Meeting Date: September 15, 2009

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Martin Hudson, Long Range Project Manager, Development Services

Title: Update on the Downtown Zoning Overlay

Executive Summary

On April 28th, the Historic Preservation Study Team presented Town Council with a plan of action to assist in the implementation of the Downtown Master Plan and the Historic Preservation Plan. This plan of action included the following steps:

1. Develop the Downtown Overlay;
2. Define the Design Review Board's composition and responsibilities;
3. Propose modifications to the Historic Preservation Ordinance;
4. Determine what appropriate modifications may be needed to the Historic Preservation Plan and Downtown Master Plan.

The Downtown/Historic Team is currently working on step one, the development of the Downtown Overlay.

Notification and Outreach Efforts

The Downtown/Historic Team (DHT) is comprised of representatives from the Chamber of Commerce, the Castle Rock Historical Society, representatives from Craig and Gould, CREDCO, Downtown Development Authority, Downtown Merchants Association, the Historic Preservation Board, Town Council and the Planning Commission. All DHT meetings are publicly advertised meetings. Town staff has made public presentations to the CREDCO Board, CREDCO Policy Committee, Downtown Development Authority and other appropriate organizations.

History of Past Town Council, Boards & Commissions, or Other Discussions

- During the fall of last year, the proposed Historic Preservation Ordinance was presented to the Historic Preservation Board, Downtown Advisory Commission and Planning Commission for review and recommendations to Town Council.
- February 17, 2009: Town Council expanded the study team to include additional members of the business and historic preservation community and tasked the Team with identifying the economic impacts of the proposed Historic Preservation Ordinance.

- April 1, 2009: The Historic Preservation Board supported the alternative to remove the conservation areas with the condition that there be design standards that ensure preservation. The Board supported the creation of a Design Review Board with binding review of all demolitions and infill development in the Downtown Area, potentially comprised of three DDA members, three Historic Preservation Board members, and three Planning Commissioners. The Historic Preservation Board would retain authority over landmark and historic designation, as well as design review and demolitions in Craig and Gould.
- April 9, 2009: The Downtown Development Authority discussed the goals of the implementation plan.
- April 9, 2009: The Planning Commission supported Commission representation on the Design Review Board to review demolitions and redevelopment within Downtown.
- April 28, 2009: The Town Council supported the Historic Preservation Study Team's proposed plan of action.

Discussion

The overall goal of the proposed zoning overlay is to assist in the implementation of the Downtown Master Plan and Historic Preservation Plan. Some of the general commonalities of the Town plans include:

- A downtown where people can live, work, and play;
- Pedestrian focused environment;
- Preservation of history;
- Mixed use development;
- Economic vitality.

With these goals and commonalities in mind the Downtown/Historic Team has addressed zoning issues that can assist in allowing the community's vision to become a reality. To date the Team has recommended the following:

- That the downtown overlay boundary follow the Downtown Development Authority boundary (**Attachment A**);
- Zero (0) parking requirement for the Downtown Overlay boundary allowing for more flexibility for development and redevelopment to occur while focusing more on the pedestrian space;
- One hundred (100) percent lot coverage potential for all properties, which will allow more traditional urban development and provide economic growth opportunities for property owners;
- Modification of setbacks for all properties to ensure quality pedestrian connectivity and requiring the development of an eight (8) foot sidewalk for all new projects which would help restore the historic pedestrian character of Downtown (**Attachment B**);
- The addition of a permitted use table to allow the development of mixed use on properties throughout the overlay district including residential;
- Change how the level of residential development is determined in the downtown area from a property square footage calculation to a defined definition of

residential with a set minimum per unit of five (500) hundred square feet. This will allow for the expansion of residential property in the downtown overlay boundary area **(Attachment C)**;

- The development of a more urban focused landscaping requirement;
- Requiring a minimum window transparency on the front ground floor elevation of at least thirty (35) percent and side elevations facing a public right-of-way of thirty (30) percent or greater, with a minimum height of the window(s) of five (5) feet **(Attachment D)**.

Motion

This is an informational item for Council. Staff is seeking Council's input on the Downtown/Historic Team's work on the proposed Downtown Zoning Overlay. No motion is needed.

