



Item # _____

Meeting Date: April 28, 2009

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council
From: Heather K. Day, AICP, Planning Manager, Development Services
Martin Hudson, Long Range Project Manager, Development Services
Title: Update on the Historic Preservation Study Team's Status

Executive Summary

On February 17th, Town Council tasked the Historic Preservation Study Team with reviewing the economic impacts of the proposed Historic Preservation Ordinance. After identifying the concerns with the proposed Ordinance and researching the economic benefits of historic preservation in downtown areas, the Study Team concluded that the Historic Preservation Plan and the Downtown Master Plan should be implemented together in a holistic approach to achieve the community's vision for Downtown. The Study Team proposes to continue to work together through the year to implement the two plans, by creating a design review board and downtown zoning overlay aimed at enabling redevelopment in Downtown while preserving historic structures.

Notification and Outreach Efforts

Community outreach occurred as part of the preparation of both the Historic Preservation Plan and the Downtown Master Plan, as well as the development of the proposed Historic Preservation Ordinance Amendments. The Study Team proposes additional outreach as part of the implementation of the two master plans, especially as it relates to potential revisions to these documents.

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

- Last year, the Historic Preservation Study Team was formed to provide input to staff regarding the revisions to the Historic Preservation Ordinance. The original Study Team was comprised of representatives of CREDCO, the Castle Rock Historical Society, Historic Preservation Board, Downtown Advisory Commission, Planning Commission, Town Council, downtown business owners, and residents of Craig and Gould.
- 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 communities and tasked the Team with identifying the economic impacts of the proposed Historic Preservation Ordinance.

- February 25th - March 18th: The Study Team met weekly to review the proposed Ordinance, discuss conservation areas, historic districts, and design review, review the historic resources in Castle Rock, and discuss the economic benefits of preservation.
- March 25th, April 8th and April 15th: The Study Team formulated the plan to implement the Historic Preservation Plan and the Downtown Master Plan together, eliminate the conservation areas, create a design review board, and create a downtown overlay.
- 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 district 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 a design review board to review demolitions and redevelopment within Downtown.

Discussion

The expanded Study Team identified concerns with the Historic Preservation Ordinance Amendment, including: creating the conservation areas with binding design review by the Historic Preservation Board, involuntary landmarking, and the penalties associated with violating the ordinance. The Study Team also explored the economic benefits of preserving heritage and historic buildings and investigating existing economic incentives such as local, state and federal grants, as well as DDA funding.

The Team has concluded and recommends to Town Council that the Historic Preservation Plan and the Downtown Master Plan should be implemented at the same time in order to create a design review board and economic incentives for redevelopment, while maintaining the historic resources and context of Downtown. The Downtown Overlay will focus on basic development principles, such as setbacks, lot coverage and pedestrian orientation and will create economic incentives such as market-driven parking requirements, graduated density bonuses for residential development and other appropriate incentives.

The projected timeframe for the implementation plan is:

- **(May through August) Study Team Meetings** – Create drafts of all appropriated tools and documents as well identify amendments to the Master Plans.
- **(August and September) Public Input Meeting(s)** – Solicit input at public meetings and Town Council, DDA, Historic Preservation Board and Planning Commission meetings.

- **(October) Planning Commission** – Public hearing.
- **(November) Town Council** – Public hearing and adoption.

Budget Impact

none

Study Team Recommendation

Direct staff and the Study Team to implement the Historic Preservation Plan and the Downtown Master Plan, specifically to:

- 1) Define the design review board's composition and responsibilities;
- 2) Develop the Downtown Overlay;
- 3) Propose modifications to the Historic Preservation Ordinance;
- 4) Determine what appropriate modifications may be needed to the Historic Preservation Plan and the Downtown Master Plan;
- 5) Present to Council for adoption in November 2009.

Attachments:

N/A