

DISCUSSION/DIRECTION

DOWNTOWN CODES & GUIDELINES COMPARISON

TOWN COUNCIL MEETING
JUNE 7, 2022



DOWNTOWN DEVELOPMENT

Guidelines:

2022: Downtown Land Use and Traffic Capacity Evaluation
2019: Downtown Mobility Study
2017: Downtown Parking Study
2017: Castle Rock 2030 Comprehensive Plan
2008: Downtown Master Plan
2008: Downtown Development Authority Downtown Plan of Development
2007: Historic Preservation Plan
2003: Castle Rock Design
1996: Castle Rock Style
1994: First Historic Regulations
1990: Downtown Design Guidelines
1990: Downtown Urban Development Plan



Town Code:

2010: Downtown Overlay District, Chapter 17.42 of CRMC
➤ Regulates all development Downtown

2010: Historic Preservation Chapter 15.64 of CRMC
➤ Regulates the Historic Downtown Area (includes Craig and Gould neighborhood)

CODES vs GUIDELINES

- Which one governs?
Code is the law, usually prescriptive
- Why can't a property use both?
There are conflicts and inconsistencies
- Guidelines are not Code

Example in Castle Rock Design:

- Guidelines “do not promote or require adherence to a particular architectural style”,
- Not meant “to decrease or limit one’s use of property”, and
- These “are not requirements for approval.”
- Other areas of document use prescription language such as “a new building should not be substantially higher than its neighbor”.



COMPARISON

Staff compared several standards across the following documents:

- Castle Rock Style
- Castle Rock Design
- Historic Preservation Plan
- Downtown Castle Rock Master Plan
- Downtown Castle Rock Plan of Development
- Downtown Overlay District (DOD) regulations, CRMC Chapter 17.42, 2010
- Castle Rock 2030 Comprehensive Master Plan
- CRMC Chapters specifically cross-referenced within the DOD

Categories of standards included:

- Development Standards (i.e. lot coverage, setbacks, etc.)
 - Building crown design and height
 - Design Standards (Architecture, landscaping, windows, transparency, parking, etc.)
 - Allowed Uses
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SUMMARY OF COMPARISON

- Many standards are straight-forward and provide a clearly-defined requirement
- Some standards are subjective and left to interpretation
- Majority of standards are consistent across the guidelines and the codes:
 - Vision for Downtown, preservation of historic buildings, pedestrian focused, window transparency, multi-family and mixed use buildings
- Inconsistencies/Conflicts:
 - Building Height
 - Building Design/Materials

EXAMPLE - HEIGHT

DOD Code

- Core District: Four stories, 60' maximum height, applicant may request one additional story and associated increase in height
- North and South Districts: Six stories, applicant may request up to two additional stories

Downtown Master Plan

- Protect historic buildings
- Town-scale urban uses
- Respect existing building height
- Three-four story residential buildings
- Two-three stories on Wilcox

Castle Rock Design

- Ground floor heights of ten to twelve foot tall
- New buildings should be compatible with neighboring buildings
- New buildings should be predominately two and three stories
- New buildings can range from one story to 50' height

2030 Comprehensive Master Plan

- Infill development is sensitive to the scale and character of the surrounding neighborhoods

EXAMPLE – DESIGN/MATERIALS

DOD Code

- Does not require a specific building material, encourages incorporating the use of high quality materials in a unique and varied design, using varying planes and architectural projections, building crown design

Downtown Master Plan

- Human-scaled architecture with detailed and quality building materials like stone and masonry facades

Castle Rock Design

- Predominately masonry or stone facades in core
- Materials and colors should relate to the historic precedents, warm colors of rhyolite and brick
- Use of awnings in architectural design
- Rooflines, cornices and parapets are important architectural features
- Recognizes eclectic mix of structures downtowns and states there is no one architectural style, however looks to preserve existing historic structures

2030 Comprehensive Master Plan

- Does not promote specific architectural style or materials

INCONSISTENCIES

Downtown Overlay District (CRMC 17.42):

- Development “based” on Castle Rock Design and Downtown Master Plan
 - Castle Rock Design conflicts with the DOD Code’s allowable building height and does not identify specific architectural standards
 - Downtown Master Plan is a visioning document for Downtown, and in areas it conflicts with the DOD Code’s allowable building height and does not identify specific architectural standards

Historic Preservation Code (CRMC 15.64):

- “Conformance” with Castle Rock Style and Castle Rock Design
 - Castle Rock Style is a guide to better help people understand the Town’s early development and architecture, does not dictate future development design
 - Castle Rock Design does not promote or require adherence to any particular architectural style

OTHER INCONSISTENCIES

Castle Rock Design

- Adopted in 2003, states it should be reviewed and updated at intervals of “approximately three years”
- In 2007 HP Plan acknowledges the intent to update Castle Rock Design, however recommends it may be more appropriate to incorporate standards into an overall downtown zoning plan.
 - 2010 the Downtown Overlay District was put in place

2030 Comprehensive Master Plan:

- Does not list the Downtown Master Plan in the list of community development related documents

CODES vs GUIDELINES

Why are they different?

- Town recognized certain design standards were necessary, however did not want to be too restrictive as to limit creativity
- Economic vitality needed downtown, how to encourage redevelopment yet not want to make it too difficult to design infill development
- Purposefully did not want to regulate the design of new buildings
- Kept focus on preservation of existing historic buildings

RECOMMENDATIONS

1. Add language to the DOD Code to make it clear that the DOD governs, and other documents are guidelines.
2. Add language to the Historic Preservation Code to make it clear that it governs, and other documents are guidelines.
3. Add language to the 2030 Comprehensive Master Plan to include referencing the Downtown Master Plan as a guiding document for downtown development.
4. Adopt a new resolution that clarifies that the 2003 Castle Rock Design guidelines are a recommendation for design, and that instead of being updated on a set schedule, they will be updated when Town Council so chooses to direct staff.



DISCUSSION/ QUESTIONS?

PROPOSED MOTIONS

Regarding CRMC Governance:

“I move to direct staff to draft an ordinance revising the CRMC Downtown Overlay District and CRMC Historic Preservation chapters to clarify that the CRMC governs and that the other guiding documents are recommendations only to aid in the projects design, and bring that back for 1st reading on June 21, 2022.”

Regarding Revisions to the 2030 Comprehensive Master Plan:

“I move to direct staff to proceed with an administrative revision to the 2030 Comprehensive Master Plan to include reference to the Downtown Master Plan as a guiding document and to update associated maps to reflect the current Town boundary and land use changes.”

Regarding Castle Rock Design:

“I move to direct staff to draft a resolution clarifying that the Castle Rock Design guidelines are a recommendation for design, and that instead of being updated on a set schedule, they will be updated when, and if, Town Council so chooses to direct staff. Staff should bring that back for 1st reading on June 21, 2022.”

ALTERNATIVE MOTION

“I move to direct staff to _____.”