Attachments

Attachment A – Proposed Downtown Overlay Boundary Map

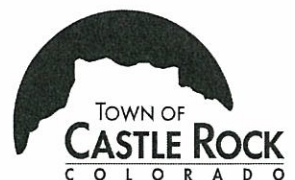
Attachment B – Informational Sheet on Setbacks

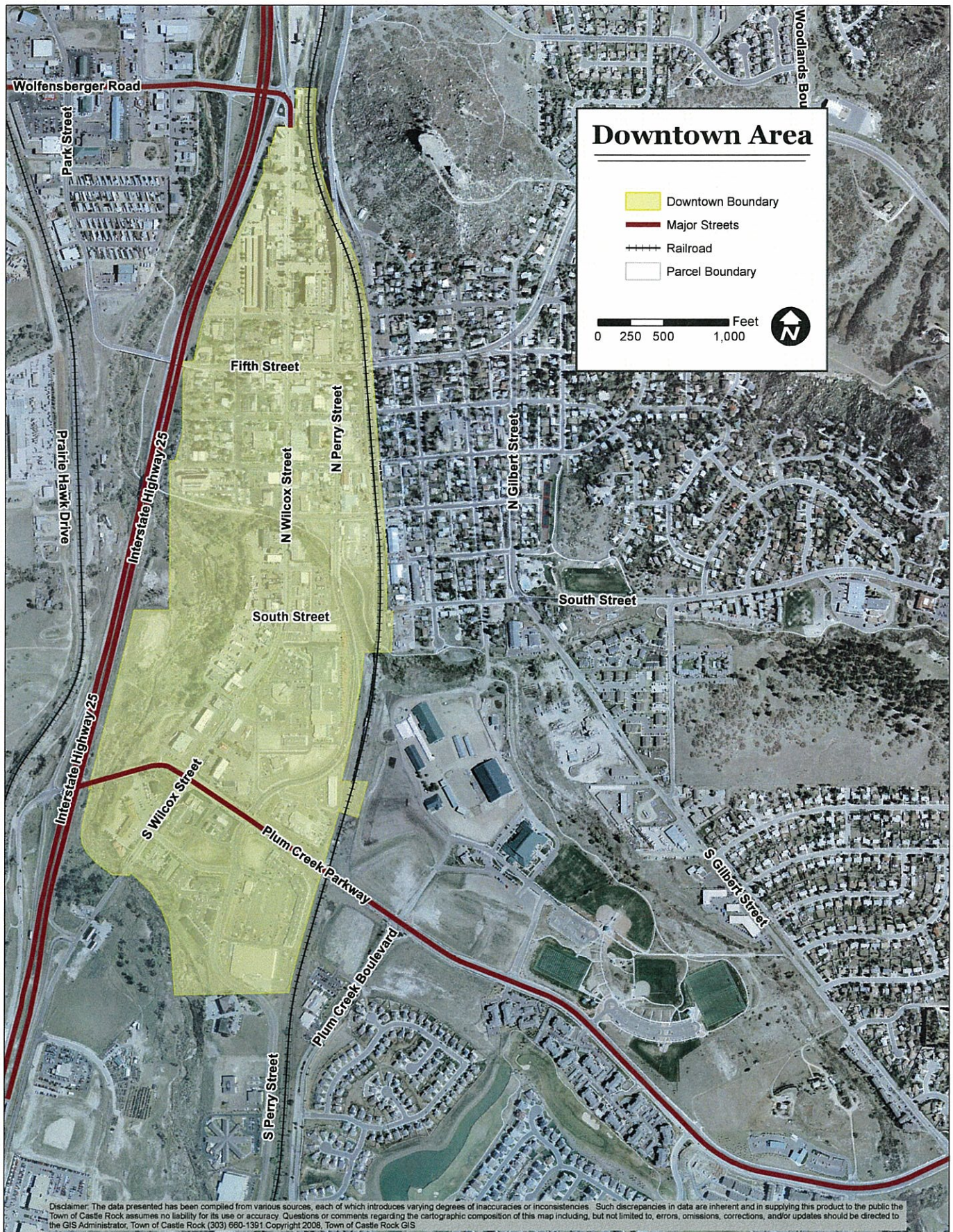
Attachment C – Informational Sheet on Residential Development

Attachment D – Informational Sheet on Transparency at Ground Level

Attachment A

Proposed Downtown Overlay Boundary Map

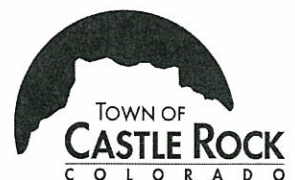




Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates should be directed to the GIS Administrator, Town of Castle Rock (303) 680-1391. Copyright 2008, Town of Castle Rock GIS.

