removed back to the main.
- The available water pressure at the project location is 73 psi. This may be a bit low for a 4-story structure and may require a fire pump to get adequate pressures for the sprinkler heads at the top of the building.
- The proposed water system will include two connections to the existing 12-inch PVC water main within N. Perry St. to provide the domestic water service needs, and the fire flows for the structures sprinkler system and FDC connection. Both connections will be near the northeast property corner and will tap the existing main on either side of the existing water tap for the historic hotel which will be removed. The existing water system is within they Yellow Zone. The domestic water tap size will be 2-inch, per the 2021 IPC criteria.
- Irrigation water will be from the domestic water tap used to provide service to the hotel.
- Since this is a single structure tapping to a single water main in the Yellow Zone, no water modeling was necessary. The mechanical engineer for this project provided the water demands and will determine if a fire pump will be necessary to achieve the necessary pressures for the sprinkler heads throughout the building.

2. Wastewater

- The hotel will discharge all sanitary flows to the 8-inch CIPP sewer main within the alley on the west side of the project via a grease interceptor.
- The sanitary demands for the proposed hotel can be met with the use of a 6-inch pipe at minimum slope.



- The proposed sanitary outfall system will consist of a 6-inch PVC service line on the west side of the hotel feeding to a 2,500-gallon grease interceptor. The grease interceptor will discharge via a 6-inch PVC to the existing 8-inch CIPP sewer main within the alley on the west side of the hotel.
- The proposed sanitary outfall system has been modeled using Bentley Flow Master.
- Pipe analysis is included in the Preliminary Utility Report.
- Pipe velocities for both the ADF and the PDF are within 2 fps and 10 fps. Pipes are considered full at a d/D of 75%.

3. Stormwater

- The proposed drainage patterns will follow existing drainage patterns as closely as possible and the developed project runoff will discharge either to the alley on the west side of the site, or to the storm sewer system in N. Perry St. on the east side of the site.
- Developed condition flows from within the on-site basin PR1 will be routed via roof gutters and downspout laterals to the courtyard and the N. Perry St. curb & gutter system. As much as feasible, the runoff from PR1 will be routed to the courtyard where the water will be allowed to infiltrate through the gravel and permeable paver media, providing a significant measure of water quality treatment prior to being discharged off-site within the N. Perry St. storm sewer system. Flows developed from basin OS1 will be routed off-site undetained at the northwest corner of the site via the existing alley v-pan.
- Untreated Runoff: Due to site constraints and grading feasibility, basin OS1 will not be able to be routed to the courtyard. The total area of this untreated basin is 0.05-ac with a 100% impervious value. The untreated discharge from basin OS1 during the 5-year storm will be 0.19 CFS post-construction (vs. 1.44 CFS pre-construction), and 0.36 CFS post-construction (vs. 2.70 CFS pre-construction) during the 100-year storm. Please reference the Phase II Drainage Report appendices for Rational exhibits of off-site flows/volumes.



Variances

The only requested deviation from design criteria/code is the required window transparency. As set forth above, the Downtown overlay district requires 35% of window transparency. In combination with the existing historic structure, the proposed total length of building frontage along Perry Street is 87'-0", requiring 29'-0" of transparency. The proposed design achieves 18'-0" of transparency, approximately 21%. The shortfall is a result of the requirements to restore the front façade of the historic structure, which has far less than the 35% minimum transparency requirement. Applicant requests approval of the design given the limitations created by a historic structure.