Attachment B

Informational Sheet on Setbacks



Informational Sheet - Setbacks

How does this item meet the community's vision?

"A Primarily Pedestrian-Oriented Downtown: All development should occur with an eye toward the pedestrian. From the scale of buildings and facades, to the ease with which pedestrians navigate the sidewalks and streets, the pedestrian environment should take precedence. Suggestions include:

- Buildings should orient towards the street and should be built to lot-lines.
- Parking should be located in shared parking structures at the periphery of Downtown or behind buildings, rather than in front of stores." (Downtown Master Plan, p. 16)

"Parking lots located at the rear of buildings, shared lots between buildings buffered from the street with landscaping and architectural fencing is acceptable where parking at rear is infeasible." (Downtown Master Plan, p. 19)

Reason

Setbacks have a major impact in the development of an urban/traditional business district.

Economics

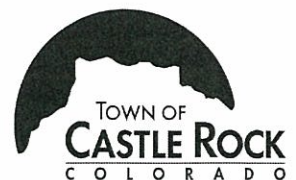
This helps create a strong pedestrian environment that can produce a unique product that develops an economic niche.

Historic

The historic character of downtown Castle Rock was originally focused on the pedestrian access to homes, business and civic places. Ensuring that buildings are positioned so that the pedestrian is the focus of a buildings design helps bring back another piece of the historic built environment of downtown Castle Rock.

Attachment C

Informational Sheet on Residential Development



Informational Sheet - Downtown Residential Development

How does this item meet the community's vision?

"Housing types should include urban prototypes such as loft-style and live/work products." (Downtown Master Plan, p. 12)

"...will feature a pedestrian-oriented environment, old growth street trees and multi-story developments that implement residential over retail." (Downtown Master Plan, p. 18)

"The opportunity to create residential in South Downtown is exceptional. Live/work studios would suite the area well and provide unique entrepreneurial opportunities." (Downtown Master Plan, p.29)

Reason

Residential is a major cornerstone to achieving a vibrant, 24/7 downtown. It is also one of Castle Rock's greatest opportunities to capture the X, Y and Millennium generations by providing dwelling units and an environment that meets their demographic needs.

Economics

The development of a residential base improves the economics for downtown businesses and helps the development community build mixed-use projects that are more resistant to economic downturns.

Historic

The return of downtown as a strong residentially based area helps the community recapture some of the historic character of the downtown Castle Rock area.

Attachment D

Informational Sheet on Transparency at Ground Level



Informational Sheet - Transparency at Ground Level

How does this item meet the community's vision?

“New buildings should be two to three stories in height along Wilcox and should have transparent ground floor facades and pitched roofs.” (Downtown Master Plan, p. 18)

“Bring the buildings up to the street, with transparent facades on the ground floor.” (Downtown Master Plan, p. 29)

Reason

Crime Prevention Through Environmental Design (CPTED) - “Natural surveillance limits the opportunity for crime by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space. Potential offenders feel increased scrutiny and limitations on their escape routes.

- Place windows overlooking sidewalks and parking lots.
- Leave window shades open.
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance, especially in proximity to designated points of entry and opportunistic points of entry.
- Use the shortest, least sight limiting fence appropriate for the situation.”

(Source: http://www.experiencefestival.com/a/Crime_prevention_through_environmental_design_-_Strategies_for_the_built_environment/id/4887518)

Economics

The inclusion of windows at the pedestrian level provides opportunities for businesses to present to the pedestrian their services from the sidewalk, which can increase sales and improve the comfort level of the pedestrian and their willingness to visit the downtown area.

Historic

The historic ground level of buildings in downtown Castle Rock provided a strong transparency in its building architecture. This requirement will help ensure that this basic historic architectural element continues to be developed in new projects.